



COUNTY OF PLACER
Community Development Resource Agency

PLANNING

Michael J. Johnson, AICP
Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director
Planning Department, Community Development and Resource Agency

DATE: May 12, 2009

SUBJECT: Riolo Vineyard Specific Plan (PSPA T20050186),
Development Standards and Design Guidelines, Amendments to the Placer
County General Plan, Amendments to the Dry Creek / West Placer
Community Plan, Rezoning, Development Agreement, Final Environmental
Impact Report (SCH# 2005092041)

REQUESTED ACTIONS:

The Board is being asked to take final action on the Riolo Vineyard Specific Plan project with the following actions:

- Certification of the project's environmental document;
- Approval of amendments to the Placer County General Plan;
- Approval of amendments to the Dry Creek / West Placer Community Plan;
- Approval of the Riolo Vineyard Specific Plan;
- Approval of the Riolo Vineyard Development Standards;
- Approval of the Riolo Vineyard Design Guidelines;
- Rezoning of a portion of the project area to Specific Plan (SPL-RVSP);
- Approval of the Project Development Agreement;
- Approval of the Large-Lot Vesting Tentative Subdivision Map; and
- Approval of the Small-Lot Vesting Tentative Subdivision Map.

In association with these actions, the Board will also take final action to accept the Public Facilities Financing Plan and the Urban Services Plan that have been prepared for the project.

BACKGROUND/ANALYSIS:

On March 10, 2009, the Board of Supervisors conducted a public hearing for the Riolo Vineyard Specific Plan project. After receiving public testimony, the Board closed the public hearing and on a 4 to 1 vote (Uhler voting no) adopted a motion of intent to approve the Riolo Vineyard Specific Plan project, subject to the elimination of the "canary-colored" areas (Lots 5 to 14 and

LC-9 of the Small-Lot Vesting Tentative Subdivision Map and the western boundary of Lot 7 of the Large-Lot Vesting Tentative Subdivision Map) that are located within the 100-year floodplain. The Board of Supervisors further agreed with the staff recommendations for Sections 2.5.5.1 (Riolo Vineyard Specific Plan Facilities Fee) and 2.5.5.5 (Services Shortfall Fee) of the Development Agreement. These Sections were contested by the project applicants.

Since the last hearing, the applicants and their consultants have worked with staff to amend the tentative maps to reflect the Board's direction. Exhibit 2 is the revised Small-Lot Vesting Tentative Subdivision Map that has eliminated a total of 10 medium-density residential lots and two landscape corridor lots along the west side of the Southern Tributary. Since one of the landscape corridor lots was changed to a residential lot, the net result is a reduction of nine residential lots and two landscape corridor lots for this phase. The open space area has been modified to reflect the elimination of these lots, consistent with the preservation of the existing 100-year floodplain. The applicant has stated that although there is a reduction in the number of lots created in this phase, it is the applicant's intent to reassign the "lost" lots to future phases of the development.

The Large-Lot Vesting Tentative Subdivision Map (Exhibit 3) has also been modified to reflect the changes to the open space boundary. More specifically, the boundary between the Open Space Lot 14 and Large Lot 7 was revised such that Lot 7 is now removed from the existing 100-year floodplain. The number of lots on the Large-Lot Vesting Tentative Subdivision Map (20) has not been affected by this modification.

The Conditions of Approval for the Large-Lot Tentative Vesting Tentative Map and the Small-Lot Tentative Vesting Subdivision Map have been revised to reflect these changes. The revised lists of conditions of approval are attached to this report as Exhibit 4 and Exhibit 5, respectively.

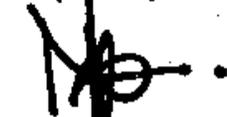
RECOMMENDATION:

Staff recommends the Board take the following actions for approval of the Riolo Vineyard Specific Plan project, which are more fully set forth in the accompanying County Counsel Memorandum to the Board of Supervisors dated May 12, 2009 (Exhibit 1):

- (1) Accept the Public Facilities Financing Plan and the Urban Services Plan.
- (2) 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.
- (3) Adopt the Resolution Approving Amendments to the Placer County General Plan.
- (4) Adopt the Resolution Approving Amendments to the Dry Creek / West Placer Community Plan.
- (5) Adopt the Resolution Adopting the Riolo Vineyard Specific Plan.
- (6) Adopt the Ordinance Approving the Riolo Vineyard Development Standards

- (7) Adopt the Resolution Approving the Riolo Vineyard Design Guidelines.
- (8) Adopt the Ordinance Rezoning Certain Properties Within the Riolo Vineyard Specific Plan.
- (9) Adopt the Ordinance Adopting a Development Agreement for Properties Within the Riolo Vineyard Specific Plan.
- (10) Approve the Large-Lot Tentative Vesting Subdivision Map, subject to the findings in Attachment 1 of Exhibit 1 and subject to Conditions 1-28 as set forth in Exhibit 4 of the Staff Report dated May 12, 2009.
- (11) Approve the Small-Lot Tentative Vesting Subdivision Map, subject to the findings in Attachment 1 of Exhibit 1 and subject to Conditions 1-198 as set forth in Exhibit 5 of the Staff Report dated May 12, 2009.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
 Planning Department, Community Development and Resource Agency Director

