



*8. Implementation*

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## 8.1 IMPLEMENTATION CONCEPT

According to Government Code Section 65451, Specific Plans shall include a program of implementation measures which include regulations, programs, public works projects and financing measures necessary to carry out the proposed land uses, infrastructure, development standards and other criteria outlined in the Specific Plan. This chapter outlines the methods by which the Specific Plan will be implemented and includes discussion on administration, subsequent entitlements, phasing and financing.

## 8.2 SPECIFIC PLAN ADMINISTRATION

The regulatory elements of this Specific Plan are approved by resolution and are consistent with the County General Plan and Zoning Ordinance (as amended). These elements are subject to the enforcement requirements found in the Zoning Ordinance. The Placer County Zoning Ordinance specifies the County's enforcement procedures.

The Placer County Planning Services Division is the public agency responsible for the administration, implementation and enforcement of this Specific Plan. This Specific Plan delegates various implementing decisions for consideration directly to the Planning Director. The Planning Director may, at his/her discretion, defer the request to the Planning Commission and/or the Board of Supervisors for their review and action.

### Entitlements and Approvals

The following actions occurred concurrent with the adoption of the original Specific Plan:

- Final Environmental Impact Report (FEIR): The County Board of Supervisors certified the FEIR addressing this Specific Plan and any necessary amendments to the Placer County General Plan and/or Dry Creek West Placer Community Plan.
- Zoning: The Board of Supervisors approved the Specific Plan zoning designations.
- Development Agreement: the Applicant has entered into a Development Agreement with the County. The Development Agreement sets forth property owners' obligations related to the construction and financing of infrastructure and public services, including financial contributions for infrastructure maintenance and other obligations that may be imposed by the County as a condition of development. The Development Agreement vests the property with the right to proceed to development subject to the limitations and obligations of the Development Agreement and the Specific Plan.
- Large and Small Lot Vesting Tentative Subdivision Maps

The following actions occurred concurrent with the adoption of this Specific Plan Update in March 2015.

- Zoning: The Board of Supervisors approved the revised Specific Plan zoning and land use designations.
- Development Agreement: Subject to Board of Supervisors approval, the Applicant entered into an Amended and Restated Development Agreement which supersedes in its entirety the previous Development Agreement entered into on May 12, 2009.
- Addendum to the previously approved EIR was adopted
- Updated Design Guidelines and Development Standards were approved

The following actions occurred concurrent with the adoption of the 2015 Specific Plan Update.

- Large and Small Lot Vesting Tentative Subdivision Maps

### **Specific Plan Area Zoning**

Zoning for the Riolo Vineyard Specific Plan Area follows the county standard which creates a “Specific Plan” (SPL) zone district for all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the Riolo Vineyard Specific Plan Area. The rezoning will identify the new SPL zone district (with the prefix SPL-) followed by a descriptor defining the Riolo Vineyard Specific Plan (RVSP). This naming convention results in the zoning classification SPL-RVSP.

### **Development Standards**

The Riolo Vineyard Specific Plan Development Standards are intended to supplement the Placer County Zoning Ordinance and serve as the zoning regulations for the Specific Plan Area. These standards shall govern development, improvements, and construction within the Plan Area and supersede conflicting standards in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual. Where the Specific Plan Development Standards are silent or vague, the Placer County Zoning Ordinance shall be used for the purposes of interpretation, and/or directly applied as appropriate. Refer to the Riolo Vineyard Development Standards for more details governing land use and development standards, requesting changes or amendments to uses or development standards, and the enforcement of these development regulations.

