



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, AICP  
Agency Director

By: Lisa Carnahan, Associate Planner

**DATE:** February 24, 2015

**SUBJECT:** **Riolo Vineyard Specific Plan. Amendments to Specific Plan, Land Use and Development Standards, and Development Agreement; Rezone.**

**ACTIONS REQUESTED**

1. Open the public hearing and receive public testimony on the Addendum to the Riolo Vineyards Specific Plan Final Environmental Impact Report and the proposed amendments to the Riolo Vineyard Specific Plan, Design Guidelines, and Development Standards.
2. Close the public hearing and continue the matter to the March 24, 2015 Board hearing date to allow for the completion of the amendments to the Development Agreement and the associated Finance Plan (including the Public Facilities Finance Plan and Urban Services Plan) for this amendment to the Riolo Vineyards Specific Plan.

**BACKGROUND**

In May 2009, the Placer County Board of Supervisors approved the Riolo Vineyard Specific Plan (RVSP) and certified the RVSP Final Environmental Impact Report, California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. As approved by the County, the RVSP also included amendments to the Placer County General Plan and Dry Creek/West Placer Community Plan, a Rezone of a portion of the project area to the Riolo Vineyard Specific Plan Specific Plan, a Development Agreement, Large-Lot and Small-Lot Vesting Tentative Subdivision Maps, and Development Standards and Design Guidelines. In association with these actions, the Board also accepted the Public Facilities Financing Plan and the Urban Services Plan prepared for the project for the development of up to 933 residential units and associated commercial land use, open space and recreational facilities within the 525-acre project area.

The 2009 approved Specific Plan was approved with the following land uses:

- 933 Residential Dwelling Units
  - 588 units of Low Density Residential
  - 277 units of Medium Density Residential
  - 60 units of High Density Residential
  - 2 units of Rural Residential (2 acre minimum)
  - 6 units of Agriculture-10 Residential (10 acre minimum)
- 7.5 acres of Commercial Land Uses

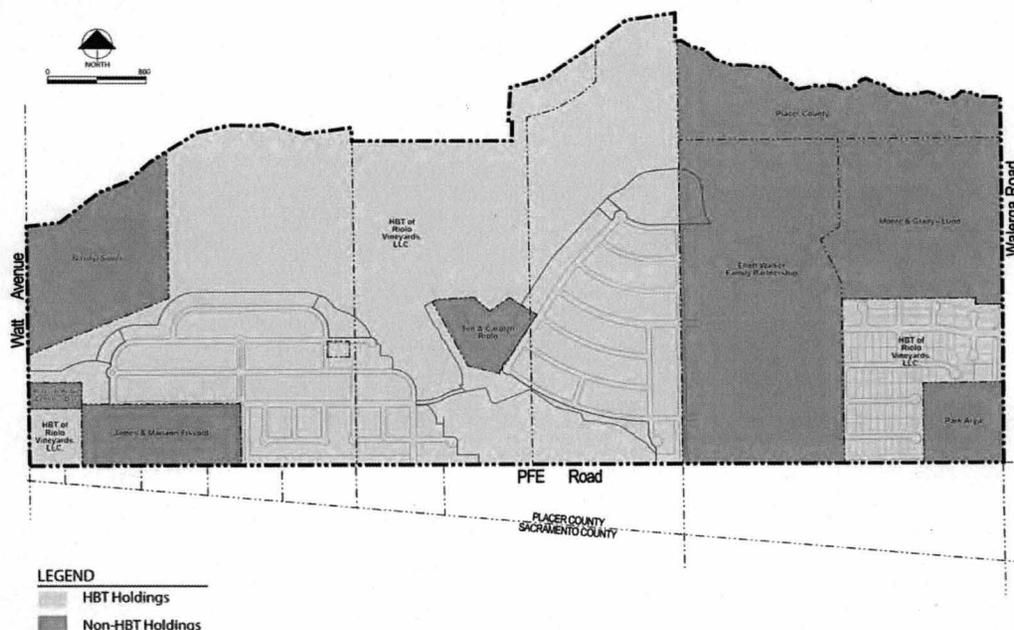
- 134 acres of Green Space
  - 123.9 acres of Open Space
  - 10.1 acres of Parks and Recreation
- 27.6 acres of Public / Quasi Public Land Uses
  - 4.8 acres of Cemetery Use
  - 2.0 acres for a Pump Station/RW Facility
  - 0.5 acres for an Electrical Substation
  - 20.3 acres of Major roadways (thoroughfares, arterials, collectors)

Of the 525 total acres within the Riolo Vineyard Specific Plan, only 322.8 acres were analyzed at a Project-Level basis. The balance of the Specific Plan Area, which is under separate ownership, was analyzed at a Programmatic level. In December 2009, Towne Development of Sacramento, also known as Homes by Towne (the Project Applicant), purchased 315.6 of the 322.8 acres. The remaining 7.2 acres is owned by Tim and Carolyn Riolo. Since the approval of the Specific Plan, the Applicant has been working with County staff to identify changes to the Specific Plan to create a more feasible and improved Plan. With this current application, the Applicant proposes to amend the Specific Plan to meet its goals of improving the project's financial feasibility, reducing long-term maintenance costs, and retaining competitiveness with adjacent developments.

In December 2010, the Planning Commission approved a Vesting Tentative Subdivision Map for Parcel J of the Riolo Vineyard Specific Plan (PSUB 20100207). Parcel J, comprised of 107 residential lots, is located in the southeast portion of the Specific Plan area. Approval of Parcel J included a density transfer of 20 lots from other phases of the Specific Plan, although the overall development of up to 933 units for the plan area remained the same. Additionally, the phasing of construction changed so that construction would begin on the eastern side of the Plan area, and continue in an east-to-west direction. The Improvement Plans for Parcel J, now known as "Mariposa", were recently submitted to the Engineering and Surveying Division for review.

In December 2012, the Board of Supervisors adopted an Addendum to the 2009 Certified Environmental Impact Report for the Riolo Vineyard Specific Plan to incorporate revisions to the mitigation obligations to allow for the project's affordable housing requirement to be satisfied at an off-site location.

## PROJECT DESCRIPTION



The Applicant proposes the following Specific Plan amendments to update the previously approved Specific Plan. These changes will result in an updated Specific Plan document, as well as revised Development Standards and Design Guidelines. Additionally, the Applicant is proposing amendments to the Development Agreement, as well as modifications to the Facilities and Services Fee Programs.

### **Amendments to the Specific Plan**

The Applicant proposes to amend the Specific Plan to reflect the following changes:

1. Elimination of Alley-Loaded Medium Density Homes  
The previously approved Specific Plan allocated 157 units to Medium Density Residential (MDR). To create housing more consistent with the Dry Creek/West Placer Community Plan, the proposed RVSP Amendment would remove the alley-loaded Medium Density homes, resulting in a decrease in the number of MDR units to 102.

2. Replacement of High Density Residential Land Use with a Commercial Land Use Designation  
The previously approved Specific Plan allocated 60 units to High Density Residential (HDR) to meet the Project's requirement for the provision of affordable housing. As noted above, in 2012 the Board of Supervisors took action to allow this affordable housing requirement to be provided at an off-site location (at the Acres of Hope facility in the Bowman area).

The proposed modification to the High Density Residential designation would allow the 3.2 acres previously reserved for HDR to become designated as a Commercial land use. As a result of deed restrictions required by the previously-modified Mitigation Measure 5-3a, the use of this parcel will be restricted to affordable housing until such time as the funding obligation has been fully satisfied. The applicant also proposes to limit commercial development to a maximum of 3,750 square feet on this parcel to assure that the traffic generated by the development of this parcel does not exceed the traffic volumes analyzed in the original environmental document.

3. Addition of Low Density Residential Uses  
The previously approved Specific Plan allocated 378 units to Low Density Residential (LDR). This proposed amendment to the Specific Plan would add 63 LDR units, resulting in a total of 441 LDR units. The addition of LDR units is consistent with the Dry Creek/West Placer Community Plan, which envisions low density single-family residential development over most of the Plan area. Although there would be an additional number of LDR units, the overall maximum number of 933 units would remain unchanged.

4. Creation of a Density Reserve  
The Specific Plan allows for a total of 933 residential units to be constructed in the Specific Plan; however, with the elimination of the alley-loaded Medium Density Homes and the Plan revisions, not all residential units allocated to the Applicant are utilized on the land plan. A Density Reserve of the 47 unused lots would be created, which lots may be transferred to other property owners within the Specific Plan area. Since the replacement of commercial/retail on the High Density Residential parcel is in addition to the Density Reserve of 47 dwelling units, any future application of these 47 units being allocated to other Specific Plan parcels would result in additional environmental review for potential traffic impacts.

5. Removal of Ag-10 Residential Land Use/Introduction of Agriculture and Estate Residential Land Use within HBT-owned Portions of the Specific Plan  
The previously approved Specific Plan allocated six residential units to Agriculture-10 for a total of 61.3 acres. This proposed amendment to the Specific Plan would transfer those 61.3 acres

to Agriculture and replace those Agriculture-10 residential units with 11 Estate Residential units. The Agriculture-10 land use would remain for future potential use by other land owners within the Specific Plan.

6. Roadway Changes

The previously approved Specific Plan included a northerly arterial road running from east-to-west parallel to PFE Road between Watt Avenue and Walerga Road. This proposed amendment to the Specific Plan would eliminate the arterial road, which would also eliminate the access connection to Watt Avenue. A number of large oak trees immediately north of the Roseville Cemetery that were previously authorized for removal would no longer need to be removed to accommodate the new road.

7. Relocation of Parks and Recreation Areas

The previously approved Specific Plan included parks and recreation areas located within the LDR areas. This proposed amendment to the Specific Plan would relocate these parks and recreation areas to the perimeter of the LDR areas, which would create better connections to the trail systems and provide views of open space.

8. Proposed Modification to the Development Agreement

As discussed above, a Development Agreement was executed in 2009. The applicant proposes to modify the Development Agreement to reflect the above amendments to the RVSP.

**Revisions to the Development Standards and Design Guidelines**

The Applicant proposes to amend the Development Standards to reflect changes in land use designations, including the elimination of the High Density Residential land use designation on the parcel at the corner of PFE and Watt and its corresponding change to a Commercial land use designation, the inclusion of the Estate Residential land use designation, and corresponding changes to Figures and Tables.

Proposed changes to the Design Guidelines include a change in theme from a "Southern European" theme to a "West Placer" theme in order to better integrate the project with the surrounding developments, the inclusion of the Estate Residential land use design information, the elimination of the High Density Residential information, a simplified gateway entry concept, and updated park information.

**Amendments to the Development Agreement**

Proposed amendments to the Development Agreement will be discussed in detail when this project is presented at the March 24, 2015 Board hearing.

**MUNICIPAL ADVISORY COUNCIL MEETINGS**

This proposed amendment to the Riolo Vineyard Specific Plan was heard at the West Placer Municipal Advisory Council as an informational item on August 13, 2014, and returned to the MAC as an action item on November 12, 2014. After listening to information presented by County staff and the applicant, and after hearing public comment, the MAC voted to recommend approval (3:0, with two MAC members absent) of the proposed amendments to the Riolo Vineyard Specific Plan to the Planning Commission.

**PLANNING COMMISSION ACTION**

On November 20, 2014, the Planning Commission considered the proposed amendments to the Riolo Vineyard Specific Plan. There were no public comments made at the hearing. The major concern of the Commissioners involved the connection of the Applicant-owned parcels through the Elliot parcel (a

non-participating property owner), and whether there was an agreement on record from the Elliots which would allow a connection from Parcel J to the remainder of the project. The Planning Commission was reminded that the Elliots, in December 2010 in conjunction with the review of the Parcel J Tentative Subdivision Map, expressed general support and concurrence for a future connection from Parcel J through the Elliot parcel. Until such time as the Elliot and/or the middle portion of the Plan is developed, Parcel J has an Emergency Vehicle Access to PFE Road.

At the Planning Commission hearing, the Applicant proposed to re-start the timeline for commencement of the Development Agreement term to begin on the effective date of the Amended Development Agreement versus the original date of the Development Agreement, thereby extending the Term of the Development Agreement. (See Section 1.3.1 of the Amended Development Agreement)

After deliberations, the Planning Commission adopted a motion (5:0, with Commissioners Gray and Roccucci absent) to recommend a new effective date for the Amended Development Agreement, and adopted another motion to recommend to the Board of Supervisors the proposed amendments to the Riolo Vineyard Specific Plan, as well as adopt the Addendum to the certified Final EIR, adopt an amendment to the Mitigation Monitoring and Reporting Program, adopt an ordinance for a rezone, adopt an ordinance approving the amendments to the Development Standards, adopt a resolution approving the amendments to the Design Guidelines, and adopt an ordinance approving the Amended and Restated Development Agreement.

#### **DISCUSSION OF ISSUES**

Staff analyzed each area in which the applicant has proposed changes to the Specific Plan to ensure its compliance with General Plan policies.

#### **LAND USE CHANGES AND REZONE**

As previously discussed, the proposed amendments to the Specific Plan include a land use designation change of the HDR area on the southwest corner of the site to Commercial. The Commercial use is consistent with the goals and policies of the adopted Specific Plan. To assure that no additional traffic is generated from this new Commercial land use than was analyzed in the original EIR, the Commercial area would be limited to 3,750 square feet of floor area.

This amendment to the Specific Plan also proposes the addition of two new land use designations: Agriculture and Estate Residential. Although these are land use designations which were not included within the certified FEIR for the RVSP, the two land use designations would result in similar impacts to Agriculture-10 and Low Density Residential land use designations. The proposed amendment to the Specific Plan would therefore be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required.

While reviewing the 2009 approved Specific Plan documents, staff discovered that the original Rezone Ordinance contained typographical errors which referenced Placer Vineyards Specific Plan instead of Riolo Vineyard Specific Plan. Additionally, the Assessor's Parcel Numbers have since been changed. To correct these errors and update the Assessor's Parcel Numbers, a new Rezoning Ordinance is proposed. There are no environmental impacts resulting from the correction of this unintentional clerical error and the update to the Assessor's Parcel Numbers.

#### **ROADWAY CHANGES/CIRCULATION**

The previously approved Specific Plan included an internal through road connection from Watt Avenue to Walerga Road, a right-in, right-out only access point on Watt Avenue, two major access points on PFE Road, and one access point on Walerga Road. This proposed amendment to the Specific Plan proposes road configuration revisions that would simplify the roadway network through the Specific

Plan area. Access would no longer be provided from Watt Avenue. The proposed revisions to the roadway network would generally separate vehicular circulation for the Riolo Vineyard project into two separate portions, thereby eliminating the previously approved roadway connection across the wetland preserve and drainage area.

Changes to traffic impacts associated with the Specific Plan amendment project circulation changes and trip generation changes were analyzed by KD Anderson & Associates, Inc. The changes related to eliminating the Watt Avenue access, eliminating the on-site wetland preserve creek crossing planned midway through the project, and adding a third access on PFE Road were reviewed for project access impacts, which were determined to be less than significant.

The currently approved Specific Plan has a residential roadway connection to Watt Avenue, limited to right turns in and out only. The traffic analysis prepared for this amendment to the Specific Plan concluded that eliminating the westerly access to Watt Avenue would move some traffic to the PFE Road access locations, but regionally, the loss of the connection would make little difference to the overall traffic circulation patterns in the project vicinity. While the daily volume of traffic on PFE Road would go up slightly with the closure, under "Existing Plus Project" conditions, the resulting volume would still yield a Level of Service (LOS) A.

