

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that Policies 1.H.6, 1.O.1, 3.A.7, 3.A.8, 3.A.12, and 7.B.1 of the Placer County General Plan are hereby amended as shown and described in Exhibit A, attached hereto and incorporated herein by reference, and

BE IT FURTHER RESOLVED, that this Resolution shall take force and become effective only in the event that Resolution 2007-230 adopted by the Board on July 16, 2007, is for any reason determined to be invalid by a final order issued in the case Sutter County v. Placer County et al., Sacramento County Superior Court Case No. 2007-00883516 or in any related matter.

Exhibit A
Proposed General Plan Amendments

| General Plan Policy Number | Proposed Amendment |
|------------------------------------|---|
| Agricultural Land Use | |
| 1.H.6. | <p>The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses <u>except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval</u>. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.</p> |
| Development Form and Design | |
| 1.O.1. | <p><u>Except as otherwise provided in the Design Guidelines of an approved Specific Plan, the County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.</u></p> |
| Streets and Highways | |
| 3.A.7. | <p>The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS), <u>or as otherwise specified in a Community or Specific Plan.</u></p> <ul style="list-style-type: none"> • LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D." • LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D." • <u>An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system.</u> <p>The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:</p> <ul style="list-style-type: none"> • The number of hours per day that the intersection of roadway segment would operate at conditions worse than the standard. • The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations. • The right-of-way needs and the physical impacts on surrounding properties. • The visual aesthetics of the required improvement and its impact on community identity and character. • Environmental impacts including air quality and noise impacts. • Construction and right-of-way acquisition costs. • The impacts on general safety. • The impacts of the required construction phasing and traffic maintenance. • The impacts on quality of life as perceived by residents. • Consideration of other environmental, social, or economic factors on which the County may base finding to allow an exceedance of the standards. <p>Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.</p> |
| 3.A.8. | <p>A General Plan amendment is proposed to delete Policy 3.A.8 since the policy is proposed to</p> |

| General Plan Policy Number | Proposed Amendment |
|----------------------------|---|
| Agricultural Land Use | |
| | <p>be included in Policy 3.A.7, as described above.</p> <p>Proposed General Plan Amendment:</p> <p>The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).</p> |
| 3.A.12. | <p>The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project <u>consistent with Policy 3.A.7</u>. Such improvements may include a fair share of improvements that provide benefits to others.</p> |
| Land Use Conflicts | |
| 7.B.1. | <p>The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, <u>except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval</u>.</p> <p>These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.</p> |

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION AMENDING
THE DRY CREEK/WEST PLACER COMMUNITY PLAN**

Resolution No. 2009-_____

**The following resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held February 10, 2009,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage.

F. C. Rockholm, Chairman

Attest:

**Ann Holman
Clerk of said Board**

WHEREAS, on December 18, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Riolo Vineyard Specific Plan ("Specific Plan"), including certain proposed amendments to the Placer County General Plan ("General Plan") and the Dry Creek/West Placer Community Plan (the "Community Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on February 10, 2009, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Community Plan, and

WHEREAS, the Board has reviewed the proposed amendments to the Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2009-_____ certifying the Final Environmental Impact Report for the Regional University Specific Plan, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the Community Plan area and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and other provisions of the Community Plan and are in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that Goals 2, 25, and the description of the Low Density Residential (LDR) land use of Section II(B)—Land Use Plan, Goals 4 and 5 of Section II(D)—Public Services, Goal 14 of Section III(A)—Natural Resources, and Goals 6 and 9 of Section IV(A)—Circulation of the Dry Creek/West Placer Community Plan are hereby amended to read as shown and described in Exhibit A, attached hereto and incorporated herein by reference, and

BE IT FURTHER RESOLVED, that this Resolution shall take force and become effective as to the amendment of Goals 6 and 9 of Section IV(A)—Circulation of the Dry Creek/West Placer Community Plan only in the event that Resolution 2007-231 adopted by the Board on July 16, 2007, is for any reason determined to be invalid by a final order issued in the case Sutter County v. Placer County et-al., Sacramento County Superior Court Case No. 2007-00883516 or in any related matter, and

BE IT FURTHER RESOLVED, that this Resolution shall take force and become effective immediately as to the amendment of Goals 2, 25, and the description of the Low Density Residential (LDR) land use of Section II(B)—Land Use Plan, Goals 4 and 5 of Section II(D)—Public Services, and Goal 14 of Section III(A)—Natural Resources, of the Dry Creek/West Placer Community Plan.