### **Subsequent Entitlements**

Development within the Plan Area may be subject to approval of subsequent entitlements by the County. Examples of such entitlements include vesting Tentative Subdivision Maps, Specific Plan amendments, conditional use permits, tree permits, design/site review applications, and building and grading permits. Individual project applications will be reviewed for consistency with the Specific Plan and other regulatory guidelines. Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan or Amended and Restated Development Agreement. All subsequent development projects shall be consistent with this Specific Plan and all applicable County policies, requirements, and standards and each project shall be required to enter into a Development Agreement with the County. All subsequent public improvements and other activities shall be consistent with this Specific Plan, Development Agreement(s), and all applicable County policies, requirements, and standards. If the applicant or County Planning Services Division decides that an amendment to the Specific Plan is warranted, an amendment to the

Specific Plan may be requested. For specific amendment procedures refer to the “Amendments and Modifications” section of this chapter.

### Environmental Review

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. An environmental impact report (EIR) was certified concurrent with the approval of the original Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area. Adoption of an Addendum to the EIR occurred concurrent with the adoption of the modifications to this Specific Plan Update. The Placer County Environmental Review Committee (ERC) will determine the appropriate level of environmental review.

The rules governing the extent of any future environmental review are set forth in California Government Code Section 65457 and Section 15182 and 15183 of the State CEQA Guidelines. Under these sections of the State CEQA Guidelines, if a public agency has prepared an EIR on a specific plan, no additional environmental document is necessarily required for approval of a residential project that is undertaken in conformity with the specific plan. Moreover, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site. Given the project level of analysis contained in the Specific Plan EIR, nonresidential projects consistent with the approved Specific Plan and EIR may also avoid further formal CEQA review.

Determination of whether or not the requested subsequent development entitlement is consistent with the Specific Plan, and whether or not the Specific Plan EIR considered the project-specific effects, will be made through the Subsequent Conformity Review process described below.

### Subsequent Conformity Review Process

In submitting any required County application for approval of a subsequent development entitlement within a Specific Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review Questionnaire. The purpose of the questionnaire is to enable the County to determine whether the proposed project is consistent with the Specific Plan. The questionnaire also examines whether or not there are project-specific effects that are peculiar to the project or its site that were not considered in the Specific Plan EIR. In addition, the questionnaire examines whether or not an event as described in Section 15162 of the State CEQA Guidelines has occurred. The County may require additional information to make such a determination, including but not limited to, the following:

- Preliminary Grading Plan (including off-site improvements)
- Preliminary Geotechnical Report
- Preliminary Drainage Report and Plan
- Preliminary Water Quality Best Management Practices (BMP) Plan / Storm Water Quality Plan (SWQP)
- Traffic Circulation Plan
- Traffic Study
- Tentative Map (Section 16.12.040 of the Placer County Code)
- Acoustical Analysis (and associated Transportation and Circulation Studies)
- Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control as determined by County Environmental Health Services)
- Mosquito Control Design Features (for waterways, underground water detention structures, water facilities, etc.)
- Utility Will-Serve Requirement Letters (water, sewer, solid waste, recycled water, etc.)
- Senate Bill (SB) 221 Water Supply Assessment Information
- Fire Department Will-Serve Letter

- Hazardous Materials Usage Information
- Water Supply Well Information (as applicable)
- Biological and Cultural Resources Study
- Public Safety Assessment
- Utility Plan (Water, Wastewater, Recycled Water)

Based on the provided information, the County will determine whether the proposed development entitlement is consistent with the Specific Plan, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines to identify additional or alternative mitigation measures.

### **Mitigation and Monitoring**

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a “mitigated negative declaration” or specified environmental findings related to EIR’s.

The Mitigation, Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Riolo Vineyard Specific Plan. This monitoring program is intended to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

## 8.3 AMENDMENTS AND MODIFICATIONS

It is recognized that dynamic market conditions and other unforeseen circumstances may prompt changes to the Specific Plan. These situations could warrant changes to Specific Plan elements (including land use development types assigned to specific parcels), changes to capacity requirements, changes to the intensity or density of land uses on specific parcels (including public facilities), density transfers, or changes in policies. For the purposes of implementation, these changes to the Specific Plan shall be categorized as either a Major Amendment or an Administrative Modification. Both types of proposed changes shall be submitted to the County in application form and shall include a justification statement explaining why the proposed change is warranted. The Planning Director may request additional exhibits or other supporting materials necessary to fully evaluate the proposed changes, which shall be submitted with the application. Any changes which substantially affect an approved Vesting Tentative Map shall require a Subdivision Modification to be reviewed and approved by the Placer County Planning Commission. Any minor changes will be subject to a DRC review and finding of Substantial Conformance by the County Surveyor when the Final Map is submitted, and may also require a Planning Director determination of substantial compliance with the project conditions of approval.