The proposed project eliminates the through-road connection between the western and eastern portions of the Specific Plan area. The traffic analysis prepared for this amendment to the Specific Plan concluded the elimination of this through-road, and the associated construction of an alternative internal roadway, would not adversely impact traffic in the project vicinity.

The traffic study prepared for this amendment to the Specific Plan analyzed the creation of a third access on PFE Road and concluded that the third access may reduce the traffic volumes at the other two project intersections slightly, as the new access would serve 70 single-family residences and handle about 70 PM peak hour trips. These trips would otherwise be distributed to the other two primary PFE Road access points.

Implementation of this revised roadway system has been concluded to be an acceptable design solution that eliminates direct access to Watt Avenue and reduces impacts to sensitive habitats within the project.

#### HYDROLOGY / FLOODPLAIN

The proposed amendment to the Specific Plan would result in a reduced development footprint from the previously approved project, in part due to the elimination of the parallel arterial roadway and its Watt Avenue intersection, thus resulting in the construction of less impervious surfaces. The proposed Specific Plan amendment would reduce the previously approved amount of fill of the floodplain by 6.3 acres (34 acre feet) for the Applicant-owned parcels. The proposed amendment would result in the same types of construction and operational activities in the Plan area. The proposed amendment would not create additional impacts to drainage patterns, polluted runoff water, surface water quality, groundwater quality, or watersheds of important surface water resources.

Overall, the proposed amendment to the Specific Plan would reduce floodplain impacts due to a reduced encroachment into the pre-construction 100-year floodplain. While minor encroachments into the preconstruction 100-year floodplain fringe are proposed, the encroachments are less than was previously approved, and excavation is proposed within the remaining floodplain overbank areas to offset the hydraulic impacts of the floodplain encroachments so that no adverse impact to floodplain elevations would occur. As with the previously approved RVSP project, this proposed amendment project would be required to obtain Conditional Letter of Map Revision (CLOMR) approval from FEMA

prior to construction activities that would modify floodplain boundaries. As before, a Letter of Map Revision (LOMR) for Dry Creek and tributary floodplains affected by individual future construction projects within the Plan Area would be prepared after construction is completed and submitted to FEMA to document any floodplain changes. In its review of the proposed changes to the hydrology for the project, staff has concluded that the proposed changes are a favorable design solution for the proposed Specific Plan.

The Riolo Vineyard Drainage Master Plan Amendment, dated July 10, 2014, analyzed recent state legislation with the potential to impact the proposed amendment project. In 2007, the State of California set the 200-year event as the urban level of flood protection for the State through a series of laws included in SB5. SB5 requires all cities and counties within the Sacramento-San Joaquin Valley to make findings related to an urban level of flood protection or the national FEMA standard of flood protection before entering into a development agreement, discretionary permit, or approving a tentative map for a project located within a flood hazard zone. Per the Drainage Master Plan, the only sources of flooding that meet the ULOP 200-year criteria that extend into the project limits occur along the project's northern boundary with Dry Creek. The ULOP 200-year areas of the development will be elevated with fill materials to provide the same freeboard normally required for the 100-year event. Therefore, this amendment to the Specific Plan does not place housing within an area subject to the 200 year storm event.

To comply with the regulations set forth in SB5, the County will make a "finding of fact" prior to issuing permits for any building areas proposed within the 200-year flood zones identified in the Drainage Master Plan as being greater than three feet in depth. This "finding of fact" will verify that the required freeboard is placed relative to the 200-year event water surface elevations rather than the 100-year water surface elevations per the ULOP requirements. County staff concurs with the design solution proposed with this Specific Plan amendment as it relates to flood protection.

#### WASTEWATER

This proposed amendment to the Specific Plan would require modified sewer services, as well as the construction of new water and wastewater conveyance systems, on-site sewer system, and stormwater drainage facilities similar to those of the previously approved Specific Plan. The Revised Sewer Master Plan for this Specific Plan amendment proposes modifications to the sewer design so that some sewer pipelines will be constructed where pipelines were not previously proposed. However, the environmental impacts of the construction area of these sewer lines were analyzed as a part of this amendment and the environmental impacts were determined to be less than significant. Specifically, the buried pipelines would not affect the floodplain, no additional trees would need to be removed, and no additional wetland impacts would occur as a result of the new sewer pipeline locations.

Two existing off-site sewer lines will need to be upsized on the east side of Walerga Road leading to the existing Dry Creek and Creekview Middle School Lift Station. Manhole sections KB11-07 to KB11-03 will be upsized from a 12 inch line to a 15 inch line and manhole section KB11-03 to the Dry Creek Lift Station will be upsized from a 15 inch line to an 18 inch line. The existing lift station will require some improvements as a result of the changes to the Sewer Master Plan and to insure the system is fully operational in peak and minimal flow conditions after the Riolo Vineyard Lift Station is constructed. Upsizing these sewer lines will not cause any additional environmental impacts, since the alignment was previously disturbed when the existing lines were installed and the construction area had been previously reviewed for biological, wetland, and tree impacts in the RVSP EIR. Excavating a trench of a similar width and length as was previously constructed for the installation of the existing lines in a previously disturbed area in order to either replace existing lines with larger diameter ones, or install new larger diameter sewer lines, will not cause any additional environmental impacts.

## PARKS

This proposed amendment to the Specific Plan would increase the acreage of parks by 0.6 acres and open space by 4.4 acres within the Specific Plan area, thereby providing more areas for residents to recreate in without leaving the Plan area. As proposed, the parks and recreation areas would generally be relocated from within the center of Low Density Residential (LDR) areas to perimeter locations of LDR areas which would create better connections to the trail systems and provide enhanced views of the open space areas. The proposed amendment was determined to be within the scope of impacts addressed in the previously certified EIR, and staff has concluded the proposed modifications to parks facilities is a superior solution to the originally approved Specific Plan.

## **CEQA COMPLIANCE**

The proposed revisions to the Specific Plan include changes to land use designations and circulation patterns, the relocation of park and recreation areas, and revisions in the funding mechanisms for capital facilities. The proposed revisions would not alter any of the conclusions of the previously certified EIR regarding the significance of environmental impacts nor alter the RVSP boundaries, or the amount of development, including off-site infrastructure.

Although the proposed revisions to the project would not create any new impacts or make impacts identified in the EIR more severe, the following mitigation measures were revised to reflect updated information:

- Mitigation Measures 6-1a and 6-1b were updated to reflect the fact that both a Corps Section 404 Permit and Regional Water Quality Control Board 401 Permit have been issued for the project.

Consistent with the requirements of CEQA Guidelines Section 15162 (Subsequent EIRs), an environmental checklist was prepared to determine if any circumstances changed or new information of substantial importance would trigger the need for a subsequent EIR. As provided for in Section 15164 (Addendum to an EIR), an Addendum to the previously certified EIR was prepared because:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR;
- No substantial changes would occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR; and
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete.

An Addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Staff has concluded that an Addendum is appropriate for the proposed RVSP amendments.

## **CORRESPONDENCE**

As of the writing of this report, the County has received correspondence from the South Placer Municipal Utility District regarding disclosure to future residents of the Parcel J (Mariposa) subdivision,

located in the southeast portion of the Specific Plan, as to the future installation of an electrical substation within the subdivision. The notification to future residents would be an issue covered during the Improvement Plan process for the Parcel J/Mariposa subdivision, and is not relevant to the Specific Plan amendment process discussed herein. Placer County also received correspondence from Sacramento County regarding potential cross-jurisdictional roadway impacts associated with the Riolo Vineyard Specific Plan amendments. A response letter was sent to Sacramento County which discussed the proposed changes to traffic impacts associated with the Specific Plan amendment. Consistent with the findings of the original RVSP approval, no significant impacts associated with Sacramento County roadways or intersections were identified with the proposed Specific Plan amendment. A copy of the letters received as well as the response letter to Sacramento County is included as Attachment F.

### **RECOMMENDATION**

Staff recommends that the Board of Supervisors open the public hearing for the proposed amendment to the Riolo Vineyard Specific Plan, receive public testimony, close the public hearing, then continue action on the item to the March 24, 2015 Board hearing date to allow for the completion of the amendments to the Development Agreement and the associated Finance Plan (including the Public Facilities Finance Plan and Urban Services Plan) for this amendment to the Riolo Vineyards Specific Plan.

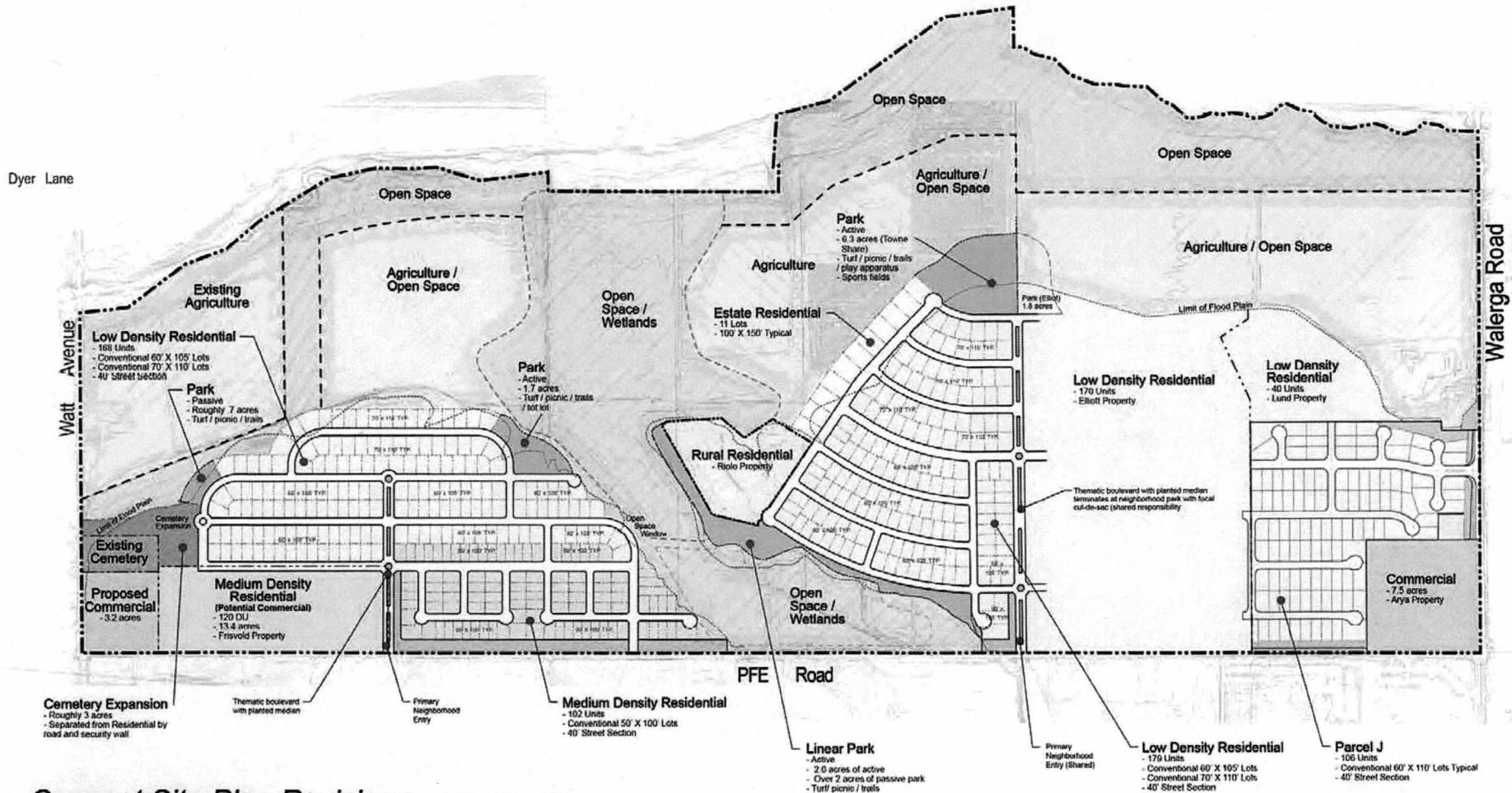
### **ATTACHMENTS**

- Attachment A: Proposed Site Plan
- Attachment B: Approved Site Plan
- Attachment C: Land Use Comparison Table
- Attachment D: Addendum to the Previously Approved Environmental Impact Report
- Attachment E: Riolo Vineyard Specific Plan, revised October 2014 (*Delivered under separate cover, available online at [www.placer.ca.gov](http://www.placer.ca.gov), and on file with the Clerk of the Board's office*)
- Attachment F: Riolo Vineyard Specific Plan Design Guidelines (*Delivered under separate cover, available online at [www.placer.ca.gov](http://www.placer.ca.gov), and on file with the Clerk of the Board's office*)
- Attachment G: Riolo Vineyard Specific Plan Development Standards (*Delivered under separate cover, available online at [www.placer.ca.gov](http://www.placer.ca.gov), and on file with the Clerk of the Board's office*)
- Attachment H: Planning Commission Staff Report, November 20, 2014 (*Duplicate attachments removed*)
- Attachment I: Public Correspondence received

cc: Michael Johnson - Agency Director  
Karin Schwab - County Counsel's Office  
Rebecca Taber - Engineering and Surveying Division  
Laura Rath - Environmental Health Services

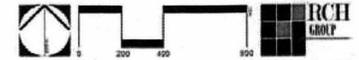
Andy Darrow – Flood Control District  
Andy Fisher – Parks  
Mike DiMaggio - CalFire  
Jeff Pemstein – Owner  
Dave Cook – Applicant

