

OFFICE OF THE COUNTY COUNSEL

To: Honorable Board of Supervisors

From: Scott H. Finley, Supervising Deputy County Counsel

Date: February 10, 2009

Subject: Approval of the Riolo Vineyard Specific Plan and Related Entitlements

Your Board of Supervisors is being presented with the Riolo Vineyard Specific Plan and related entitlements for its consideration. Should your Board choose to approve the Plan, your Board should take all of the following actions, in the order presented:

Motion to Accept the Public Facilities Financing Plan and the Urban Services Plan for the Riolo Vineyard Specific Plan.

Motion to Adopt the Resolution Certifying the Final Environmental Impact Report, Adopting a Statement of Findings, a Statement of Overriding Considerations and a Mitigation Monitoring Plan for the Riolo Vineyard Specific Plan, Related Entitlements and Development Agreement. The Resolution is attached as Attachment A.

Motion to Adopt the Resolution Approving Amendments to the Placer County General Plan. The Resolution is attached as Attachment B.

Motion to Adopt the Resolution Approving Amendments to the Dry Creek-West Placer Community Plan. The Resolution is attached as Attachment C.

Motion to Adopt the Resolution Adopting the Riolo Vineyard Specific Plan. The Resolution is attached as Attachment D.

Motion to Adopt the Ordinance Approving the Riolo Vineyard Development Standards. The Ordinance is attached as Attachment E.

Motion to Adopt the Resolution Approving the Riolo Vineyard Design Guidelines. The Resolution is attached as Attachment F.

Motion to Adopt the Ordinance Rezoning Certain Properties Within Riolo Vineyard Specific Plan. The Ordinance is attached as Attachment G.

Motion to Adopt the Ordinance Adopting a Development Agreement for Certain Properties Within the Riolo Vineyard Specific Plan. The Ordinance is attached as Attachment H.

Motion to Approve the Vesting Large Lot Tentative Map, subject to the findings in Attachment I, and subject to Conditions Nos. 1-28 as set forth in Exhibit 5 of the Staff Report.

Motion to Approve the Vesting Small Lot Tentative Map, subject to the findings in Attachment I, and subject to Conditions Nos. 1-198 as set forth in Exhibit 7 of the Staff Report.