### Major Amendments

A Major Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. A Major Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- A new category of land use not specifically discussed in the Specific Plan is introduced.
- Significant changes to the distribution of land uses

beyond those allowed under the Specific Plan.

- Any density adjustments.
- Any proposed changes affecting land use that may substantially affect the Specific Plan.
- Proposed changes to the Design Guidelines and/or Development Standards, if adopted, which would substantially change the physical character of the Plan Area as envisioned by the Specific Plan and as determined by the Planning Director.

Major Amendments require approval by the County Planning Commission and Board of Supervisors.

### Administrative Modifications

Administrative Modifications do not have a significant impact on the character of the Plan Area and are consistent with the spirit and intent of the Specific Plan's visions, goals, and policies acted upon by. The Administrative Modification procedure shall be utilized for requests that conform to one or more of the following criteria or circumstances:

- The Planning Director determines that the proposed adjustments to the Development Standards or Design Guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals or intent of the Specific Plan.
- Granting of the Administrative Modification will result in design improvements, or site restrictions preclude literal compliance with the Development Standards or Design Guidelines without hardship.
- Granting of the Administrative Modification, with any conditions imposed, will not be materially detrimental to the public welfare

or injurious to property or improvements within the vicinity.

- Proposed changes to the alignment of collector, arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan.
- Proposed changes to land use diagram shapes or to street alignments which maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the visions, goals, and policies of the Specific Plan.
- The proposed change is not expected to significantly increase environmental impacts beyond the levels identified in the Final EIR.
- The Planning Director determines that a new land use not specifically addressed in the Specific Plan is similar in nature to a land use specifically allowed in the Plan Area.

An Administrative Modification may be reviewed and acted upon by the Planning Director and/or the County Surveyor, as appropriate. In granting an Administrative Modification, the Planning Director may impose conditions to safeguard public health and safety, and to ensure that authorized development is consistent with the objectives and intent of the Specific Plan. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

### **Unit Transfer and Density Adjustment**

Each residential land use classification has been assigned a density and allocated units, based upon factors such as site location, conditions and anticipated market demand for a variety of housing products. As individual residential projects are designed, a more detailed assessment of these factors may result in the need to adjust (reduce or increase) the number of units assigned to a particular land use classification under the Specific Plan.

It is the intent of the Specific Plan to permit flexibility in adjusting the number of residential units assigned to any LDR or MDR land use parcel in response to market demand, subdivision design or other factors. To further this intent, units assigned to specific land use classifications or large-lot parcels may be transferred within the Specific Plan area, provided that all of the following criteria are met:

- The transferring and receiving land uses are within the Riolo Vineyard Specific Plan Area and the total number of approved units for the Specific Plan is not increased (unless such an increase is separately approved by the County).
- The transferring and receiving land uses are Low Density Residential (LDR) or Medium Density Residential (MDR), and the densities for each land use are within the range established by the Specific Plan.
- The adjustments would not have a significant adverse effect on planned infrastructure, roadways, schools, or other public facilities.

Unit transfers and density adjustments that fulfill the above criteria, and are consistent with the intent of the Specific Plan and EIR, will not require an amendment to the Specific Plan.

To request a unit transfer or density adjustment, the owner or owners of both the transferring and receiving parcels shall submit to the County Planning Director all information needed to determine compliance with the above criteria. This submittal shall include information identifying the parcels and designating the number of units being transferred; a Minor Amendment application with filing fee; and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted unit counts and densities, as well as any necessary supporting exhibits. Changes in project densities that affect an approved Vesting Tentative Subdivision Map may require a new Vesting Tentative Subdivision Map to be reviewed and approved by the County.