Proposed Site Plan



Concept Site Plan Revisions  
**RIOLO VINEYARDS**

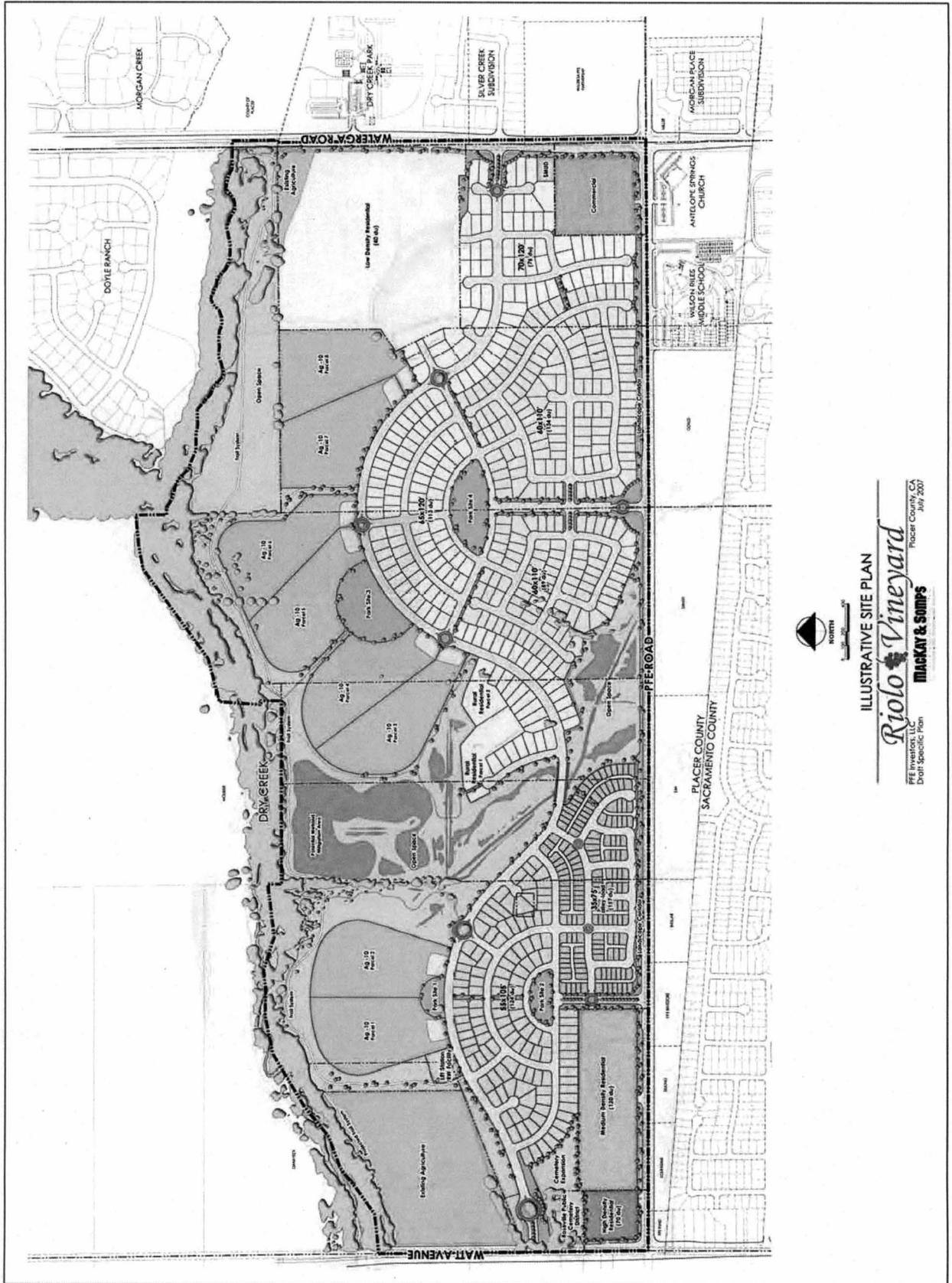
HBT of RV	603
OTHERS	330
<b>TOTAL</b>	<b>933</b>



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# ATTACHMENT B

## Approved Site Plan



ILLUSTRATIVE SITE PLAN

**Riolo Vineyard**

Placer County, CA  
 Draft Specific Plan  
 MACKAY & SOMPS  
 July 2007

## Land Use Comparison

**APPROVED Land Use Summary**

Land Use	Lot Size	Units	Acres	Percent
<b>Residential (PFE Investors)</b>				
Low Density Residential	5,500 sf lots or larger	378	110.4	21.0 %
Medium Density Residential	2,000 - 5,499 sf lots	157	23.7	4.5 %
High Density Residential	N/A	60	3.2	0.6 %
Rural Residential	2 acre minimum	2	5.0	1.0 %
<b>Residential (PFE Investors) Total</b>		<b>597</b>	<b>142.3</b>	<b>27.1 %</b>
<b>Residential (Others)*</b>				
Medium Density Residential (Frisvold)	2,000 - 5,499 sf lots	120	12.6	2.4 %
Low Density Residential (Elliott)	5,500 sf lots or larger	170	74.2	14.1 %
Low Density Residential (Lund)	5,500 sf lots or larger	40	36.5	6.9 %
<b>Residential (Others) Total</b>		<b>330</b>	<b>123.3</b>	<b>23.4 %</b>
<b>Agricultural</b>				
Agriculture-10	10 acre minimum	6	61.3	11.7 %
Agriculture	N/A	N/A	29.8	5.7 %
<b>Agricultural Total</b>		<b>6</b>	<b>91.1</b>	<b>17.4 %</b>
<b>Commercial</b>				
Commercial	N/A	N/A	7.5	1.4 %
<b>Commercial Total</b>			<b>7.5</b>	<b>1.4 %</b>
<b>Green Space</b>				
Open Space	N/A	N/A	123.9	23.6 %
Parks and Recreation	N/A	N/A	10.1	1.9 %
<b>Green Space Total</b>			<b>134.0</b>	<b>25.5 %</b>
<b>Public or Quasi-Public</b>				
Cemetery	N/A	N/A	4.8	0.9 %
Major Road/ Landscape Corridor	N/A	N/A	20.3	3.9 %
Pump Station/ RW Facility	N/A	N/A	2.0	0.4 %
Substation	N/A	N/A	0.5	0.1 %
<b>Public or Quasi-Public Total</b>			<b>27.6</b>	<b>5.3 %</b>
<b>Project Area Total</b>		<b>933</b>	<b>525.8</b>	<b>100%</b>

\* (Others) refers to parcels not owned by PFE Investors which have been allocated residential units.

**Proposed Land Use Summary**

Land Use	Lot Size	Units	Acres	Percent
<b>Residential (HBT of Riolo Vineyards)</b>				
Low Density Residential	5,500 sf lots or larger	441	104.9	20.0%
Medium Density Residential	2,000 - 5,499 sf lots	102	19.8	3.8%
Estate Residential	.25 acre or larger	11	3.5	0.7%
Density Reserve	N/A	47	0	0.0%
Rural Residential	2 acre minimum	2	7.2	1.4%
<b>Residential (HBT of Riolo Vineyards) Total</b>		<b>603</b>	<b>135.4</b>	<b>25.8%</b>
<b>Residential (Others)*</b>				
Medium Density Residential (Frisvold)	2,000 - 5,499 sf lots	120	12.6	2.4%
Low Density Residential (Elliott)	5,500 sf lots or larger	170	74.2	14.1%
Low Density Residential (Lund)	5,500 sf lots or larger	40	36.5	6.9%
<b>Residential (Others) Total</b>		<b>330</b>	<b>123.3</b>	<b>23.4%</b>
<b>Agriculture</b>				
Agriculture-10	10 acre minimum	0	0	0.0%
Agriculture (HBT of Riolo Vineyards)	N/A	N/A	61.3	11.7%
Agriculture (Others)	N/A	N/A	29.8	5.7%
<b>Agriculture Total</b>			<b>91.1</b>	<b>17.3%</b>
<b>Commercial</b>				
Commercial	N/A	N/A	10.5	2.0%
<b>Commercial Total</b>			<b>10.5</b>	<b>2.0%</b>
<b>Green Space</b>				
Open Space	N/A	N/A	128.3	24.4%
Parks and Recreation	N/A	N/A	10.7	2.0%
<b>Green Space Total</b>			<b>139</b>	<b>26.4%</b>
<b>Public or Quasi-Public</b>				
Cemetery	N/A	N/A	4.8	0.9%
Major Road/Landscape Corridor	N/A	N/A	21.2	4.0%
Pump Station/RW Facility**	N/A	N/A	0.9	0.0%
Substation	N/A	N/A	0.5	0.1%
<b>Public or Quasi-Public Total</b>			<b>26.5</b>	<b>5.0%</b>
<b>Project Area Total</b>		<b>933</b>	<b>525.8</b>	<b>100.0%</b>

\*(Others) refers to parcels not owned by HBT of Riolo Vineyards which have been allocated residential units.

\*\* Tank for the Pump Station will be underground, therefore the 0.9 acres accounting for the Pump Station is not included in the total acreage of the "Project Area Total"

# ATTACHMENT D



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

EJ Ivaldi  
Deputy Planning Director

## **ADDENDUM TO A PREVIOUSLY-CERTIFIED EIR**

Pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, an Addendum to a previously-certified EIR may be prepared if only minor technical changes or additions are necessary. The addendum needs not be circulated for public review but can be included in or attached to the previously-certified EIR.

This Addendum to the Riolo Vineyard Specific Plan EIR has been prepared by the Environmental Review Committee led by Lisa Carnahan, Associate Planner, at 530-745-3067.

# Addendum to the Riolo Vineyard Specific Plan Final Environmental Impact Report

November 3, 2014

State Clearinghouse No. 2005092041

## **BACKGROUND AND ACTION TRIGGERING THE ADDENDUM**

The Riolo Vineyards Specific Plan (RVSP) is an approved project which includes a total of 933 residential units, with open-space, recreational, and commercial components, and which encompasses approximately 525 acres. The Plan area is located in the southern portion of Placer County within the Dry Creek/West Placer Community Plan area. The site is bounded on the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road. The project site is currently undeveloped with the exception of two residential ranch houses and related barn/outbuilding structures.

This addendum is intended to review and confirm CEQA compliance for the proposed amendment to the RVSP and proposed modifications to Development Standards, Design Guidelines, as well as the amendment to the Development Agreement, updated Public Services Fee and Public Facility Financing Programs, the change in land use designation of the high density residential area to commercial, the addition of the Estate Residential and Agriculture land use designations, and the Rezone of the 315.6 acres of HBT-owned property to SPL-RVSP. These would include changes to what is described and evaluated in the RVSP FEIR. These proposals include changes to land use designations, an elimination of alley-loaded medium density homes and the addition of low density homes, the creation of a density reserve, the mix and size of capital facilities, the replacement of six, Agriculture-10 residential units with 11 Estate Residential units, roadway changes, and the relocation of park and recreation areas. These changes were evaluated within the attached environmental checklist.

As the lead agency under the California Environmental Quality Act (CEQA), Placer County has determined that this Addendum to the Riolo Vineyard Specific Plan Final EIR has been prepared pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, and that this Addendum is the appropriate document to record the changes to the RVSP FEIR. An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

## Addendum to Riolo Vineyard Specific Plan FEIR

### **PREVIOUS ENVIRONMENTAL ANALYSES**

The environmental process for the RVSP involved the preparation of the following documents that are relevant to the proposed amendment to the Specific Plan:

- Draft EIR for the RVSP, Volumes I and II, January 2008
- Final EIR for the RVSP, (SCH# 2005092041), October 2008
- Findings of Fact and Statement of Overriding Considerations, May 2009
- Mitigation Monitoring and Reporting Program, May 2009
- Addendum to the Final EIR, December 2012
- Modified Mitigation Monitoring and Reporting Program, December 2012

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

In order for the County to consider the proposed RVSP Update, the County must ensure that environmental review consistent with the requirements of CEQA and the State CEQA Guidelines has been completed. Because the County has previously complied with CEQA for the adopted Specific Plan and the new discretionary action before the County would be a change in an already-approved project, the County would not need to compose a new EIR, but could use information in the certified EIR, to the extent it remains adequate. While the project may not be substantially modified by the current proposal, substantial time has passed such that the environmental conditions evaluated within the EIR may have changed. Consistent with the requirements of CEQA Guidelines Section 15162, the County must, therefore, determine whether any changed circumstances or "new information of substantial importance" will trigger the need for a subsequent EIR. Under that section, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

## Addendum to Riolo Vineyard Specific Plan FEIR

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR, unless "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation," in which case a "supplement to an EIR" would suffice (see CEQA Guidelines, § 15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the County would be required to prepare an addendum pursuant to CEQA Guidelines section 15164, explaining why "some changes or additions" to the 2009 Final EIR "are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

The Environmental Review Committee has reviewed the proposed changes and has determined that the proposed modifications are within the scope of the previously-certified EIR. No new impacts or increases to previously disclosed impacts will result and no new mitigation measures are required. The conclusions regarding potential environmental impacts contained in the 2009 RVSP EIR remain valid and no additional analysis is required.

### Attachments:

Attachment A – Environmental Checklist



# ATTACHMENT A

**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

## ENVIRONMENTAL CHECKLIST

This environmental checklist has been prepared to identify and assess whether any additional environmental review would be required in order for the County to consider the proposed changes to the Riolo Vineyard Specific Plan ("proposed RVSP Update"). This document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the assessment of any potential effects or impacts associated with the proposed RVSP Update.

In order for the County to consider the proposed RVSP Update, the County must ensure that environmental review consistent with the requirements of CEQA and the State CEQA Guidelines has been completed. Because the County has previously complied with CEQA for the adopted Specific Plan and the new discretionary action before the County would be a change in an already-approved project, the County would not need to start from scratch, but could use information in the certified EIR, to the extent it remains adequate. While the project may not be substantially modified by the current proposal, substantial time has passed such that the environmental conditions evaluated within the EIR may have changed. Consistent with the requirements of CEQA Guidelines Section 15162, the County must, therefore, determine whether any changed circumstances or "new information of substantial importance" will trigger the need for a subsequent EIR. Under that section, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR, unless "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation," in which case a "supplement to an EIR" would suffice (see CEQA Guidelines, § 15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the County would be required to prepare an addendum pursuant to CEQA Guidelines section 15164, explaining why "some changes or additions" to the 2009 Final EIR "are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Project Title: Riolo Vineyard Specific Plan Update	Plus# PSPA 20130392
Entitlement(s): Amendments to Specific Plan, Design Guidelines, Development Standards, and Development Agreement, and Rezone	
Entire Specific Plan Area: Approximately 525 acres Project-Level Area: 315.6 acres of the 525-acre area	APNs for 525-acre area: 023-200-019, 023-200-023, 023-200-027, 023-200-031, 023-200-055, 023-200-056, 023-200-057, 023-200-072, 023-200-073, 023-221-004, 023-221-005, 023-221-006, 023-221-007, 023-221-054.
Location: West of Walerga Road, east of Watt Avenue, north of PFE road, and south of Dry Creek, approximately 2.5 miles southwest of the current City limits of Roseville. PFE Road to the south and Dry Creek to the north.	

**A. BACKGROUND:**

**Project Site:**

The 525-acre Riolo Vineyard Specific Plan area is located in the southern portion of Placer County within the Dry Creek/West Placer Community Plan area. The site is bounded on the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road. The project site is currently undeveloped with the exception of two residential ranch houses and related barn/outbuilding structures.

**History:**

The Riolo Vineyard Specific Plan (RVSP) is an approved project which includes a residential community with open-space, recreational, and commercial components, and encompasses approximately 525 acres. Of the 525 total acres, only 315.6 acres were analyzed on a project-level basis in the 2009 EIR. The approved Project includes a total of 933 residential units consisting of low-, medium- and high-density as well as rural and agricultural residential uses. The RVSP Final Environmental Impact Report (EIR) (SCH# 2005092041), CEQA Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were certified and adopted by the Placer County Board of Supervisors in May 2009. As approved by the County Board of Supervisors in 2009, the RVSP also included amendments to the Placer County General Plan and Dry Creek/West Placer Community Plan, a Rezone, a Development Agreement, Finance Plan, Large-Lot and Small-Lot Vesting Tentative Subdivision Maps, and Development Standards and Guidelines. In December 2009, Towne Development of Sacramento (now Homes by Towne of Riolo Vineyards, LLC, (HBT) purchased those 315.6 acres of project-level parcels in the 525-acre RVSP area. Since then, HBT has been value engineering the Specific Plan to create a more feasible and improved land plan.