EXHIBITS

- Exhibit 1. County Counsel Memorandum to Board of Supervisors dated May 12, 2009, including all Resolutions and Ordinances required for the project entitlements – Subject: Approval of the Riolo Vineyard Specific Plan and Related Entitlements.
- Exhibit 2. Small-Lot Vesting Tentative Subdivision Map
- Exhibit 3. Large-Lot Vesting Tentative Subdivision Map
- Exhibit 4. Conditions of Approval, Large-Lot Vesting Tentative Subdivision Map
- Exhibit 5. Conditions of Approval, Small-Lot Vesting Tentative Subdivision Map

The following attachments were distributed with the 02-10-09 staff report and are on file for review at the Clerk of the Board:

- Riolo Vineyard Specific Plan Draft Environmental Impact Report (January 2008)
- Riolo Vineyard Specific Plan Final Environmental Impact Report (October 2008)
- Mitigation Monitoring Reporting Program (October 2008)
- Riolo Vineyard Specific Plan (December 2008)
- Riolo Vineyard Development Standards (December 2008)
- Riolo Vineyard Design Guidelines (December 2008)
- Riolo Vineyard Specific Plan Public Facilities Financing Plan
- Riolo Vineyard Urban Services Plan
- Large-Lot and Small-Lot Vesting Tentative Subdivision Map

cc:

Rob Aragon, Applicant Representative, JTS Communities
Kevin Kemper, Applicant Attorney
Bridget Barnes, Attorney for Frisvold (non-participating property owner)
Stephen AuClair, Representative for Elliott (non-participating property owner)

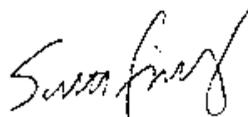
Copies sent by Planning:

Michael Johnson, CDRA Director
Loren Clark, Planning Department
Ann Baker, Planning Department
Wes Zicker, Engineering & Surveying Division
Rick Eiri, Engineering & Surveying Division
Chuck Grant, Engineering and Surveying Division
Gina Langford, Environmental Coordinator
Joanne Auerbach, Redevelopment Agency
Ken Grehm, DPW Transportation
Stephanie Holloway, DPW Transportation
Andrew Gaber, DPW Transportation
Jill Pahl, Environmental Health Services
Tom Christofk, Air Pollution Control District
Andrew Darrow, Flood Control District
Vance Kimbrell, Facility Services-Parks Division
Jim Durfee, Facility Services
Scott Finley, County Counsel's Office
Allison Carlos, County Executive Office
Rui Cunha, Office of Emergency Services
Bob Eicholtz, CDF/Placer County Fire
Christine Turner, Agricultural Commissioner
City of Roseville, Community Development Department
Placer County Water Agency

OFFICE OF THE COUNTY COUNSEL

To: Honorable Board of Supervisors

From: Scott H. Finley, Supervising Deputy County Counsel



Date: May 12, 2009

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

On March 10, 2009, your Board of Supervisors closed the public hearing on the Riolo Vineyard Specific Plan and related entitlements and adopted a motion of intent to approve the project. To finalize your approval of the Plan and related entitlements, the following actions should be taken in the order presented:

- (1) Motion to Accept the Public Facilities Financing Plan and the Urban Services Plan for the Riolo Vineyard Specific Plan.**
- (2) 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.
- (3) Motion to Adopt the Resolution Approving Amendments to the Placer County General Plan.** The Resolution is attached as Attachment B.
- (4) Motion to Adopt the Resolution Approving Amendments to the Dry Creek-West Placer Community Plan.** The Resolution is attached as Attachment C.
- (5) Motion to Adopt the Resolution Adopting the Riolo Vineyard Specific Plan.** The Resolution is attached as Attachment D.
- (6) Motion to Adopt the Ordinance Approving the Riolo Vineyard Development Standards.** The Ordinance is attached as Attachment E.
- (7) Motion to Adopt the Resolution Approving the Riolo Vineyard Design Guidelines.** The Resolution is attached as Attachment F.
- (8) Motion to Adopt the Ordinance Rezoning Certain Properties Within Riolo Vineyard Specific Plan.** The Ordinance is attached as Attachment G.

(9) 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.

(10) Motion to Approve the Large Lot Vesting Tentative Map, subject to the findings in Attachment I, and subject to Conditions Nos. 1-28 as set forth in Exhibit 4 of the Staff Report dated May 12, 2009.

(11) Motion to Approve the Small Lot Vesting Tentative Map, subject to the findings in Attachment I, and subject to Conditions Nos. 1-198 as set forth in Exhibit 5 of the Staff Report dated May 12, 2009.