## 8.4 PHASING

### Overview

The Riolo Vineyard Specific Plan provides a comprehensively designed infrastructure system coordinated with each phase of development. The Plan Area is anticipated to develop over the course of several years and may evolve in a variety of ways depending upon several factors. These include shifts in market demand for various housing types and changes in the development goals and capabilities of property owners within the Plan Area. The phase boundaries are intended to be conceptual in nature and may be amended, revised or combined as development progresses, as approved by the County.

*The Phasing Plan is shown on Figure 8.1.*

Infrastructure requirements for each phase of development include on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Each phase of improvements includes roadways, sewer, water, recycled water, drainage, dry utilities, and other related facilities. Frontage improvements along Watt Avenue, PFE Road, and Walerga Road (including any necessary transitions) will occur as that phase is developed. Development is anticipated to occur as depicted on Figure 8.1. However, it is recognized that construction of one or more phases may occur concurrently as factors dictate.

In addition, because all of the necessary supporting infrastructure will be phased with the development, the opportunity exists for any and all parcels within a particular phase to proceed with development in any order, subject to applicable tentative tract map conditions of approval and/or site plan review as approved by the County (if required).

*Table 8.1 summarizes the acreages and dwelling units for each phase.*

### Phasing Performance Standards

Phasing performance standards are intended to provide guidance in determining the required elements and conditions of phased development within the Plan Area. The following is a general series of standards for phased development to assure adequate provision of public services and adherence to sound planning principles:

- Developers are responsible for the funding, design and construction of all facilities and infrastructure required to serve the development identified in each phase. It is recognized that facilities are sequential; accordingly, parcels developed out of phase may be required to construct additional infrastructure and facilities outside of the phase boundary as necessary to provide services to the phase in question.
- Upon request by a developer, the County may approve a deferral of certain segments of infrastructure for a particular phase or parcel, provided that the provision of services and community services is not adversely affected and that financial assurances for the deferred improvements are provided by the developer.
- The project will comply with Section 15.04.060 of the Placer County Code for the timing of issuance of building permits.
- Developers may propose the installation of interim facilities should the timing to complete certain permanent infrastructure components otherwise result in a delay of project construction. Proposals for interim facilities to serve one or more phases of development within the Plan Area shall be accompanied by studies demonstrating the adequacy of the proposed interim facilities to provide service pending completion of permanent facilities.
- Developers may request to enter into reimbursement agreements with the county for on-site or off-site improvements constructed by the developer which benefit other properties or projects.

## 8.5 PUBLIC IMPROVEMENT FINANCING

The construction of backbone infrastructure and other public facilities and improvements (including but not limited to, trail systems, parks, wetland mitigation, etc.) designed to serve the Plan Area will be funded by a variety of mechanisms. The Riolo Vineyard Specific Plan Financing Plan identifies all major backbone infrastructure and public facilities improvements needed to serve the Plan Area, and describes the financing mechanisms that will be used to create these improvements in a timely manner.

### Financing Plan

The financing plan focuses on the major backbone infrastructure improvements, describing the nature of the improvements, costs, timing, and funding mechanisms.

### Timing of Infrastructure

Backbone infrastructure and public facilities will be constructed concurrent with the development of each phase and will be conditioned accordingly during the Tentative Map process as outlined in the Development Agreement. Several different financing sources will be used to fund the infrastructure and public facilities required to serve the Specific Plan area and to mitigate impacts on surrounding development.