**Original RVSP Project Objectives:**

The previously approved RVSP included the following actions:

- a. Approval of amendments to the Placer County General Plan;
- b. Approval of amendments to the Dry Creek/West Placer Community Plan;
- c. Approval of the Riolo Vineyard Specific Plan;
- d. Approval of the Riolo Vineyard Specific Plan Development Standards;
- e. Approval of the Riolo Vineyard Specific Plan Design Guidelines;
- f. Approval of the Rezoning to Specific Plan (SPL-RVSP);
- g. Approval of the Project Development Agreement;
- h. Approval of the Large-Lot Vesting Tentative Subdivision Map; and
- i. Approval of the Small-Lot Vesting Tentative Subdivision Map.
- j. In association with these actions, the Board also accepted the Public Facilities Financing Plan and the Urban Services Plan prepared for the project.
- k. By a separate action, James and Marianne Frisvold, who own property contained within the Riolo Vineyard Specific Plan area (APN 023-200-057), filed for non-renewal of the Williamson Act contract associated with that parcel. The non-renewal period began January 2007 and will expire January 2016.

**RVSP Update Project Objectives:**

In order to create a more feasible and improved Plan, HBT proposes the following amendments to the previously approved RVSP:

- a. Amendments to the Specific Plan, Development Standards and Design Guidelines;
- b. Amendment to the Development Agreement;
- c. Updated Public Services Fee and Public Facility Financing Programs;
- d. A change in the RVSP land use designations of the high density residential area to commercial, the change of some Agriculture-10 land use designations to Agriculture, and the addition of the Estate Residential land use designation;
- e. A Rezone of 322.8 acres to SPL-RVSP; and
- f. A Mitigation Monitoring and Reporting Program modification.

**Summary of Proposed Amendments to RVSP:**

Previously approved and proposed land uses are compared in a "Land Use Comparison" chart, included as Appendix A. Additionally, Appendices B and C visually represent the proposed changes in the site plan from what was previously approved to what is currently being proposed. HBT proposes the following eight Specific Plan revisions to update the previously approved RVSP:

1. **Elimination of Alley-Loaded Medium Density Homes** – The previously approved RVSP allocated 157 units to Medium Density Residential (MDR). To create housing more consistent with the Dry Creek/West Placer Community Plan, this proposed RVSP amendment would remove the alley-loaded Medium Density homes, resulting in decrease in the number of MDR units to 102.
  
2. **Replacement of High Density Residential with Commercial Land Use Designation** – The previously approved RVSP allocated 60 units to High Density Residential (HDR) to meet Placer County's ten percent requirement for affordable housing on project-level parcels. On December 11, 2012, the Placer County Board of Supervisors approved the modification to the RVSP Mitigation Monitoring and Reporting Program and corresponding text revisions to the certified RVSP EIR to include an off-site alternative to meet Placer County's requirement for affordable housing. This alternative would satisfy the affordable housing obligation for the 315.6 acres through funding for a transitional housing facility located at 13675 Bowman Road in the Bowman area in Auburn. This facility is run by the non-profit Acres of Hope Organization. The funding obligation has already begun, and payments are being made consistent with the Board's approval. The revised mitigation measure requires the 3.2 acre HDR parcel to be deed restricted until the funding obligation is satisfied. This deed restriction has been recorded.  
  
This amendment to the land plan and zoning would allow the 3.2 acres previously reserved for HDR to become designated as a Commercial land use. However, as a result of deed restriction required by the previously modified Mitigation Measure 5-3a, the use of that parcel will be restricted to affordable housing until such time as the funding obligation has been fully satisfied. The applicant also proposes to limit commercial development to a maximum of 3,750 square feet on this parcel.
  
3. **Addition of Low Density Homes** – The previously approved RVSP allocated 378 units to Low Density Residential (LDR). The proposed RVSP Update would add 63 LDR units, resulting in a total of 441 LDR units. The addition of LDR units is consistent with the Dry Creek/West Placer Community Plan, which envisions low density single-family residential development over most of the Plan area. Although there would be an additional number of LDR units, the overall maximum number of 933 units would remain unchanged.
  
4. **Creation of a Density Reserve** - The Specific Plan allows for a total of 933 residential units to be constructed in the RVSP, but with the elimination of the alley-loaded Medium Density Homes and the Plan revisions, not all residential units allocated to HBT were utilized. A Density Reserve of the 47 unused lots would be created, which lots may be transferred to other property owners within the Specific Plan area. At such time as these Density Reserve lots may be utilized, additional environmental analyses may be required to determine what potential impact may result.
  
5. **Removal of Ag-10 Residential** – The previously approved RVSP allocated 6 residential units to Agriculture-10 for a total of 61.3 acres. The proposed RVSP amendment would transfer those 61.3 acres to Agriculture and replace those Agriculture-10 residential units with 11 Estate Residential units.

- 6. Roadway Changes** – The previously approved RVSP included a northerly arterial road running from east to west parallel to PFE Road between Watt Avenue and Walerga Road. The proposed RVSP amendment would eliminate the arterial road, which would also eliminate this second connection to Watt Avenue. A number of large oak trees immediately north of the Roseville Cemetery would no longer need to be removed to accommodate the new road.
- 7. Relocation of Parks and Recreation Areas** – The previously approved RVSP included parks and recreation areas located within the LDR areas. The proposed RVSP Update would relocate these parks and recreation areas to the perimeter of the LDR areas, which would create better connections to the trail systems and provide views of open space.
- 8. Proposed Modification to the Development Agreement** – As discussed above, a Development Agreement was executed in 2009. The applicant proposes to modify the Development Agreement to reflect the above amendments to the RVSP.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	SPL-RVSP, O PD=1, O PD=2 (Open Space, Planned Residential Development, maximum density of either one or two dwelling units/acre), RS-AG-B-20-DR PD=2 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Development Reserve, combining Planned Residential Development, maximum density of 2 dwelling units/acre), CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)	Low Density Residential with a Development Reserve maximum 1-2 Dwelling Units/Acre, Commercial, Greenbelt and Open Space	Agricultural Buildings, Single Family Residential, Farming and Equestrian Operations, Cemetery
North	O, O PD=1 SPL-PVSP, RS-AG-B-40 PD=1	Professional Office (P) Open Space (O)	Main Stem of Dry Creek, Riparian Corridor, Farming, Vacant Property
South	RS-AG-B-20, C1-UP-Dc, O PD=2	Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Open Space (O)	Church, Schools, Low Density Residential, Vacant Property
East	O PD=2, O PD=1, RS-AG-B-20 PD=2, CPD-Dc, RM-DL8-Dc, O PD=2	Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Open Space (O)	Future Residential Subdivision, Proposed 63 Lot Residential Subdivision, Vacant Property
West	O, OP-Dc	Professional Office (P) Open Space (O)	Low Density Residential, Vacant Property

**C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

As described in the Introduction to this Checklist, Placer County, in completing the 2009 RVSP Final EIR, had undertaken a comprehensive environmental review process to review the project prior to certification and approval. The process involved the preparation of environmental documents which are relevant to the consideration of the proposed RVSP update:

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- Draft EIR for the Riolo Vineyard Specific Plan, Volume 1 and Volume II (Appendices), January 2008;
- Final EIR for the Riolo Vineyard Specific Plan, October 2008;
- Findings of Fact and statement of Overriding Considerations for the Riolo Vineyard Specific Plan, May 2009;
- Mitigation, Monitoring and Reporting Program, May 2009;
- Addendum to the Final EIR, December 2012;
- Modified Mitigation, Monitoring and Reporting Program, December 2012.

This environmental checklist, in which the relevant inquiries under CEQA Guidelines section 15162 are embedded, is intended to evaluate all environmental topic areas for the project changes associated with the proposed RVSP Update and for any changes in circumstances presented in the environmental document, in order to determine whether such project changes and/or changed circumstances were or were not adequately covered in the FEIR (consisting of the above-listed environmental documents), which the Placer County Board of Supervisors certified in May 2009 and the Addendum and revised MMRP adopted and approved by the Board in December 2012.

If it is determined through the checklist review process, that the proposed RVSP Update would result in new or substantially more severe significant environmental impacts resulting from changes in the project or circumstances (as defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15162[a][3]), then a subsequent EIR or supplement to the prior EIR would be warranted if the applicant intends to pursue approval of proposed RVSP Update. Alternatively, the applicant might be able to modify its proposals to eliminate or diminish any environmental impacts or other factors that might be responsible for the apparent need for an additional EIR.

The above-stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

#### **D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

This environmental checklist utilizes the Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

It is important to note that the checklist responses below evaluate the proposed modifications to the RVSP and focus on whether there are any “changed conditions” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the 2009 Final EIR. A “less than significant” conclusion does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Final EIR (2009). For instance, the environmental categories might be answered with a “less than significant” in the checklist because the impacts associated with the proposed RVSP Update were adequately addressed in the FEIR, and the environmental impact significance conclusions of the Final EIR remain applicable.

**I. AESTHETICS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

**Discussion- Item I-1,2,3:**

The proposed RVSP amendment would result in a number of revisions to the previously approved RVSP, which would result in either similar or reduced visual impacts. These revisions include: the elimination of the arterial road running from east to west parallel to PFE Road; the relocation of parks and recreation areas from within the center of Low Density Residential (LDR) areas to perimeter locations of LDR areas; and a roadway and a landscape buffer between residences and the Roseville Cemetery. Overall, these revisions would result in either similar or reduced visual impacts as compared to the previously adopted RVSP. The proposed amendment would therefore be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Visual Resources section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to scenic vistas, scenic resources and the existing visual character or quality of the site and its surroundings contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item I-4:**

The proposed RVSP amendment would not create new sources of substantial light or glare. Street lighting would potentially be reduced due to the elimination of the arterial road. The additional 3,750 square feet of commercial development, which would replace the HDR, would not create new sources of substantial light or glare because it would be consistent with the lighting design guidelines previously approved for Commercial development. The proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Visual Resources section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included

with the proposed RVSP Update project by this reference. The conclusions regarding impacts to light or glare contained in the 2009 EIR remain valid and no additional analysis is required.

**II. AGRICULTURAL & FOREST RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			X	
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			X	
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			X	
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)			X	
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)			X	

**Discussion- Item II-1:**

The RVSP area is already designated for urban uses. As discussed in the previously certified RVSP EIR, the impact related to the loss of agricultural land was found to be significant and unavoidable. On May 12, 2009, the County Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No. 2009-117). The proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Farmland contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item II-2:**

The Placer County General Plan requires buffer zones to separate urban uses from land designated agriculture where noise from machinery, dust, the use of fertilizers and chemical spray, and other related agricultural activities would create problems for nearby residential and other sensitive land uses. The proposed RVSP amendment would be designed to provide the same buffer widths as the previously approved RVSP between residential units and agricultural land uses. The proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Land Use section of the RVSP EIR and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to land use buffers for agricultural operations contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item II-3:**

The proposed Specific Plan amendment would not create additional impacts to Williamson Act Contracts. The proposed Update's Right-to-farm policy would be consistent with the previously approved RVSP. The proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to existing zoning for agricultural operations contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item II-4:**

The proposed Specific Plan amendment would apply to the project-level parcels in the existing RVSP area. The Plan area and surrounding parcels are not zoned forestland or timberland, therefore the proposed RVSP Update would not conflict with existing zoning for, or cause rezoning of forestland or timberland. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to forestland or timberland contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item II-5:**

The RVSP area is already designated, in large part, for urban uses. As discussed in the previously certified RVSP EIR, the impact related to the loss of agricultural land was found to be significant and unavoidable. On May 12, 2009, the County Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No. 2009-117). The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Farmland contained in the 2009 EIR remain valid and no additional analysis is required.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

**Discussion- All Items:**

The proposed RVSP amendment would replace the HDR land use with commercial uses and would limit the retail space to 3,750 square feet. According to a Trip Generation Analysis conducted by KD Anderson and Associates in May 2014 (Analysis included as Appendix D), replacing HDR with a small commercial building this size would result in 11,214 daily trips, which is less than the 11,356 trips anticipated to be generated from that parcel under the previously adopted RVSP. The proposed RVSP Update would also reduce p.m. peak hour trips from 1,240 to 1,228 and produce the same number of a.m. peak hour trips (831) as the previously approved RVSP. Therefore, the proposed RVSP amendment would result in no additional air quality impacts. The proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Air Quality Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP amendment project by this reference. The conclusions regarding impacts to Air Quality contained in the 2009 EIR and as augmented above, remain valid and no additional analysis is required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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		Measures		
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X	

**Discussion- Item IV-1,2,3,4,6,7,8:**

The proposed RVSP amendment would reduce impacts to Biological Resources in some areas compared to the previously certified RVSP EIR, as the proposed RVSP Update would increase the amount of open space in the Plan area, reduce floodplain encroachment, and result in a reduction of oak trees near the cemetery. Although the revised Wastewater Master Plan for this Specific Plan amendment revises the sewer design so that sewer pipelines will be constructed where they were not previously proposed within the open space areas, the environmental impacts of the proposed sewer construction have been analyzed, including any potential impacts to native trees, wetlands and floodplain areas, and the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new significant impacts would occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Biological Resources section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by reference. The conclusions regarding impacts to Biological Resources contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item IV-5:**

The previously certified RVSP EIR contained mitigation measures which included a requirement to obtain and comply with Section 404 permit conditions of approval. In 2013, the U.S. Army Corps of Engineers issued a Section 404 permit (SPK-2005-01060) to HBT of Riolo Vineyards, LLC for the previously approved RVSP. The

proposed RVSP amendment would not result in any new or additional impacts to wetlands, and all 404 permit conditions would be adhered to with the Update. The proposed sewer alignment would create the same wetland impacts as previously analyzed in the RVSP EIR. No new impacts would occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Biological Resources section of the RVSP EIR (available at the Placer County Planning Services Division), listed in the revised Mitigation Monitoring and Reporting Program (attached herein as Appendix E) and are included with the project by reference. The conclusions regarding impacts to wetlands contained in the 2009 EIR remain valid and no additional analysis is required.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

**Discussion- All Items:**

The certified RVSP EIR concluded that there are few known cultural or paleontological resources in the Plan area. However, the RVSP EIR identified mitigation measures to reduce impacts to the previously recorded archaeological sites to a less than significant level, and to address inadvertent damage to currently unknown cultural and/or paleontological resources during project construction. The proposed RVSP amendment would apply to the same project-level parcels analyzed in the RVSP EIR. Therefore, the proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. All impacts have been adequately addressed in the earlier document and are described in the Cultural Resources Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Cultural Resources contained in the 2009 EIR remain valid and no additional analysis is required.

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	

3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)			X	
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			X	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

**Discussion- All Items:**

The proposed RVSP amendment would apply to the project-level parcels analyzed in the previously certified RVSP EIR, resulting in similar impacts to soils and geology. In comparison to the previously adopted RVSP, the proposed RVSP amendment would reduce the grading footprint, therefore reducing impacts to soils and topography. A total reduction of 6.3 acres of encroachment into the 100-year floodplain, or 34 acre-feet, is proposed with the proposed RVSP amendment project, resulting in an overall reduction in the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigations would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Soils, Geology, and Seismicity section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference and would reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to Geology and Soils contained in the 2009 EIR remain valid and no additional analysis is required.