Exhibit A
Proposed Community Plan Amendments

| Policy Number | Proposed Amendment |
|---|---|
| II. Community Development: Land Use | |
| 2 | The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses <u>except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.</u> Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. |
| 25 | Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding and prohibit the creation of new building sites within the floodplain. <u>Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in an significant increase in flood risk under post-development conditions.</u> |
| Description of Low Density Residential (LDR) Land Use District, Item (c), page 39 | <p>The LDR district allows for the greatest number of new dwelling units in the Plan area and, consequently, the greatest change to the existing rural environment. Approximately 1,128 acres or 12% of the Plan area is encompassed by this land use district. It allows for a range of densities from 1-2 dwelling units per acre or approximately 1/2-1 acre lot sizes and can accommodate in excess of 2,000 homes. It is less than 10% built-out at present.</p> <p>The LDR district is found in two separate areas. Much of the land south of Dry Creek and north of the Sacramento County line is included in this district as is an area between Roseville City limits and East Drive in the north-eastern portion of the Plan area. In the area adjoining Roseville, this district will provide a lower density transition area between the higher densities in Roseville, lower densities to the west, and commercial uses along Baseline Road.</p> <p>To the south of Dry Creek and west of Walerga Road a large area (330± acres) included in the LDR district also has a "Development Reserve" (DR) designation attached to it. For several reasons it is believed that this "DR" area should be planned as a distinct unit and therefore subject to approval by the County of a "Specific Plan" which would address a wide range of issues relative to development. Much of the property in this DR area is encumbered with California Land Conservation Act (Williamson Act) contracts which guarantee that the land will stay in agricultural use for a period of years. The landowners have filed "notices of non-renewal" meaning that the property will not be so encumbered after 1998. (In some cases land in this area will be out of the Williamson Act as early as 1992.) Also, the floodplain of Dry Creek in this area is exceptionally broad thus rendering a significant amount of land unsuitable for homes but, possibly useful for parks, golf courses, open space, or other recreational uses. The only cemetery in the Plan area also lies within this "DR" area. A need exists to expand this use and such an expansion should be included in any design for the area. As a tool to ensure the preservation of the floodplain and associated, woodlands, density can be permitted to be transferred off of the floodplain and used on adjoining lands. In this area the result could be a significant increase in density on the lands which are found to be suitable for development. And finally, the land remains in relatively large parcels thus increasing the opportunity for cooperative planning for the ultimate and most appropriate use of the land. The Specific Plan process can address the issues of timing of development, provision of infrastructure, preservation and appropriate use of the floodplains, and placement of permitted density within the area. With a specific plan, this area should be considered as a whole and permit the relocation of commercial uses to the best possible location and still be considered compatible with the Community Plan. Also, minimum lot sizes in PUDs within the LDR district should not be less than 12-15,000 sq. ft. A small percentage of lots, up to a maximum of 20%, in any PUD in this district may be as small as 10,000 sq. ft. <u>Smaller lot sizes may be permitted within an adopted Specific Plan.</u></p> |
| II. Community Development: Public Services | |
| 4 | Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and |