### Funding of Infrastructure

Placer County and other Public Agencies serving the Specific Plan area have established or will establish development impact fee programs to fund a portion of roads, water, sewer, drainage, parks, and capital facilities. Plan Area fees will be utilized to fund the remaining costs for these types of infrastructure. Infrastructure and facilities improvements constructed by Specific Plan developers that are included within a County Capital Improvement Program

(CIP) shall be eligible for fee credit and reimbursement

### Advance Funding of Infrastructure

As with most development impact fee programs, developers will be required to construct facilities, and will then be eligible for fee credits toward constructing improvements included on the County's capital improvement project list. The developer(s) may also enter into reimbursement agreements for constructing public improvements which benefit other properties and/or developments, either within or outside the Specific Plan Area.

### Financing of Infrastructure

Debt financing (Assessment District, Mello-Roos, or Statewide Community Infrastructure Program financing) may be used to fund facilities at strategic times. Debt financing will be limited to prudent levels and will be consistent with County guidelines. The developer(s) will be eligible for fee credits toward constructing facilities included on the County's capital improvement projects list. Should bond capacity be insufficient to fund all improvements, phasing may be modified or additional financing mechanisms (e.g. private financing) will be needed.

It is expected that costs will change over time and therefore each funding mechanism should include a method for adjusting the amount of funding to reflect current costs at the time of construction.

### Financing Strategy

The financing strategy is designed to achieve the following goals:

- Fully fund all on-site facility and infrastructure improvements when the improvements are needed to serve the Project Area.
- Utilize existing Placer County and Special District fee programs which allow developer(s) to be to

eligible for fee credits, to the extent possible.

- Make appropriate use of municipal debt-financing mechanisms and developer financing for improvements.
  - Four financing sources will be used to fund the major infrastructure and facilities costs required to serve the Specific Plan area development and to mitigate impacts on surrounding developments.
1. The County of Placer and the Special Districts serving the Specific Plan area have established development impact fee programs to mitigate development impacts on existing facilities by fair share funding a portion of the following backbone infrastructure and facilities: sewer treatment, water, off-site roads identified in the Placer County Traffic Mitigation Fee Program, and County capital facilities.
  2. An Assessment District is proposed to assist in funding the majority of the backbone infrastructure and public facilities costs for the project. The proposed Assessment District (or alternatively a Mello-Roos CFD) will be formed consistent with the guidelines of the Placer County Bond Screening Committee.
  3. Developer funding and/or security will be used for all improvements. Developer funding is proposed to fund standard street frontage improvements, local water distribution lines, local sewer collection lines, and internal storm drainage. The developer will be eligible for fee credits and reimbursement, if applicable, for improvements included in the CIP.
  4. Statewide Community Infrastructure Program (SCIP), which the County does not currently participate, may be used to directly prepay impact fees prior to obtaining a permit, these fees or, alternatively, to reimburse the developer after fee payment. The program can be used to enable developers to pay for, or be reimbursed for, all eligible impact fees or for a single

impact fee. Moreover, the program may alleviate the need for a fee deferral program by providing the local agency with necessary funds and eliminating the risk of nonpayment by the developer. SCIP has been designed to minimize local agency staff involvement by using an experienced team of finance professionals to administer the program, thereby freeing valuable local agency resources for other functions. Any participation in the SCIP program is subject to Board of Supervisors approval.

## Financing Programs

Riolo Vineyard will use a variety of financing techniques to fund the public infrastructure improvements. The following is a description of financing sources that will be used to assist in developing the infrastructure and facilities required by the Specific Plan development.

### County Impact Fees

Placer County and other agencies serving the Specific Plan area already have established development impact fees to fund a portion of the infrastructure and facility requirements serving new development. The Specific Plan area development will participate in these programs. Facilities funded partially or wholly through existing development impact fee programs include water, sewer, fire, traffic, and County capital facilities. The County traffic fees, City of Roseville sewer fee, PCWA and California American water fees, and County capital facilities fees are discussed below.

*Table 8.2 summarizes maintenance providers and funding sources.*

### Regional Road and Traffic Mitigation Fees

The Countywide Traffic Mitigation Fee Program funds roadway improvements throughout the unincorporated areas of the County. These unincorporated areas have been divided into benefit districts each with their own Capital Improvement Program (CIPs). Riolo Vineyard lies

within the Dry Creek Benefit District of the program.