**VII. GREENHOUSE GAS EMISSIONS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

**Discussion- All Items:**

As discussed in the previously certified RVSP EIR, the impact related to greenhouse gases was determined to be Significant and Unavoidable. According to a Trip Generation Analysis conducted by KD Anderson and Associates in May 2014, the proposed RVSP amendment would generate 11,214 daily trips, which is less than the 11,326 trips in the previously approved RVSP. The trips generated by the proposed Specific Plan amendment would result in no additional greenhouse gas emissions impacts. Therefore, the proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Air Quality Section of the RVSP EIR (available at the

Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Greenhouse Gases contained in the 2009 EIR, as herein augmented, remain valid and no additional analysis is required.

**VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion- Item VIII-1,2:**

The proposed RVSP amendment would not introduce any new land-use types or activities to the project area that could potentially create a significant hazard to the public or the environment. Although the Update includes a proposed land use designation change of the HDR area to Commercial, the uses allowed within the proposed Commercial area would be similar to the Commercial land use activities anticipated for the southwest corner of the Plan Area and would not create a significant hazard to the public or the environment. The Specific Plan amendment also introduces an "Estate Residential" land use (SPL-RVSP-ES) that would allow for single-family detached homes on lots 13,500 square feet and larger. The Specific Plan amendment also includes an "Agriculture" land use (SPL-RVSP-AG). Both residential and agricultural land uses were considered with the previously-approved RVSP EIR, and the new land-use designations would not create a significant hazard to the public or the environment. Construction activities and equipment utilized in the RVSP area would be consistent with that anticipated with the previously approved RVSP. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hazards and Hazardous Materials Section

of the RVSP EIR (available at the Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to significant hazards contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item VIII-3,4,5,6,7,8,9:**

The proposed RVSP amendment would apply to the project-level parcels which were previously approved in the RVSP area. Wilson Riles Middle School and McClellan High School are within one-quarter mile of the project site; however the proposed RVSP amendment would not increase the likelihood of the project to emit hazardous emissions, substances or waste. The Plan area is not located within an airport land use plan, within two miles of a public use airport, or within the vicinity of a private airstrip. The proposed RVSP Update would not expose people or structures to additional wildland fires, nor would it create any additional potential health hazards or expose people to additional existing sources of potential health hazards. Therefore, the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hazards and Hazardous Materials Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Hazardous Materials contained in the 2009 EIR remain valid and no additional analysis is required.

**IX. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)			X	
6. Otherwise substantially degrade surface water quality?(ESD)			X	
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)			X	
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)			X	
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)			X	
11. Alter the direction or rate of flow of groundwater? (EHS)			X	

12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	
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**Discussion- Item IX-1:**

As with the previously approved RVSP, the proposed RVSP amendment would not violate any federal, state or county potable water quality standards. The conclusions regarding impacts to potable water quality standards contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item IX-2,11:**

The proposed Update would reduce the development footprint and reduce encroachment into the floodplain compared to the previously approved RVSP. As mentioned in the previously certified RVSP EIR, essentially all of the development (roads and buildings) would be constructed in the portion of the Plan area that has soils with slow infiltration rates and high runoff potential. Based on the low value of the Plan area for recharge (with the exception of the Dry Creek corridor, which would remain open space), the proposed RVSP amendment would not interfere substantially with groundwater recharge.

The previously approved RVSP did not use groundwater as a water supply and planned on abandoning several of the existing wells on the property. The proposed RVSP amendment would use groundwater for irrigation; however, the amount of groundwater extracted would be less than the historical groundwater use, as current drip irrigation and timers utilized for landscaping use less water than traditional irrigation methods used for agricultural purposes. Baseline conditions used for this analysis is the historical groundwater usage for agriculture, and the proposed use of groundwater for landscaping purposes will not increase the baseline use. Therefore, groundwater impacts would be less than significant. The conclusions regarding impacts to groundwater supplies contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item IX-3,4,5,6,7,12:**

The proposed RVSP amendment would result in a reduced development footprint from the previously approved project, in part due to the elimination of the parallel arterial and its Watt Avenue intersection, thus resulting in the construction of less impervious surfaces. The proposed RVSP amendment design of the development would reduce fill of the floodplain by 6.3 acres (34 acre feet). Modifications to the floodplain are proposed to assure that all residences and structures associated with the proposed project will be located outside of the 100-year floodplain. The proposed RVSP amendment would not create additional impacts to drainage patterns, polluted runoff water, surface water quality, groundwater quality, or watersheds of important surface water resources. The revised sewer alignment would be constructed within the floodplain of Dry Creek; however, as previously analyzed in the RVSP EIR, utility lines and pipelines are buried and enclosed systems, so there is no impact to the floodplain. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The proposed RVSP Update is subject to the NPDES Phase II Municipal Permit (MS4-General Permit No. CAS0000004) and State General Construction Permit. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document, are described in the Hydrology and Water Quality section of the RVSP EIR, and are included with the proposed RVSP Update project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to surface water runoff or quality or groundwater quality contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item IX-8,9,10:**

The Riolo Vineyard Specific Plan site is shown on the Placer County Flood Insurance Rate Map (FIRM) maps dated June 8, 1998, 458F and 459F, and includes Federal Emergency management Agency (FEMA) delineated flood hazard Zone A. The proposed RVSP Update would not place housing within a 100-year flood hazard area and no encroachments into the area designated as 100-year floodway are proposed. The proposed Update design of the development would reduce the fill of the floodplain by 6.3 acres (34 acre feet). Overall, the proposed RVSP Update would reduce floodplain impacts due to a reduced encroachment into the pre-construction 100-year floodplain. The proposed RVSP Update project may be required to submit Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) documents to FEMA for proposed Base Flood Elevation data where changes are proposed. This requirement was a mitigation measure in the previously certified EIR, and no further mitigation measures are necessary.

The Riolo Vineyard Drainage Master Plan Update dated July 10, 2014 (Appendix F) analyzed recent state legislation with the potential to impact the proposed Specific Plan amendment project. In 2007, the State of California set the 200-year event as the urban level of flood protection for the state through a series of laws referred to as SB5. SB5 requires all cities and counties within the Sacramento-San Joaquin Valley to make findings related to an urban level of flood protection or the national FEMA standard of flood protection before entering into a development agreement, discretionary permit, or approving a tentative map for a project located within a flood hazard zone. In 2012, SB 1278 and AB 1965 defined the Urban Level of Flood Protection (ULOP) as the level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year and shall not mean shallow flooding or flooding from local drainage that meets the criteria of the national FEMA standard of flood protection. The ULOP only applies to 200-year flood boundary encroachments that encroach where there is more than 10 square miles of tributary area (Dry Creek) and greater than three feet of depth during the 200-year event. Per the Drainage Master Plan, the only sources of flooding that meet the ULOP 200-year criteria that extend into the project limits occur along Dry Creek. The ULOP 200-year areas of the development will be elevated with fill materials to provide the same freeboard normally required for the 100-year event. Therefore, the Specific Plan amendment project does not place housing within an area subject to the 200-year storm event. The County will make a "finding of fact" prior to issuing permits for any building areas proposed within the 200-year flood zones identified in the Drainage Master Plan Update as being greater than three feet in depth, to verify that the required freeboard is placed relative to the 200-year event water surface elevations rather than the 100-year water surface elevations per the ULOP requirements.

The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the RVSP EIR and updated in the 2014 Drainage Master Plan Update and are included with the proposed RVSP Update project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to flood hazard areas contained in the 2009 EIR, as augmented above, remain valid and no additional analysis is required.

**X. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			X	
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)			X	
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such			X	

as urban decay or deterioration? (PLN)				
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**Discussion- Item X-1:**

The proposed Specific Plan amendment would apply to the same project-level parcels analyzed in the previously certified RVSP EIR. The proposed RVSP amendment would not divide an established community and the proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-2:**

Although the original rezoning of the Specific Plan area resulted in portions of the Specific Plan being rezoned as "Specific Plan-Riolo Vineyard Specific Plan" (SPL-RVSP), multiple land use designations were anticipated for the Plan Area, including High Density Residential (HDR) and Commercial areas. The proposed Update includes a change in land use designations of the HDR area on the southwest corner of the site to Commercial. Although there would be a change from a HDR to Commercial land use, the previously-approved EIR for the RVSP discussed 7.5 acres of Commercial area in the southeast portion of the overall Plan Area in the attached "Land Use Summary" table (Appendix A). The proposed revision would increase that acreage by 3 acres. Although the Commercial land use designation would be replacing the HDR designation, the Commercial use is consistent with the goals and policies of the adopted Specific Plan. Because the proposed Commercial area would be limited to 3,750 square feet, replacing the HDR with a small commercial building this size would result in fewer daily trips than anticipated from that parcel under the previously adopted RVSP. The Specific Plan amendment also proposes the addition of two new land use designations: Agriculture and Estate Residential. Although these are land use designations which were not included within the certified FEIR for the RVSP, the two land use designations would result in similar impacts to Agriculture-10 and Low Density Residential land use designations. The proposed Specific Plan amendment would therefore be within the scope of impacts addressed in the previously certified RVSP EIR. Lastly, the original Ordinance Rezoning certain properties within the RVSP contained typographical errors in which Placer Vineyards Specific Plan (PVSP) was written instead of the Riolo Vineyard Specific Plan (RVSP). Section one of the original Ordinance will be corrected to include the correct name and assessor's parcel numbers of the RVSP project. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Land Use section of the RVSP and are included with the proposed RVSP Update project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-3:**

The proposed RVSP amendment would not conflict with an adopted Habitat Conservation Plan or natural community conservation plan. The proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Land Use section of the RVSP EIR and are included with the project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-4:**

The proposed RVSP amendment would contain the same uses discussed in the previously certified RVSP EIR, and would not create any new land use conflicts. The previously certified RVSP EIR discussed the potential for incompatibility between agricultural activities and adjacent residential homes. The proposed RVSP amendment's potential for incompatibility impacts between agricultural activities and adjacent residential homes would be no greater than in the previously approved RVSP EIR. The proposed RVSP amendment is designed to provide the same buffer widths as the previously approved RVSP between residential units and agricultural land uses. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-5:**

The RVSP area is already designated, in large part, for urban uses. As discussed in the previously certified RVSP EIR, the significant impact related to the loss of agricultural land was found to be significant and unavoidable. On May 12, 2009, the County Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No.

2009-117). The proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-6:**

The proposed RVSP amendment would apply to the project-level parcels analyzed in the previously certified RVSP EIR. The proposed RVSP amendment would not disrupt or divide the physical arrangement of an established community and the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-7:**

The proposed RVSP amendment would include land uses that are consistent with the previously adopted RVSP. Therefore, the proposed RVSP amendment would not result in a substantial alteration of the planned land use in the area. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item X-8:**

The proposed RVSP amendment would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

**XI. MINERAL RESOURCES – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)			X	
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)			X	

**Discussion- All Items:**

As discussed in previously certified RVSP EIR, there are no known mineral resources in the Plan area. The Specific Plan area is classified as MRZ-4, mineral areas with no mineral occurrences. Therefore proposed RVSP amendment would have a less-than-significant impact on mineral resources. The conclusions regarding impacts to mineral resources contained in the 2009 EIR remain valid and no additional analysis is required.

**XII. NOISE – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	

2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

**Discussion- Item XII- 1,2,3:**

The proposed RVSP amendment would have noise impacts similar to the previously adopted Specific Plan that would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Noise Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Noise contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XII- 4,5:**

The proposed RVSP amendment would not be located within an airport land use plan or within two miles of a public airport. The proposed Update would also not be in the vicinity of any known private airstrip. Therefore, the proposed RVSP Update would not expose people residing or working in the project area to excessive noise levels and there would be no impact. The conclusions regarding impacts to Noise contained in the 2009 EIR remain valid and no additional analysis is required.

**XIII. POPULATION & HOUSING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	

**Discussion- Item XIII-1:**

The proposed RVSP amendment includes the removal of the 60 HDR units. However, the overall potential maximum number of 933 residential units would remain unchanged from the previously-certified RVSP, as 47 units are proposed to be held in a Density Reserve for future potential density transfers as provided in the Specific Plan. In the future, Density Reserve units could only be transferred to LDR or MDR parcels, as the HDR would be eliminated in the proposed RVSP amendment, and any proposed transfer would require additional environmental review to determine if any new impacts would occur as a result of such a transfer. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Population, Employment, and Housing section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Population and Housing contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XIII-2:**

As the proposed RVSP amendment would not increase the overall number of residential units, the proposed RVSP amendment would result in the same impacts to existing housing as the previously adopted RVSP. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Population, Employment and Housing section of the RVSP EIR (available at the Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Population and Housing contained in the 2009 EIR remain valid and no additional analysis is required.

**XIV. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

**Discussion- All Items:**

As the total maximum number of potential residential units within the Specific Plan remains unchanged, the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Public Services contained in the 2009 EIR remain valid and no additional analysis is required.

**XV. RECREATION** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion- All Items:**

The proposed RVSP amendment would increase the acreage of parks by 0.6 acres and open space by 4.4 acres within the Specific Plan area, thereby providing more areas for residents to recreate in without leaving the Plan area. As the overall number of residential units remains unchanged from the previously approved RVSP, there would not be an increase in the use of existing neighborhood and regional parks (outside the boundaries of the Specific Plan) beyond that which was originally planned for. Therefore, the proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Recreation contained in the 2009 EIR remain valid and no additional analysis is required.

**XVI. TRANSPORTATION & TRAFFIC – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)			X	
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)			X	

**Discussion- Item XVI-1,2:**

The proposed RVSP amendment would result in modifications to the circulation of the previously approved RVSP. The proposed RVSP amendment would eliminate the Watt Avenue access as well as the Riolo Road creek crossing planned midway through the project. The proposed RVSP Update would also add a third access to the project on PFE Road. These three changes are analyzed in a *Review of Access Alternative* dated February 27, 2014 (Appendix G) prepared by KD Anderson & Associates, Inc. and included with the project by this reference.

The proposed RVSP amendment would result in changes to project traffic patterns, and incrementally increase traffic on Walerga and PFE Road. The increased traffic volumes are less than significant, and would yield the same

Level of Service (LOS) analyzed in the previously certified RVSP EIR. The changes in traffic patterns would not result in significant changes to intersection Level of Service.

The proposed RVSP amendment would replace the HDR land use with a commercial land use designation and the proposed commercial use would be comprised of 3,750 square feet of retail. The June 24, 2014 *Supplemental Trip Generation Analysis* for the RVSP Amendment, prepared by KD Anderson & Associates (Appendix H), provides a comparison of trip generation between the previously approved 933-unit project and the RVSP Update project (including 3,750 square feet of commercial uses) and concludes that the replacement of the HDR land use with commercial will result in fewer daily trips than were generated by the previously adopted RVSP. The analysis addresses the 47 Density Reserve units in the following manner. The RVSP Update project includes a replacement of commercial land use on the HDR parcel in addition to a Density Reserve of 47 dwelling units. The proposal is in excess of overall traffic assessed in the RVSP circulation study. If in the future any of these 47 Density Reserve residential units are desired to be allocated within the RVSP, the trips associated with those resulting dwelling units will require additional environmental analysis of potential traffic impacts.