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| Policy Number | Proposed Amendment |
|---|--|
| | Game regulations and Clean Water Act provisions administered by the U.S. Army Corps of Engineers, or when facilities for the treatment of urban run-off can be located in the floodplain providing that there is no destruction of riparian vegetation. <u>Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in an significant increase in flood risk under post-development conditions.</u> |
| 5 | Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation. <u>Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in an significant increase in flood risk under post-development conditions.</u> |
| III. Environmental Resources Management: Natural Resources | |
| 14 | No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers. <u>Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in an significant increase in flood risk under post-development conditions.</u> |
| IV. Transportation / Circulation: Circulation | |
| 6 | The rights-of-way for roads shall be wide enough to accommodate roadways, trails, bikeways, drainage, public utilities, landscaping/vegetation, and suitable separation between facilities. Minimum right-of-way width for Walerga Road shall be 144 feet. Minimum right-of-way width shall be 120 feet for PFE Road, Baseline Road, Cook-Riolo Road, Don Julio Blvd., and Wall Avenue. Other roads shall have a 60-foot minimum right-of-way width. <u>Through the adoption of a Specific Plan, the County may modify these right-of-way standards, and may elect to exclude landscaped areas, sidewalks and utilities from the defined public right-of-way.</u> |
| 9 | <p>The level of service (LOS) on roadways and intersections identified in the Capital Improvement Program (CIP) shall be a Level C or better. The first priority for available funding shall be the correction of potential hazards.</p> <p>Land development projects shall be approved only if LOS-C can be sustained on the CIP roads and intersection after:</p> <p>a. Traffic from approved projects has been added to the system.</p> <p>b. Improvements funded by this program have been constructed.</p> <p><u>The County may allow exceptions to this level of service (LOS) standard where it finds that the improvements or other measures required to achieve the LOS standard are unacceptable based on established criteria. In allowing any exception to the standard, the County shall consider the following factors:</u></p> <ul style="list-style-type: none"> • <u>The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.</u> • <u>The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.</u> • <u>The right-of-way needs and the physical impacts on surrounding properties.</u> • <u>The visual aesthetics of the required improvement and its impact on community identity and character.</u> • <u>Environmental impacts including air quality and noise impacts.</u> • <u>Construction and right-of-way acquisition costs.</u> • <u>The impacts on general safety.</u> • <u>The impacts of the required construction phasing and traffic maintenance.</u> • <u>The impacts on quality of life as perceived by residents.</u> • <u>Consideration of other environmental, social, or economic factors on which the County may base</u> |

| Policy Number | Proposed Amendment |
|---------------|---|
| | findings to allow an exceedance of the standards. Exceptions to the standard will only be allowed after all feasible measures and options are explored, including alternative forms of transportation. |

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION ADOPTING
THE RIOLO VINEYARD SPECIFIC PLAN**

Resolution No. 2009-

**The following resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held February 10, 2009,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage.

**_____
F. C. Rockholm, Chairman**

Attest:

**_____
Ann Holman
Clerk of said Board**

WHEREAS, pursuant to Government Code sections 65450-65457 the County of Placer ("County") is authorized to adopt specific plans, and the County has adopted Placer County Code Section 17.58.200 in furtherance thereof, and

WHEREAS, on December 18, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing pursuant to Section 17.58.200(E)(1) of the Placer County Code to consider the Riolo Vineyard Specific Plan ("Specific Plan"), and other land use approvals related to the Specific Plan, and the Planning Commission has made written recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on February 10, 2009, the Board held a public hearing pursuant to Section 17.58.200(E)(2) of the Placer County Code to consider the recommendations of the Planning Commission and to receive public input regarding the Specific Plan and the related entitlements, and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan, having received and considered the written and oral comments submitted by the public thereon, and having adopted Resolution No. 2009-____ certifying the Final Environmental Impact Report for the Riolo Vineyard Specific Plan, the Board finds pursuant to Section 17.58.200(F) of the Placer County Code:

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ATTACHMENT D

- a. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan, and specifically as set forth in Part III;
- b. The Specific Plan contains all of the elements required by Government Code section 65451;
- c. As set forth in Resolution No. 2009-___ certifying the Final Environmental Impact Report, while some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan will have significant environmental impacts on the environment in some instances, but the Board has adopted a statement of overriding considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act;
- d. The Specific Plan is not within the area of any airport land use plan; and

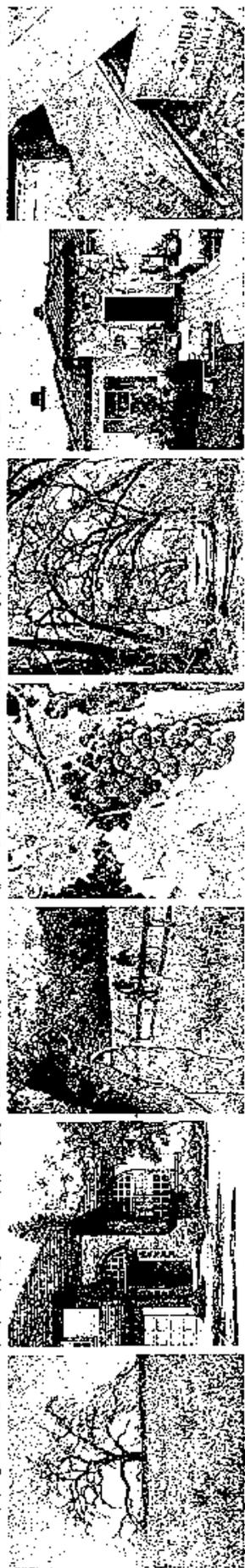
WHEREAS, notice of all hearings required by Section 17.58.200 of the Placer County Code have been given and all hearings have been held as required by statute and ordinance, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

(1) The Riolo Vineyard Specific Plan, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved in accordance with Section 17.58.200(F) of the Placer County Code.