The Placer County-City of Roseville Joint Traffic Fee Program funds regional improvements that benefit both the City and the County. Currently included in the program are improvements to Baseline Road, Fiddymont Road, and the Walerga Road Bridge. Proposed improvements to be added to the program are along Watt Avenue and Blue Oaks Boulevard.

The South Placer Regional Transportation Authority (SPRTA) Fee Program funds major regional road improvements, rail transit and interchanges. Some of the funding is for projects including the proposed Placer Parkway, SR 65 widening, and Sierra College Boulevard.

In addition, the project may be subject to two proposed fees. The Walerga Road Bridge Construction Fee Program is to supplement any existing fee program and provide additional money for the construction of the new bridge. Another proposed fee will contribute to the interchange that is being proposed at the intersection of State Highways 99/70 and Riego Road in Sutter County.

### **Water Fee**

PCWA charges a Zone 1 water connection (WCC) fee for water treatment, storage and transmission facilities which serve Zone 1 development. The Plan Area improvement projects that may be eligible for WCC program funding, reimbursement, or WCC fee credits, include the water storage tanks needed to serve the area.

PCWA usually constructs the necessary facilities while the developer participates in the fee program. In some cases, developers, individually or as a group, may need to fund facilities in advance and then be credited or reimbursed the advanced cost. If developers construct Zone 1 water facilities, they are subject to reimbursement. The developers will be responsible for the in-tract Zone 1 water system.

In addition to the WCC charges, California American Water Company (Cal Am) charges a Special Facilities Fee (SFF) for local storage and transmission facilities.

### **Sewer Fee**

Sanitary sewer service to the Plan Area will be provided from the proposed treatment plant expansion in the City of Roseville Regional Waste Water Treatment Plant sewer connection fee program to fund new treatment facilities. The following fees apply for the project.

- a) Annexation/Reimbursement Fee - reimburses the owners of the Morgan Creek, etc., subdivision for construction of the sewer and recycled water infrastructure.
- b) Regional Connection Fee - funds new treatment facilities within the City of Roseville Regional Wastewater Treatment Plant.
- c) District Connection Fee - funds capacity expansion for the Placer County Service Area 28, Zone 173 (Dry Creek) collection system.
- d) Sewer Service Fee - monthly sewer use fee for maintenance and operation of the Dry Creek sewer system and payment of treatment to the City of Roseville.
- e) Inspection Fee - covers Placer County employee staff time spent on inspecting the construction of public sewer lines and other appurtenances.

### **Fire Protection Fee**

The Placer County Fire Department (managed by the California Department of Forestry and Fire Protection) provides fire protection services to the Plan Area. The Placer County Fire Department is currently working on the implementation of both local and regional capital facilities and operational emergency services fees for Western Placer County. The timing of the fee proposal and fee structure is currently unknown.

## County Capital Facilities Fee

In October 1996, the Placer County Board of Supervisors implemented a new development impact fee to fund new development's share of the cost of expanding County capital facilities. The facilities to be funded include County administration, public works, library, health and welfare and sheriff's facilities. New development in the Specific Plan area would contribute to development impact fee revenue over time toward the eventual expansion of those facilities as needed.

## School District Impact Fees

The Center Unified School District (CUSD) has established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County prior to issuance of a building permit, and are forwarded to the CUSD.

## Community Facilities District

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts, and school districts to establish community facilities districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for funding one-time fees or directly funding improvements.

## Developer Funded Improvements

In addition to the above funding sources, developers will privately finance all improvements at the time specified by the applicable EIR Mitigation Measures, Conditions of Approval, and the Development Agreement. Private capital will be used for in-tract infrastructure that is serving the specific development project, such as standard street frontage improvements, local water distribution lines, local sewer lines

and internal storm drains. In addition, private capital from specific development projects may be required at times. A developer may also choose not to participate in the bond financing, but rather use their own source of funding and may receive credits or reimbursement.