The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Traffic and Circulation section of the RVSP EIR, as augmented by the supplemental traffic analyses described above, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XVI-3:**

As discussed above, the proposed RVSP amendment contains modifications to the circulation of the previously approved RVSP. The removal of the Watt Avenue access and the addition of an access road on PFE Road designed to county standards would not increase impacts to vehicle safety. The removal of the Riolo Road creek crossing would reduce traffic traveling through the Plan area as an alternative to using PFE Road. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Traffic and Circulation section of the RVSP EIR, as augmented herein, listed in the Mitigation Monitoring and Reporting Program, and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XVI-4:**

The RVSP amendment would not result in inadequate emergency access or access to nearby uses. The through road connection between the east and west residential portions of the site will be eliminated with the proposed RVSP Update; however, Placer County Fire Protection District has reviewed the revised Plan's road configuration and has determined that emergency response, access, ingress, and egress are adequately provided (letter dated March 7, 2014, Appendix I). The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XVI-5:**

The proposed RVSP amendment will update the Riolo Vineyard Development Standards and Guidelines that were approved as part of the RVSP in 2009. These include parking requirements for each land use. As the overall number of residential units would remain unchanged with the proposed update, the parking capacity would remain similar to the previously adopted RVSP, and the impact is considered less than significant. The conclusions regarding impacts to parking requirements contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XVI-6,7:**

The proposed RVSP amendment would be similar to the previously approved project and provides the availability of pedestrian, bicycle and multi-purpose trails to promote alternatives to motor vehicle transportation. The proposed RVSP amendment incorporates the same covered bus stops with turnouts as the previously approved RVSP. The proposed RVSP amendment would not result in hazards for pedestrians or bicyclists, conflict with policies, plans, or programs supporting alternative transportation, or decrease the performance or safety of such facilities. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XVI-8:**

The proposed RVSP amendment would not change air traffic patterns, and will not result in substantial safety risks from an increase in traffic levels or change in location. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

**XVII. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)			X	
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

**Discussion- Item XVII-1,5,7:**

The proposed RVSP amendment would result in the same wastewater flows, water demands, and solid waste disposal needs compared to the previously approved RVSP. The proposed amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to water, wastewater and landfill capacities contained in the 2009 EIR remain valid and no additional analysis is required.

**Discussion- Item XVII-2,3,4,6:**

The proposed RVSP amendment would require sewer services, as well as the construction of new water and wastewater conveyance systems, on-site sewer system, and stormwater drainage facilities similar to those of the previously approved RVSP. The Revised Sewer Master Plan for the Specific Plan amendment revises the sewer design so that some sewer pipelines will be constructed where they were not previously proposed; however the environmental impacts of construction of these sewer lines were analyzed as a part of this Update and the environmental impacts were determined to be less than significant. Specifically, the buried pipelines would not affect the floodplain, no additional trees would need to be removed, and no additional wetland impacts would occur as a result of the new sewer pipeline locations.

Two off-site sewer lines will need to be upsized. Manhole sections KB11-07 to KB11-03 will be upsized from a 12 inch line to a 15 inch line and manhole section KB11-03 to the Dry Creek Lift Station will be upsized from a 15 inch line to an 18 inch line, and the existing Dry Creek and Creekview Middle School lift station will require some improvements as a result of the changes to the Sewer Master Plan and to insure the system is fully operational in

peak and minimal flow conditions after the Riolo Vineyard Lift Station is constructed. Upsizing these sewer lines will not cause any additional environmental impacts, since the alignment was previously disturbed when the existing lines were installed and the construction area had been reviewed for biological, wetland, and tree impacts in the previously certified RVSP EIR. Excavating a trench of a similar width and length as was previously constructed for the installation of the existing lines in a previously disturbed area in order to either replace existing lines with larger diameter ones, or install new larger diameter sewer lines, will not cause any additional environmental impacts. The proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Utilities and Service Systems contained in the 2009 EIR remain valid and no additional analysis is required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

Regulatory changes have occurred with regards to air quality and greenhouse gases since 2009. However, no new significant impacts or substantially more severe impacts to air quality or greenhouse gases are expected. All approved mitigation in the 2009 FEIR and the subsequent amendments as reflected in the 2012 Addendum and the 2012 revisions to the previously adopted MMRP or that additional or revised mitigation identified in this addendum to be incorporated into a revised MMRP would continue to be implemented with the proposed RVSP Update. Therefore, no residual new significant impacts would occur with implementation of the proposed RVSP Update project.

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**G. DETERMINATION** – The Environmental Review Committee finds that:

Based on the above analyses, it can be concluded that the proposed RVSP Update project will not result in new or substantially more severe significant environmental impacts resulting from changes in the project or circumstances (as

defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15162[a][3]). Therefore, it is appropriate under CEQA to prepare an addendum to the previously certified RVSP EIR to reflect the proposed revisions to the previously adopted Riolo Vineyard Specific Plan.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

- Planning Services Division, Lisa Carnahan Chairperson (for Planning & Air Quality)
- Engineering and Surveying Division, Rebecca Taber, P.E.
- Department of Public Works, Transportation, Stephanie Holloway, P.E.
- Department of Public Works, Traffic Fees, Amber Conboy
- Environmental Health Services, Mohan Ganapathy
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Environmental Engineering Division, Heather Knutson, P.E.
- Placer County Fire/CDF, Mike DiMaggio

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Crystal Jacobsen, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Riolo Vineyard Specific Plan, 2009 and all documents included and referenced in the Board's May 2009 adoption of the same.	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
	Engineering & Surveying	<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Riolo Vineyard Specific Plan Final EIR and all studies included in said document.
		<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan

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Riolo Vineyard Specific Plan Update Environmental Checklist continued

	Division, Flood Control District	<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study and updates
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Sewer Master Plan and updates
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input checked="" type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/> _____	

**LIST OF APPENDICES:**

- Appendix A – Land Use Summary Table
- Appendix B – Approved Site Plan
- Appendix C – Proposed Site Plan
- Appendix D – Trip Generation Analysis, May 2014, KD Anderson and Associates
- Appendix E – Revised Mitigation Monitoring and Reporting Program (see Attachment “J” of 11/20/14 Planning Commission Staff Report)
- Appendix F – Riolo Vineyard Drainage Master Plan Update, July 10, 2014 (copy available at the CDRA building, 3091 County Center Drive, Auburn, CA)
- Appendix G – Review of Access Alternative, February 27, 2014, KD Anderson & Associates
- Appendix H – Supplemental Trip Generation Analysis, June 24, 2014, KD Anderson & Associates
- Appendix I – March 7, 2014 Placer County Fire Protection District Letter

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# ATTACHMENT H



**COUNTY OF PLACER**  
Community Development/Resource Agency

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**  
EJ Ivaldi, Deputy Director

**HEARING DATE:** November 20, 2014  
**ITEM NO:** 2  
**TIME:** 10:25

**TO:** Placer County Planning Commission  
**FROM:** Lisa Carnahan, Development Review Committee  
**DATE:** November 13, 2014  
**SUBJECT:** RIOLO VINEYARD SPECIFIC PLAN AMENDMENT  
AMENDMENTS TO THE SPECIFIC PLAN, DESIGN GUIDELINES AND  
DEVELOPMENT STANDARDS DOCUMENTS, DEVELOPMENT AGREEMENT,  
AND REZONE (PSPA 20130392)  
ADDENDUM TO PREVIOUSLY CERTIFIED RIOLO VINEYARD SPECIFIC PLAN  
FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2005092041), AMENDMENTS  
TO THE MITIGATION, MONITORING AND REPORTING PROGRAM  
SUPERVISORIAL DISTRICT 1 (DURAN)

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**GENERAL PLAN/COMMUNITY PLAN:** Placer County General Plan and Dry Creek/West Placer Community Plan

**COMMUNITY PLAN DESIGNATION:** Low Density Residential with a Development Reserve maximum 1-2 Dwelling Units/Acre, Commercial, Greenbelt and Open Space

**ZONING:** SPL-RVSP (Specific Plan-Riolo Vineyard Specific Plan), O PD=1, PD=2 (Open Space, Planned Residential Development, maximum density of either one or two dwelling units/acre), RS-AG-B-20-DR PD=2 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Development Reserve, combining Planned Residential Development, maximum density of 2 dwelling units/acre), C1-UP-Dc (Commercial, requiring a Use Permit, combining Design Scenic Corridor), CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor).

**ASSESSOR PARCEL NUMBERS:** 023-200-023, 023-200-031, 023-200-055, 023-200-056, 023-200-072, 023-200-073, 023-221-006, 023-200-019, 023-200-027, 023-200-057, 023-221-005, 023-221-054, 023-221-004, 023-221-007

**STAFF PLANNER:** Lisa Carnahan, Associate Planner

**LOCATION:** The Riolo Vineyard Specific Plan area is located in the southern portion of Placer County within the Dry Creek West Placer Community Plan area. The site is bounded on the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road.

**APPLICANT:** Dave Cook, on behalf of Homes by Towne of Riolo Vineyards, LLC (HBT)

**PROPOSAL:**

The applicant is proposing to amend the previously approved Riolo Vineyard Specific Plan (RVSP), Design Guidelines, Development Standards, and Development Agreement to reflect proposed revisions to certain residential and commercial land uses (with no increase in the approved 933 residential units), parks and recreational amenities, and roadway improvements. The applicant is also requesting to Rezone 322.8 of the total 525 acres to SPL-RVSP.

**CEQA COMPLIANCE:**

The RVSP Final Environmental Impact Report (SCH# 2005092041), California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were certified and adopted by the Placer County Board of Supervisors in May 2009. As approved by the County, the RVSP also included amendments to the Placer County General Plan and Dry Creek/West Placer Community Plan, a Rezone, a Development Agreement, Finance Plan, Large-Lot and Small-Lot Vesting Tentative Subdivision Maps, and Development Standards and Guidelines.

As the lead agency under CEQA, Placer County has determined that the attached Addendum to the Riolo Vineyard Specific Plan Final Environmental Impact Report (FEIR) has been prepared pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, and that this Addendum is the appropriate document to summarize the changes to the RVSP FEIR. An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

The attached Addendum is intended to review and confirm CEQA compliance for the proposed amendment to the RVSP and proposed modifications to Development Standards, Design Guidelines, as well as the amendment to the Development Agreement, and the change in land use designation of the high density residential parcel to commercial. These would include changes to what is described and evaluated in the RVSP FEIR. These proposals include changes to zoning, land use designations, an elimination of alley-loaded medium density homes and the addition of low density homes, the creation of a density reserve, the mix and size of capital facilities, the replacement of six, Agriculture-10 residential units with 11 Estate Residential units, roadway changes, and the relocation of park and recreation areas. These changes were evaluated within the attached Environmental Checklist.

The Environmental Review Committee has reviewed the proposed changes and has determined that the proposed modifications are within the scope of the previously-certified FEIR. No new impacts or increases to previously disclosed impacts will result and no new mitigation measures are required. Amendments to the previously adopted Mitigation Monitoring and Reporting Program have been made in order to update certain mitigation measures. For example, the applicant has secured a 404 Permit from the U.S. Army Corps of Engineers satisfying the mitigation measure that required this permit. These updates do not result in new environmental impacts. Therefore, the conclusions regarding potential environmental impacts contained in the 2009 RVSP FEIR remain valid and no additional analysis is required.

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Pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, an Addendum to a previously-certified EIR may be prepared if only minor technical changes or additions are necessary. The Addendum need not be circulated for public review but can be included in or attached to the previously-certified EIR. The Addendum and Environmental Checklist are attached to this staff report, and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Recommended findings for this purpose are attached.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff, the Department of Public Works, Environmental Health Services, the Air Pollution Control District and the Department of Facility Services for their review and comment. Correspondence was received from the Sacramento Municipal Utility District (SMUD) requesting disclosure to future homeowners of proposed overhead electrical lines and the future construction of the electrical substation (see Attachment J).

**BACKGROUND:**

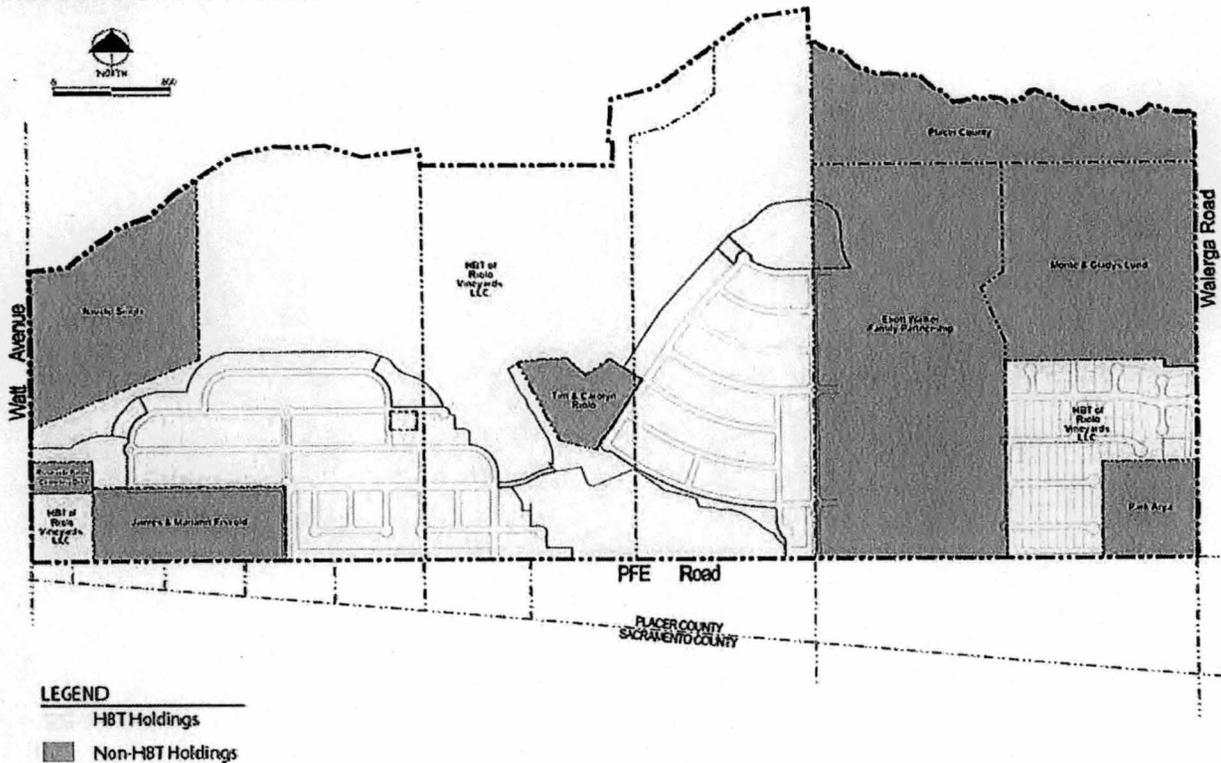
The Riolo Vineyard Specific Plan is an approved project which includes a residential community with open-space, recreational, and commercial components, and encompasses approximately 525 acres. Of the 525 total acres, only 315.6 acres were analyzed on a project-level basis. The balance of the Specific Plan Area, which is under separate ownership, was analyzed at a Programmatic level. The approved Project includes a total of 933 residential units consisting of low-, medium- and high-density as well as rural and agricultural residences.

The RVSP FEIR, CEQA Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were certified and adopted by the Placer County Board of Supervisors in May 2009. As approved by the County, the RVSP also included amendments to the Placer County General Plan and Dry Creek/West Placer Community Plan, a Rezone of a portion of the project area to the Riolo Vineyard Specific Plan Specific Plan District (SPL-RVSP), a Development Agreement, Large-Lot and Small-Lot Vesting Tentative Subdivision Maps, and Development Standards and Design Guidelines, along with the Specific Plan. In association with these actions, the Board also accepted the Public Facilities Financing Plan and the Urban Services Plan prepared for the project.