(2) The Riolo Vineyard Specific Plan shall take effect and be in full force and effect upon the effective date of the ordinance adopting the Riolo Vineyard Development Agreement.



Riolo Vineyard

Specific Plan August 2008

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**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: AN ORDINANCE ADOPTING
DEVELOPMENT STANDARDS FOR THE
RIOLO VINEYARD SPECIFIC PLAN**

Ordinance No. _____

**The following ordinance was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held on February 10, 2009,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage.

F.C. Rockholm, Chairman

Attest:

**Ann Holman
Clerk of said Board**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS
THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. On December 18, 2008, the Placer County Planning Commission ("Planning Commission") held public hearings pursuant to Sections 17.58.200(E)(1) and 17.58.240(A) of the Placer County Code to consider the Regional University Specific Plan Development Standards (the "Development Standards") among other land use approvals related to the Riolo Vineyard Specific Plan, and the Planning Commission has made recommendations to the Board related thereto.
2. On February 10, 2009, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the Development Standards, among other issues, and the Board then closed the public hearing.
3. The Board has considered the recommendations of the Planning Commission, has reviewed the Riolo Vineyard Specific Plan and the Development Standards, has received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2009-_____, certifying the Final Environmental Impact Report for the Riolo Vineyard Specific Plan and related entitlements.

4. The Board has determined that the proposed ordinance is consistent with the General Plan and the Riolo Vineyard Specific Plan and is in the interests of the County.
5. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