Credits or reimbursements for facilities otherwise funded by an existing fee program or a bond financing district will be available if developers fund and construct the facilities included in any of these programs. Credits or reimbursements will be adjusted to the inflated costs of the facilities at the time the credit is taken or the reimbursement is paid. Credits under the existing fee programs may not necessarily reimburse the total costs of the improvements. Under such circumstances, the developer may be eligible for reimbursement from an applicable County CIP fund or third party developers.

## Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the Riolo Vineyard Specific Plan Area. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations are detailed in the Specific Plan development agreements.

Table 8.1 Development Phasing\*

Land Use	Phase A1		Phase A2		Phase A3		Phase A4		Phase B1		Phase B2		Phase B3		Phase C1		Phase C2		Phase C3		Phase D1		Phase D2		Phase D3		Phase D4		Phase D5		Phase D6		Total DU	
	AC	DU	AC	DU	AC	DU																												
MDR																					11.2	51	11.4	51					12.6	120			222	
LDR	20.6	68	10.2	39	37.8	40			17.0	51	17.0	51	57.2	68	14.6	62	10.5	50	14.2	54					16.7	78	19.0	90					651	
ES																			4.8	11													11	
RR															7.2	2																	2	
AG-10																																	0	
P															2											1.7		0.7					0	
CO							10																							4.6			0	
PQP	0.5																														2.8			0
Total	21.1	68	10.2	39	37.8	40	10.0	0	17.0	51	17.0	51	57.2	68	23.8	64	10.5	50	25.3	65	11.2	51	11.4	51	18.4	78	22.5	90	12.6	120	4.6	0	886	

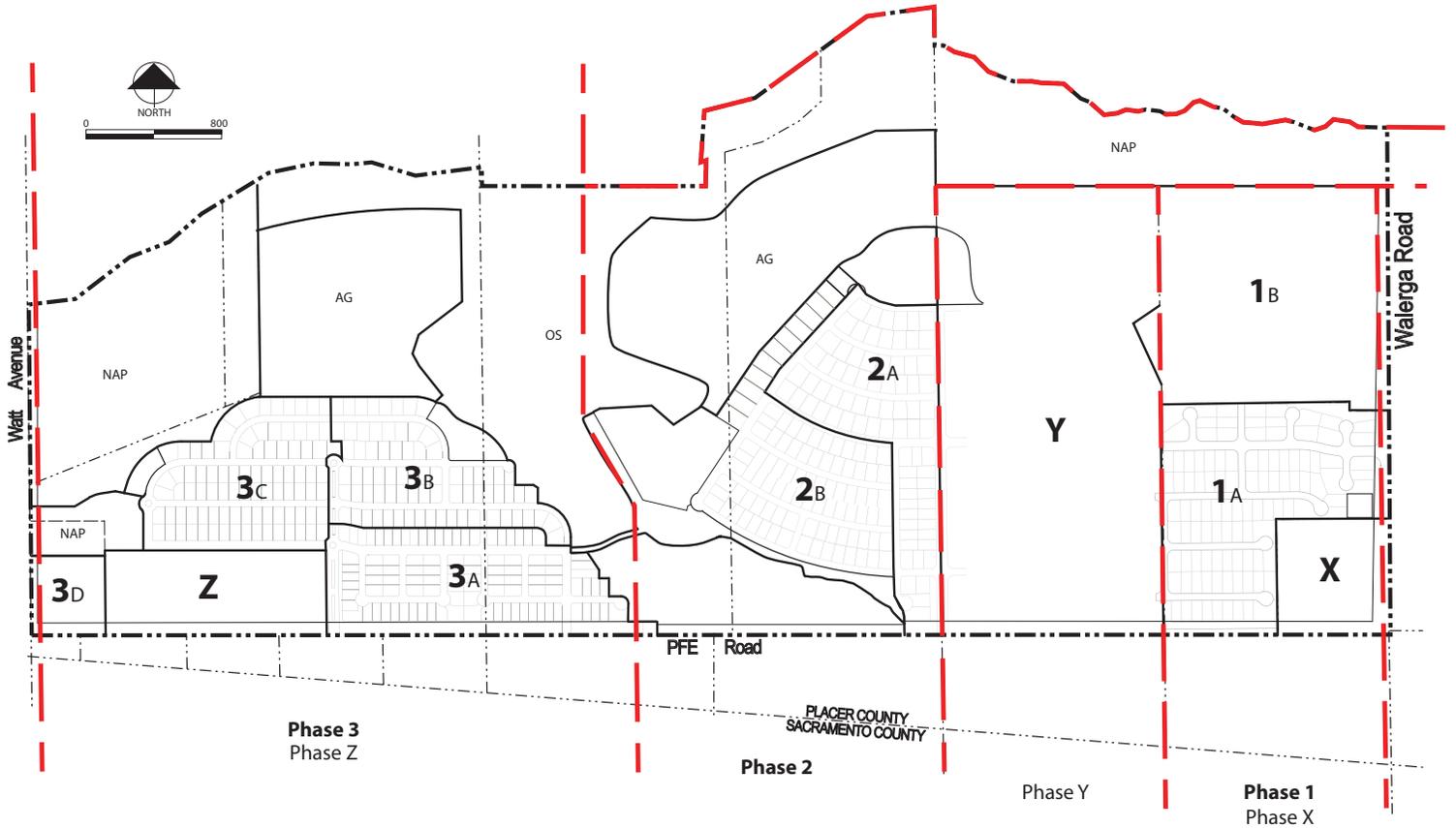
Note: Residential and commercial phasing acreages include adjacent landscape corridors and major roads.