In December 2010, the Planning Commission approved a Vesting Tentative Subdivision Map for Parcel J of the Riolo Vineyard Specific Plan (PSUB 20100207). Parcel J, comprised of 107 residential lots, is located in the southeast portion of the Specific Plan area. Approval of Parcel J included a density transfer of 20 lots from other phases of the Specific Plan, although the overall construction of 933 units for the plan area remained the same. Additionally, the phasing of construction changed so that construction would begin on the eastern side of the Plan area, and continue in an east to west fashion. The changes were determined to be consistent with the Specific Plan. Along with the Vesting Tentative Subdivision Map, the Planning Commission also adopted an Addendum to the Final EIR in order to document minor technical changes to Mitigation Measures. It was determined that no new impacts, nor increases to previously disclosed impacts would result, and that no new mitigation measures would be required.

In December 2012, the Board of Supervisors adopted an Addendum to the 2009 Certified Environmental Impact Report for the Riolo Vineyard Specific Plan to incorporate revisions to the mitigation obligations as they relate to the provision of affordable housing with the Specific Plan. The Board also adopted Resolution 2012-281, adopting the Revised Mitigation Monitoring and Reporting Program for the Riolo Vineyard Specific Plan to allow for an off-site alternative at the Acres of Hope facility in Auburn for the provision of affordable housing as required by the Riolo Vineyard Specific Plan.

**PROJECT DESCRIPTION:**



HBT proposes the following Specific Plan amendments to update the previously approved RVSP. These changes will result in an updated Specific Plan document, as well as revised Development Standards and Design Guidelines. Additionally, the Applicant has proposed an amendment to the Development Agreement, as well as modification to the Facilities and Services Fee Programs. The Environmental Checklist, included with this staff report as Attachment H, evaluated the potential environmental impacts between the approved Specific Plan and the Specific Plan revisions proposed by HBT. These revisions are shown in Attachments A, B, and C of this staff report. Attachment A is a quantitative land use comparison between the previously approved RVSP and the proposed RVSP amendment. Attachment B depicts the previously approved RVSP site plan and Attachment C illustrates the proposed RVSP Amendment site plan.

The proposed RVSP revisions include:

1. Elimination of Alley-Loaded Medium Density Homes  
The previously approved RVSP allocated 157 units to Medium Density Residential (MDR). To create housing more consistent with the Dry Creek/West Placer Community Plan, the proposed RVSP Amendment would remove the alley-loaded Medium Density homes, resulting in a decrease in the number of MDR units to 102.
2. Replacement of High Density Residential Land Use with a Commercial Land Use Designation  
The previously approved RVSP allocated 60 units to High Density Residential (HDR) to meet Placer County's ten percent requirement for affordable housing on project-level parcels. On December 11, 2012, the Placer County Board of Supervisors approved the modification to the RVSP Mitigation Monitoring and Reporting Program and corresponding text revisions to the certified RVSP EIR to include an off-site alternative to meet Placer County's requirement for affordable housing. This alternative would satisfy the affordable housing obligation for the 315.6 acres through funding for a transitional housing facility located at 13675 Bowman Road in the Bowman area in Auburn.

This facility is run by the non-profit Acres of Hope Organization. The funding obligation has already begun and payments are being made consistent with the Board's approval. The revised mitigation measure requires the 3.2 acre HDR parcel to be deed restricted until the funding obligation is satisfied. This deed restriction has been recorded. This modification to the land use designation would allow the 3.2 acres previously reserved for HDR to become designated as a Commercial land use. However, as a result of deed restriction required by the previously-modified Mitigation Measure 5-3a, the use of that parcel will be restricted to affordable housing until such time as the funding obligation has been fully satisfied. The applicant also proposes to limit commercial development to a maximum of 3,750 square feet on this parcel.

3. Addition of Low Density residential uses

The previously approved RVSP allocated 378 units to Low Density Residential (LDR). The proposed RVSP Amendment would add 63 LDR units, resulting in a total of 441 LDR units. The addition of LDR units is consistent with the Dry Creek/West Placer Community Plan, which envisions low density single-family residential development over most of the Plan area. Although there would be an additional number of LDR units, the overall maximum number of 933 units would remain unchanged.

4. Creation of a Density Reserve

The Specific Plan allows for a total of 933 residential units to be constructed in the RVSP, but with the elimination of the alley-loaded Medium Density Homes and the Plan revisions, not all residential units allocated to HBT were utilized. A Density Reserve of the 47 unused lots would be created, which lots may be transferred to other property owners within the Specific Plan area. At such time as these Density Reserve lots may be utilized, additional environmental analyses may be required to determine what potential impact may result.

5. Removal of Ag-10 Residential Land Use/Introduction of Agriculture and Estate Residential land use within HBT-owned portions of the Specific Plan

The previously approved RVSP allocated 6 residential units to Agriculture-10 for a total of 61.3 acres. The proposed RVSP amendment would transfer those 61.3 acres to Agriculture and replace those Agriculture-10 residential units with 11 Estate Residential units. The Agriculture-10 land use would remain for future potential use by other land owners within the Specific Plan.

6. Roadway Changes

The previously approved RVSP included a northerly arterial road running from east to west parallel to PFE Road between Watt Avenue and Walerga Road. The proposed RVSP amendment would eliminate the arterial road, which would also eliminate the access connection to Watt Avenue. A number of large oak trees immediately north of the Roseville Cemetery would no longer need to be removed to accommodate the new road.

7. Relocation of Parks and Recreation Areas

The previously approved RVSP included parks and recreation areas located within the LDR areas. The proposed RVSP Amendment would relocate these parks and recreation areas to the perimeter of the LDR areas, which would create better connections to the trail systems and provide views of open space.

8. Proposed Modification to the Development Agreement

As discussed above, a Development Agreement was executed in 2009. The applicant proposes to modify the Development Agreement to reflect the above amendments to the RVSP.

**SITE CHARACTERISTICS:**

The Plan area is located in the southern portion of Placer County, within the Dry Creek West Placer Community Plan area. The site is bounded on the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road. The project site is currently undeveloped

with the exception of two residential ranch house dwellings and related barn/outbuilding structures, as well as a cemetery.

**EXISTING LAND USE AND ZONING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	SPL-RVSP, O PD=1, O PD=2 (Open Space, Planned Residential Development, maximum density of either one or two dwelling units/acre), RS-AG-B-20-DR PD=2 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Development Reserve, combining Planned Residential Development, maximum density of 2 dwelling units/acre), CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)	Low Density Residential with a Development Reserve maximum 1-2 Dwelling Units/Acre, Commercial, Greenbelt and Open Space	Agricultural Buildings, Single Family Residential, Farming and Equestrian Operations, Cemetery
North	O, O PD=1 SPL-PVSP, RS-AG-B-40 PD=1	Professional Office (P) Open Space (O)	Main Stem of Dry Creek, Riparian Corridor, Farming, Vacant Property
South	RS-AG-B-20, C1-UP-Dc, O PD=2	Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Open Space (O)	Church, Schools, Low Density Residential, Vacant Property
East	O PD=2, O PD=1, RS-AG-B-20 PD=2, CPD-Dc, RM-DL8-Dc, O PD=2	Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Open Space (O)	Future Residential Subdivision, Proposed 63 Lot Residential Subdivision, Vacant Property
West	O, OP-Dc	Professional Office (P) Open Space (O)	Low Density Residential, Vacant Property

**DISCUSSION OF ISSUES:**

**CIRCULATION**

The previously approved RVSP project included an internal through road connection from Watt Avenue to Walerga Road, a right-in, right-out only access point on Watt Avenue, two major access points on PFE Road, and one access point on Walerga Road. The RVSP amendment project proposes road configuration revisions to the previously approved project. There would be two major access points and one minor access point to the Specific Plan area from PFE Road, and one major access point from Walerga Road. Access would no longer be provided from Watt Avenue. The proposed amendment to the Specific Plan would include residential roadways with a primary residential street road section with a 52-foot easement width, parking on both sides, and Class II bike lanes and a secondary residential street section with a 40-foot easement width and parking on both sides. The amendment project generally separates vehicular circulation for the Riolo Vineyard project into two separate portions, the western and the eastern portion, as there will be no vehicular road connection across the wetland preserve and drainage area. A 12-foot wide utility access and trail crossing between the western and eastern portions of the project will be retained.

Changes to traffic impacts associated with the Specific Plan amendment project circulation changes and trip generation changes were analyzed by KD Anderson & Associates, Inc. The changes related to eliminating the Watt Avenue access, eliminating the onsite wetland preserve creek crossing planned midway through the project, and adding a third access on PFE Road were reviewed for project access impacts, which were determined to be less-than-significant.

The approved project had a local access to Watt Avenue, limited to right turns in and out only, based on the RVSP EIR traffic study. The estimated traffic on the Watt Avenue connection road was considered as part of KDA's February 27, 2014 access alternative review (included as an attachment to the Environmental Checklist). KDA concluded that eliminating the west access to Watt Avenue would move some traffic to the PFE Road access locations, but regionally, the loss of the connection would make little difference. While the daily volume of traffic on PFE Road would go up slightly with the closure, under "Existing Plus Project" conditions, the resulting volume would still yield a Level of Service (LOS) A. Under cumulative conditions, the volume is greater; however with mitigation provided, it is still less than the threshold of significance volume in the EIR.

The proposed project eliminates the through road connection between the western and eastern portions of the Specific Plan area. The creek crossing will be a utility access road only and trail with the amended project, rather than a through vehicular access road. KDA's February 27, 2014 study found that the EIR traffic study did not identify the traffic volume on the road crossing the middle of the site. Eliminating the on-site creek crossing may have an additional incremental impact on traffic on PFE Road. KDA concluded that if the bridge is eliminated and the Watt Avenue connection was eliminated, closing the bridge might result in 18,100 average daily trips under cumulative plus project conditions; however, this volume remains below the LOS C threshold for a three-lane road. Therefore, eliminating the bridge would not have a significant impact.

KDA's February 27, 2014 study reviewed the creation of a third access on PFE Road and concluded that the third access may reduce the traffic volumes at the other two project intersections slightly, as the new access would serve 70 single family residences and handle about 70 PM peak hour trips. These trips would otherwise be distributed to the other two primary PFE Road access points.

The trip generation for the proposed change in land use was also analyzed as part of the RVSP amendment project. The amendment project proposes the same number of residential units as was previously approved (933 units); however, 60 High Density Residential (HDR) units will be replaced with the addition of 3.2 acres of commercial (3,750 square feet). Trip generation was forecasted by KDA in a June 24, 2014 study for the amended project and resulting estimates were all the same or lower than the approved RVSP project. A total of 933 residences are permitted in the RVSP; however, HBT proposes to construct 886 units within their project parcels. The difference of 47 units will be placed in a Density Reserve. Since the replacement of commercial/retail on the HDR parcel is in addition to the Density Reserve of 47 dwelling units, any future application of these 47 units being allocated to other RVSP parcels would result in additional environmental review for potential traffic impacts.

#### HYDROLOGY / FLOOD PLAIN

The proposed amendment to the Specific Plan would result in a reduced development footprint from the previously approved project, in part due to the elimination of the parallel arterial and its Watt Avenue intersection, thus resulting in the construction of less impervious surfaces. The proposed Specific Plan amendment would reduce the previously approved amount of fill of the floodplain by 6.3 acres (34 acre feet) for the HBT-owned parcels. The proposed amendment would result in the same types of construction and operational activities in the Plan area. The proposed amendment would not create additional impacts to drainage patterns, polluted runoff water, surface water quality, groundwater quality, or watersheds of important surface water resources.

The Riolo Vineyard site is shown on the Placer County Flood Insurance Rate Map (FIRM) maps dated June 8, 1998, 458F and 459F, and includes Federal Emergency Management Agency (FEMA) delineated flood hazard Zone A. The proposed Specific Plan amendment would not place housing within a 100-year flood hazard area and no encroachments into the area designated as 100-year floodway are proposed. Modifications to the floodplain are proposed to assure that all residences and structures associated with the proposed project will be located outside of the 100-year floodplain. The proposed amendment design of the development would reduce the fill of the floodplain by 6.3 acres (34 acre feet). Overall, the proposed amendment would reduce floodplain impacts due to a reduced encroachment into the pre-construction 100-year floodplain. Minor encroachments into the preconstruction 100-year

floodplain fringe are proposed, as well as along the southern floodplain fringe at some padded areas and north of the roadway at some proposed estate lot building pads; however, excavation is proposed within the remaining floodplain overbank areas to offset the hydraulic impacts of the floodplain encroachments so that no adverse impact to floodplain elevations would occur. As with the previously approved RVSP project, this proposed amendment project would be required to obtain Conditional Letter of Map Revision (CLOMR) approval from FEMA prior to construction activities that would modify floodplain boundaries. As before, a Letter of Map Revision (LOMR) for Dry Creek and tributary floodplains affected by individual future construction projects within the Plan Area would be prepared after construction is completed and submitted to FEMA to document any floodplain changes. County staff has reviewed the potential floodplain issues associated with this proposed project, and staff concurs with the design solution proposed by the applicant.

The Riolo Vineyard Drainage Master Plan Amendment, dated July 10, 2014, analyzed recent state legislation with the potential to impact the proposed amendment project. In 2007, the State of California set the 200-year event as the urban level of flood protection for the state through a series of laws referred to as SB5. SB5 requires all cities and counties within the Sacramento-San Joaquin Valley to make findings related to an urban level of flood protection or the national FEMA standard of flood protection before entering into a development agreement, discretionary permit, or approving a tentative map for a project located within a flood hazard zone. In 2012, SB 1278 and AB 1965 defined the Urban Level of Flood Protection (ULOP) as the level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year and shall not mean shallow flooding or flooding from local drainage that meets the criteria of the national FEMA standard of flood protection. The ULOP only applies to 200-year flood boundary encroachments that encroach where there is more than 10 square miles of tributary area (Dry Creek) and greater than three feet of depth during the 200-year event. Per the Drainage Master Plan, the only sources of flooding that meet the ULOP 200-year criteria that extend into the project limits occur along Dry Creek. The ULOP 200-year areas of the development will be elevated with fill materials to provide the same freeboard normally required for the 100-year event. Therefore, this amendment to the Specific Plan does not place housing within an area subject to the 200 year storm event. The County will make a "finding of fact" prior to issuing permits for any building areas proposed within the 200-year flood zones identified in the Drainage Master Plan as being greater than three feet in depth, to verify that the required freeboard is placed relative to the 200-year event water surface elevations rather than the 100-year water surface elevations per the ULOP requirements. County staff concurs with the design solution proposed with this Specific Plan amendment as it relates to flood protection.

#### WASTEWATER

The proposed amendment to the RVSP would require modified sewer services, as well as the construction of new water and wastewater conveyance systems, on-site sewer system, and stormwater drainage facilities similar to those of the previously approved RVSP. The Revised Sewer Master Plan for this Specific Plan amendment revises the sewer design so that some sewer pipelines will be constructed where they were not previously proposed; however, the environmental impacts of the construction area of these sewer lines were analyzed as a part of this amendment and the environmental impacts were determined to be less than significant. Specifically, the buried pipelines would not affect the floodplain, no additional trees would need to be removed, and no additional wetland impacts would occur as a result of the new sewer pipeline locations.

