



*Riolo*  *Vineyard*

Specific Plan  
Update

October 2015

This Page Intentionally Left Blank

## **ACKNOWLEDGEMENTS**

### **Placer County Board of Supervisors**

Jack Duran, District 1  
Robert M. Weygandt, District 2  
Jim Holmes, District 3  
Kirk Uhler, District 4  
Jennifer Montgomery, District 5

### **Placer County Planning Commission**

Richard Roccucci, District 1  
Kenneth Denio, District 2  
Richard Johnson, District 3  
Jeffery Moss, District 4  
Miner Gray III, District 5  
Larry Sevison, At Large  
Wayne Nader, At Large

### **Placer County Community Development Resource Agency (CDRA) Director**

Michael Johnson

### **Project Proponent**

HBT of Riolo Vineyards, LLC.  
11060 White Rock Road Ste. 150  
Rancho Cordova, CA 95670

### **Project Planner**

RCH Group  
11060 White Rock Road Ste. 150-A  
Rancho Cordova, CA 95670

## TABLE OF CONTENTS

### 1. INTRODUCTION

- 1.1 Overall Concept
- 1.2 Specific Plan Objectives
- 1.3 Specific Plan Area Location
- 1.4 Purpose and Scope
- 1.5 Legal Authority
- 1.6 Entitlements and Approvals
- 1.7 Related Documents
- 1.8 Specific Plan Organization

### 2. SETTING

- 2.1 Plan Area History
- 2.2 Site Description
- 2.3 Context
- 2.4 Current Ownership
- 2.5 Site Zoning

### 3. LAND USE

- 3.1 Land Use Concept
- 3.2 Land Use Goals and Policies
- 3.3 Land Use Designations
- 3.4 Zoning Districts
- 3.5 Land Use Compatibility

### 4. CIRCULATION

- 4.1 Circulation Concept
- 4.2 Circulation Goals and Policies
- 4.3 Roadway Classifications
- 4.4 Traffic Calming
- 4.5 Signalization
- 4.6 Pedestrian, Equestrian and Bicycle Circulation
- 4.7 Public Transportation

### 5. GREEN SPACE

- 5.1 Green Space Concept
- 5.2 Green Space Goals and Policies
- 5.3 Parks, Open Space and Public Recreation Requirements
- 5.4 Open Space
- 5.5 Parks
- 5.6 Landscape Corridors

### 6. RESOURCE MANAGEMENT

- 6.1 Resource Management Concept
- 6.2 Resource Management Goals and Policies
- 6.3 Open Space Preservation
- 6.4 Wetland Resources
- 6.5 Wildlife Resources
- 6.6 Trees
- 6.7 Historic and Cultural Resources
- 6.8 Soils
- 6.9 Water Quality and Conservation
- 6.10 Noise
- 6.11 Energy Conservation
- 6.12 Light Management

6.13 Air Quality

## **7. PUBLIC SERVICES AND UTILITIES**

- 7.1 Public Services and Utilities Concept
- 7.2 Public Services and Utilities Goals and Objectives
- 7.3 Placer County Capital Facilities Fee
- 7.4 Public Utilities
- 7.5 Public Services
- 7.6 Dry Utilities

## **8. IMPLEMENTATION**

- 8.1 Implementation Concept
- 8.2 Specific Plan Administration
- 8.3 Amendments and Modifications
- 8.4 Phasing
- 8.5 Public Improvement Financing

## LIST OF FIGURES

- 1.1 Regional Context
- 2.1 Existing Conditions
- 2.2 Current Ownership
- 3.1 Land Use
- 3.2 Zoning
- 4.1 Vehicular Circulation
- 4.2 Street Sections
- 4.3 Traffic Circle “A” Detail
- 4.4 Traffic Circle “B” Detail
- 4.5 Traffic Circle “A” Section
- 4.6 Pedestrian, Equestrian & Bicycle Circulation
- 5.1 Green Space
- 5.2 Park Site 1
- 5.3 Park Site 2
- 5.4 Park Site 3
- 5.5 Park Site 4
- 6.1 Wetlands
- 6.2 Mitigation
- 7.1 Water
- 7.2 Recycled Water Scenario 2, Preferred
- 7.3 Wastewater Alternative 1
- 7.4 Wastewater Alternative 2
- 7.5 Drainage
- 7.6 Grading
- 8.1 Phasing

## LIST OF TABLES

- 2.1 Specific Plan Area Assessor Parcels
- 3.1 Land Use Summary
- 3.2 Zoning/ Land Use Comparison
- 5.1 Specific Plan Area Park & Open Space Requirements
- 6.1 Wetland Impacts
- 7.1 Service Providers
- 7.2 Estimated Student Generation Rate
- 8.1 Development Phasing
- 8.2 Maintenance Providers & Funding Sources