\*Does not reflect or include 47 DU of Density Reserve for future potential density transfer.

<b>Table 8.2 Maintenance Providers &amp; Funding Sources</b>		
<b>Service</b>	<b>Proposed Maintenance Provider</b>	<b>Funding Source</b>
County Maintained Roads	Placer County	County Service Area or CFD
Non-County Maintained Roads	HOA	Member Assessment
Parks	HOA or Placer County	County Service Area or CFD
Public Landscape Corridors, Soundwalls and Medians along PFE Road, Watt Avenue and Walerga Road, Open Space & Preservation Easements	HOA or Placer County	Member Assessment or County Service Area or CFD
Interior Road Landscaping, Landscape Corridors and Entries	HOA or Placer County	Member Assessment or County Service Area or CFD
Trails	Placer County	County Service Area or CFD
Public Lighting (roadway)	Placer County	County Service Area or CFD
Lighting (non-roadway) or private roadway	HOA	Member Assessment
Drainage Related to County Maintained Road	Placer County	County Service Area or CFD
Fire	Placer County Fire Department	Property Tax and Special Tax
Sanitary Sewer Treatment	City of Roseville	User Fees
Sanitary Sewer Collection/ Conveyance	County Service Area 28, Zone 173	User Fees
Water	Placer County Water Agency	User Fees
Recycled Water	Placer County	User Fees
Schools	Center Unified School District	State Funding, Property Taxes
Judicial Services	Placer County	County Funds
Detention	HOA	Member Assessment
Public Assistance	Placer County	County Funds
Health Programs	Placer County	County Funds, User Fees
General Government	Placer County	County Funds
Sheriff Protection	Placer County	County Funds
Planning	Placer County	County Funds, Developer Fees

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**FIGURE 8.1 PHASING**



Note: Phases may be developed in any sequence provided public safety issues are addressed. Phasing boundaries may be modified based on utility service, access, and parcelization as approved by the Public Works Director, Deputy Director of Engineering and Surveying, or County Surveyor. Open space lots may be divided into multiple lots on future Final Maps to accomplish project take-down or phasing.