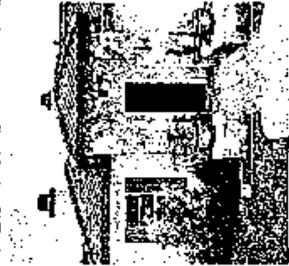
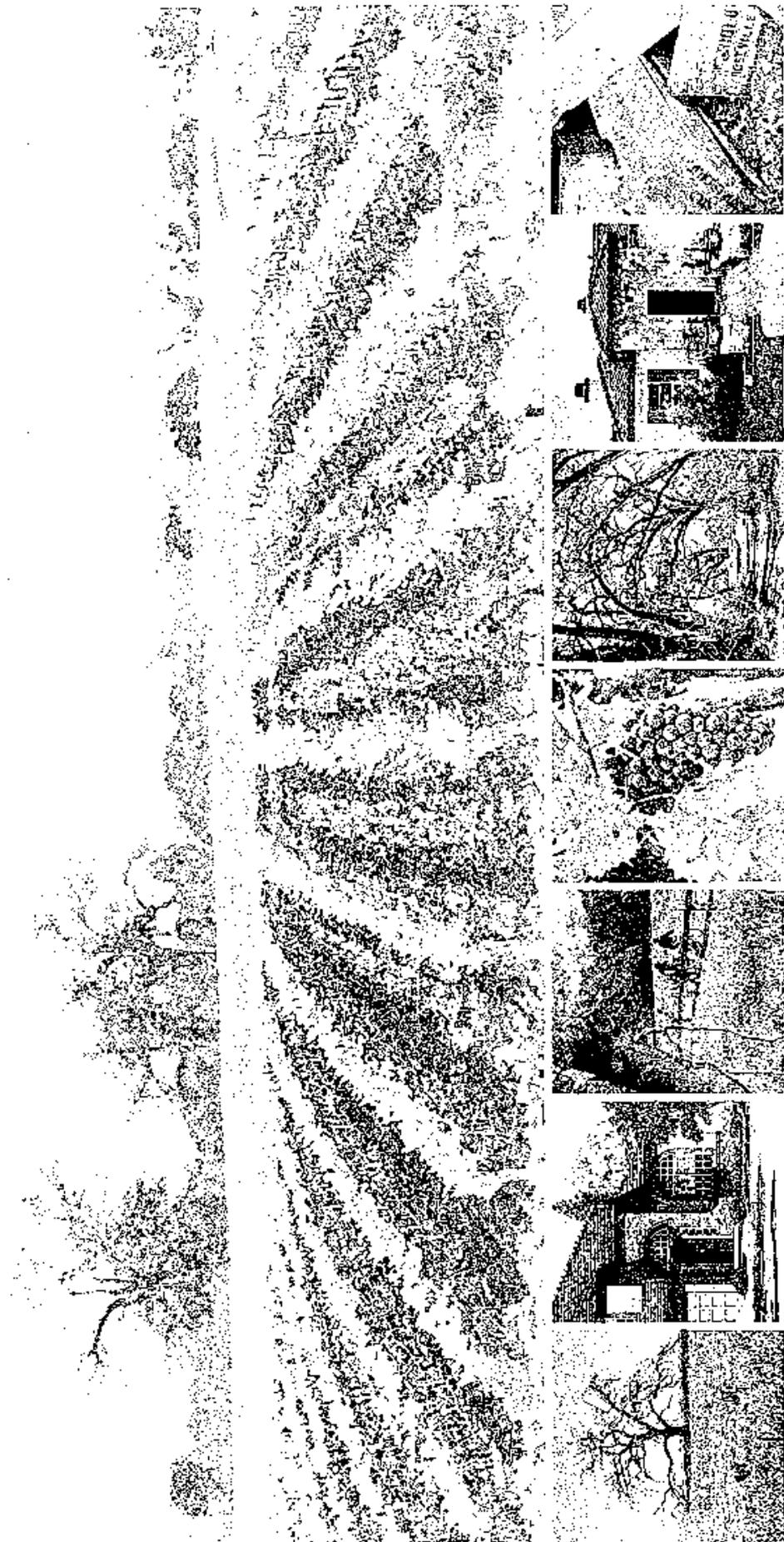
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The Riolo Vineyard Specific Plan Development Standards, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Riolo Vineyard Specific Plan Area. The Riolo Vineyard Specific Plan Development Standards are hereby incorporated herein by reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof. To the extent that a provision contained within the Development Standards is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or within the Placer County Land Development Manual (the "County Codes"), the provision of the Development Standards shall apply and shall take precedence. To the extent no specific provision within the Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 2: This ordinance shall apply upon its effective date to the following properties as shown and described in Figure 2.1 of the Riolo Vineyard Specific Plan as adopted February 10, 2009: APNs 023-200-019, 023-200-023, 023-200-027, 023-200-051 through 023-200-053, 023-200-031, 023-200-055 through 023-200-057, 023-221-004 through 023-221-007, 023-221-054.

Section 3: This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

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Riolo Vineyard

Development Standards August 2008

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**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION ADOPTING DESIGN
GUIDELINES FOR THE RIOLO VINEYARD SPECIFIC PLAN**

Reso. No. _____

**The following resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held February 10, 2009,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage.

F. C. Rockholm, Chairman

Attest:

**Ann Holman
Clerk of said Board**

WHEREAS, on December 18, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Riolo Vineyard Specific Plan ("Specific Plan"), including the Riolo Vineyard Design Guidelines ("Design Guidelines"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on February 10, 2009, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the Design Guidelines, and the Board then closed the public hearing, and

WHEREAS, the Board has reviewed the proposed Design Guidelines, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2009- ____ certifying the Final Environmental Impact Report for the Riolo Vineyard University Specific Plan, and

WHEREAS, the Board finds the proposed Design Guidelines will serve to protect and enhance the health, safety and general welfare of the residents of the Specific Plan area, and

WHEREAS, the Board further finds the proposed Design Guidelines are consistent with the provisions of the General Plan and are in compliance with applicable requirements of State law, and

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ATTACHMENT F

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Riolo Vineyard Design Guidelines are hereby adopted as shown and described in Exhibit A, attached hereto and incorporated herein by reference, and shall be used within the Riolo Vineyard Specific Plan area in conjunction with all new development which is subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance

BE IT FURTHER RESOLVED, this Resolution shall take force and become effective upon the effective date of Ordinance No. _____, An Ordinance Adopting Development Standards for the Riolo Vineyard Specific Plan.



Riolo Vineyard

Design Guidelines August 2008

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EXHIBIT A