Two existing off-site sewer lines will need to be upsized on the east side of Walerga Road leading to the existing Dry Creek and Creekview Middle School Lift Station. Manhole sections KB11-07 to KB11-03 will be upsized from a 12 inch line to a 15 inch line and manhole section KB11-03 to the Dry Creek Lift Station will be upsized from a 15 inch line to an 18 inch line. The existing lift station will require some improvements as a result of the changes to the Sewer Master Plan and to insure the system is fully operational in peak and minimal flow conditions after the Riolo Vineyard Lift Station is constructed. Upsizing these sewer lines will not cause any additional environmental impacts, since the alignment was previously disturbed when the existing lines were installed and the construction area had been previously reviewed for biological, wetland, and tree impacts in the RVSP EIR. Excavating a trench of a similar width and length as was previously constructed for the installation of the existing lines in a

previously disturbed area in order to either replace existing lines with larger diameter ones, or install new larger diameter sewer lines, will not cause any additional environmental impacts.

#### PARKS

The proposed RVSP amendment would increase the acreage of parks by 0.6 acres and open space by 4.4 acres within the Specific Plan area, thereby providing more areas for residents to recreate in without leaving the Plan area. As proposed, the parks and recreation areas would generally be relocated from within the center of Low Density Residential (LDR) areas to perimeter locations of LDR areas which would create better connections to the trail systems and provide enhanced views of the open space areas. The proposed amendment was determined to be within the scope of impacts addressed in the previously certified RVSP EIR.

#### LAND USE CHANGES AND REZONE

Multiple land use designations were anticipated for the RVSP overall Plan Area (the entire 525-acre portion), including High Density Residential (HDR) and Commercial areas. The proposed amendments include a land use designation change of the HDR area on the southwest corner of the site to Commercial. Although there would be a change from HDR to Commercial, the previously-approved EIR for the RVSP discussed 7.5 acres of Commercial area in the southeast portion of the overall Plan Area in the attached "Land Use Comparison" table (Attachment A). The proposed revision would increase that acreage by three acres. Although the Commercial land use designation would be replacing the HDR designation, the Commercial use is consistent with the goals and policies of the adopted Specific Plan. Because the proposed Commercial area would be limited to 3,750 square feet, replacing the HDR with a small commercial building this size would result in fewer daily trips than anticipated from that parcel under the previously adopted RVSP.

The amendment also proposes the addition of two new land use designations: Agriculture (SPL-RVSP-AG) and Estate Residential (SPL-RVSP-ES). Although these are land use designations which were not included within the certified FEIR for the RVSP, the two land use designations would result in similar impacts to Agriculture-10 and Low Density Residential land use designations. The proposed amendment to the Specific Plan would therefore be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required.

While reviewing the 2009 approved RVSP documents, staff discovered that the original Rezone Ordinance contained typographical errors. To correct these errors, a new Rezoning Ordinance is proposed. There are no environmental impacts resulting from the correction of this unintentional clerical error.

#### SUMMARY OF DEVELOPMENT AGREEMENT CHANGES

The Developer desires to amend the Original Development Agreement to reflect the change in ownership and modifications to the circulation and land plan, including the elimination of the High Density designation and the prior Affordable Housing requirement, resulting in the elimination of the Affordable Housing and Services Shortfall Fees. Furthermore, the amendment reflects a change in the assumptions related to the level of services that the County will be expected to provide to the Property. Additionally, the amended and restated DA reflects revised timing agreements regarding improvements by the developer. The County has agreed to amend the Original Development Agreements, under the terms and conditions provided within the Amended and Restated Development Agreement.

#### **WEST PLACER MUNICIPAL ADVISORY COUNCIL:**

The proposed RVSP amendment project was heard at the West Placer Municipal Advisory Council (MAC) as an informational item on August 14, 2014, and returned to the MAC as an action item on November 12, 2014. After hearing information presented by County staff and the applicant, and after listening to public comment, the MAC voted to recommend approval (3:0, Carolyn Riolo and Darryl Osborne absent) of the proposed amendments to the Riolo Vineyard Specific Plan to the Planning Commission.

**RECOMMENDATION:**

Based on the analysis described above, the Development Review Committee recommends that the Planning Commission recommend approval/adoption of the following items to the Board of Supervisors:

1. Adopt the Addendum to the certified Riolo Vineyard Specific Plan Final Environmental Impact Report (SCH# 2005092041);
2. Adopt an amendment to the Riolo Vineyard Specific Plan Mitigation Monitoring and Reporting Program;
3. Adopt a resolution approving amendments to the Riolo Vineyard Specific Plan;
4. Adopt an ordinance for a rezone of 322.8 of the total 525 acres to SPL-RVSP;
5. Adopt an ordinance approving amendments to the Riolo Vineyard Specific Plan Development Standards;
6. Adopt a resolution approving amendments to the Riolo Vineyard Specific Plan Design Guidelines; and
7. Adopt an ordinance approving the Amended and Restated Development Agreement for the Riolo Vineyard Specific Plan.

**FINDINGS:****CEQA**

The Planning Commission has considered the Addendum to the Final Environmental Impact Report for the Riolo Vineyard Specific Plan, the staff report and all comments thereto and hereby recommends adoption of the Addendum to the FEIR and the amendment to the Riolo Vineyard Specific Plan Mitigation Monitoring and Reporting Program based upon the following findings:

1. The proposed project will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previously certified Final Environmental Impact Report for the Riolo Vineyard Specific Plan.
2. No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the Final Environmental Impact Report for the Riolo Vineyard Specific Plan was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.
3. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment. With the incorporation of all previously approved mitigation measures and minor amendments thereto, the project will not result in any new or additional significant adverse impacts.
4. The Addendum to the previously certified Final Environmental Impact Report for the Riolo Vineyard Specific Plan has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

**SPECIFIC PLAN AMENDMENT**

1. The Riolo Vineyard Specific Plan amendment is consistent with the Placer County General Plan and Dry Creek/West Placer Community Plan.
2. The Riolo Vineyard Specific Plan amendment is consistent with the Riolo Vineyard Specific Plan approved in 2009.

3. The Riolo Vineyard Specific Plan amendment is consistent with the Placer County Airport Land Use Compatibility Plan, as required by California Government Code Section 65302.3.

#### REZONE

1. The proposed zoning change from SPL-PVSP to SPL-RVSP is consistent with applicable policies and requirements of the Dry Creek/West Placer Community Plan, is consistent with uses in the immediate area, and is consistent with the proposed zoning to implement both the original Riolo Vineyard Specific Plan and the amendment to the Specific Plan.

#### DEVELOPMENT AGREEMENT

1. The Amended and Restated Development Agreement relative to the Riolo Vineyard Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Riolo Vineyard Specific Plan, as approved in 2009 and as herein amended;
2. The proposed Amended and Restated Development Agreement relative to the Riolo Vineyard Specific Plan is compatible with the uses authorized in and the regulations prescribed for the Riolo Vineyard Specific Plan, as approved in 2009 and as herein amended;
3. The proposed Amended and Restated Development Agreement Relative to the Riolo Vineyard Specific Plan is in conformity with public convenience, general welfare and good land use practice;
4. The proposed Amended and Restated Development Agreement Relative to the Riolo Vineyard Specific Plan will not be detrimental to the health, safety and general welfare of persons residing in the County; and
5. The proposed Amended and Restated Development Agreement Relative to the Riolo Vineyard Specific Plan will not adversely affect the orderly development of property or the preservation of property valued in the Riolo Vineyard Specific Plan area.

#### **ATTACHMENTS:**

- Attachment A – Land Use Comparison Table
- Attachment B – Approved Site Plan
- Attachment C – Proposed Site Plan
- Attachment D – Amended Specific Plan, Design Guidelines and Development Standards (under separate cover to the Commissioners, and available to the public both at the CDRA offices and on-line at [www.placer.ca.gov](http://www.placer.ca.gov))
- Attachment E – Amended and Restated Development Agreement (under separate cover to the Commissioners, and available to the public both at the CDRA offices and on-line at [www.placer.ca.gov](http://www.placer.ca.gov))
- Attachment F – Rezone Ordinance, 2014
- Attachment G – Addendum to FEIR
- Attachment H – Environmental Checklist
- Attachment I – Mitigation Monitoring and Reporting Program
- Attachment J – SMUD Correspondence

cc: Michael Johnson - Agency Director  
Karin Schwab - County Counsel's Office  
Rebecca Taber - Engineering and Surveying Division  
Laura Rath - Environmental Health Services  
Andy Darrow – Flood Control District  
Andy Fisher – Parks  
Mike DiMaggio - CalFire  
Jeff Pemstein – Owner  
Dave Cook – Applicant

October 7, 2010

David E. Cook  
Managing Principal  
RCH Group  
1640 Lead Hill Blvd., Suite 220  
Roseville, California 95661

Dear Mr. Cook;

Re: Riolo Vineyards (PFE & Walerga proposed substation site)

I am writing regarding the above referenced project pursuant to our meeting on Monday, September 20, 2010 and our follow up telephone call on Tuesday, September 21, 2010. SMUD may serve the first 200 lots within the Riolo Vineyard development without the construction and energizing of the new proposed substation. Thereafter, SMUD must construct and energize the new proposed substation site to provide service to the remainder of the development. SMUD and the original developer attempted to locate another potential site on which to construct the substation. No viable alternative sites exist.

As the proposed SMUD substation site is intended to be constructed contiguous to proposed residential properties, please be advised that issues concerning disclosure of the location of the substation site and the 69kV, in addition to the safety and security of the SMUD substation site are priority issues. SMUD requests that all purchase and sales agreements incorporate language that discloses the intended construction of the substation site, with its 10 feet tall block wall surrounding the substation and the related overhead 69kV.

Additionally, SMUD requests that conditions be incorporated for those lots contiguous to the substation site providing that no trees or climbable vegetation may be planted within 10 feet of the substation's block wall. Nor may any trees be planted that will encroach into the 69kV. SMUD has pamphlets that advise of the type of trees that may co-exist with the 69kV. SMUD needs to try to ensure that access is limited into the substation site. Therefore, please also incorporate that no structures may be constructed within 10 feet of the substation site that exceeds 6 feet in height. Lastly, SMUD prefers that contiguous fencing is separate from the substation block wall. SMUD will inset its block wall to ensure that the wall is constructed entirely within SMUD's site.

Full disclosure is paramount. Please ensure that disclosure of the substation and 69kV site is provided for within all marketing material being provided to the public. It is suggested that at a minimum a separate disclosure statement be prepared for inclusion into the real estate purchase and sales agreement for those sites contiguous to the proposed substation site. SMUD's site must be clearly identified on all maps and drawings as a future substation site. At the commencement of marketing the project, SMUD's site also must be clearly identified with signage indicating that it is a future substation

site and that SMUD will construct overhead facilities. Please provide SMUD with written notification a minimum of 90 days prior to beginning marketing so that SMUD may construct and install signage.

Adherence to these conditions will assist in ensuring that all customers are fully informed of the intended construction of the substation site, the 69kV and the safety and security issues that will promote the continuation of SMUD's ability to provide reliable power within the community.

SMUD looks forward to working with you as you proceed forward with your project. Should you have any questions or concerns, please feel free to contact the undersigned at 916.732-5908

Very truly yours,

A handwritten signature in cursive script that reads "Erline Applegate".

Erline Applegate, SR/WA  
Land Specialist

Department of  
Community Development  
Lori A. Moss, Director



**Divisions**  
Administrative Services  
Building Permits & Inspection  
Code Enforcement  
County Engineering  
Economic Development & Marketing  
Planning & Environmental Review

December 29, 2014

Mr. Jack Duran, Chairman  
Placer County Board of Supervisors  
175 Fulweiler Avenue  
Auburn, CA 95603

RE: Riolo Vineyard Specific Plan and Sacramento-Placer Cross Jurisdictional Memorandum of Understanding – **SCHEDULE FOR JANUARY 6, 2015**

Dear Mr. Duran:

The Sacramento County Board of Supervisors has established a policy regarding the disposition of cross jurisdictional roadway impacts associated with land development projects. The policy states that: *the County will pursue entering into reciprocal funding agreements and operational agreements with adjacent jurisdictions so that land development projects in the County or in an adjacent jurisdiction that have CEQA identified impacts and associated mitigation measures for transportation facilities located entirely within the other jurisdiction shall be required to participate on a fair share basis in funding to address and mitigate for those cross jurisdictional roadway impacts.*

On September 18, 2007, the Counties of Placer and Sacramento entered into a Memorandum of Understanding (MOU) (attached) for the purposes of providing a framework to advance cross jurisdictional cooperation and enhance regional mobility while preserving the livability of communities and neighborhoods. In keeping with the spirit of MOU, Sacramento County suggests that a dialogue between the two counties commence so as to address any cross jurisdictional roadway impacts associated with the Riolo Vineyard project. Furthermore, even if no CEQA impacts are identified in the Riolo Vineyard EIR the development should be considered in the mechanism ultimately used to determine cross jurisdictional impacts between the two counties. To pursue this dialogue, the Riolo Vineyard project applicant may contact Dean Blank of the Sacramento County Department of Transportation at 874-6121.

We request that the Placer County Board of Supervisors adopt a condition of approval for Riolo Vineyard similar to Mitigation Measure 4.7-2a(6) and 4.7-2a(8) of the Placer Vineyards FEIR. This condition is consistent with the MOU and will ensure that cross-jurisdictional impacts are mitigated appropriately.

Sincerely,

Lori A. Moss  
Director

Attachment: September 2007 Sacramento-Placer Cross Jurisdictional Memorandum of Understanding

cc: Supervisor Roberta MacGlashan, District 4  
Michael Penrose, Director, SacDOT  
Dan Shoeman, Chief, Planning and Design, SacDOT  
Dean Blank, SacDOT  
Leighann Moffitt, Planning Director  
Lisa Carnahan, Placer County Development Review Committee



**COUNTY OF PLACER**  
Community Development/Resource Agency

Michael J. Johnson, AICP  
Agency Director

**ADMINISTRATION**

February 9, 2015

Lori A. Moss, Director  
Sacramento County  
Department of Community Development  
700 H Street, Suite 6750  
Sacramento, California, CA 95814

**SUBJECT: Riolo Vineyard Specific Plan and Sacramento-Placer Cross  
Jurisdictional Memorandum of Understanding**

Dear Ms. Moss:

Placer County is in receipt of your letter dated December 29, 2014 regarding the Riolo Vineyard Specific Plan amendment. As you are aware, in May 2009, the Placer County Board of Supervisors approved the Riolo Vineyard Specific Plan and certified the RVSP Final Environmental Impact Report (FEIR). The Riolo Vineyard Specific Plan anticipates the development of up to 933 residential units and associated commercial land use, open space and recreational facilities within a 525-acre project area along PFE Road between Watt Avenue and Walerga Road near the Sacramento County line.

Since 2009, the developer of Specific Plan area has been re-evaluating the Specific Plan to create a more feasible and improved plan. The results of this analysis were the basis for the proposed Specific Plan amendment changes which are summarized in an attachment to this letter. It is important to note that the proposed changes are restricted to minor modifications to roadway alignments and the modification to the land use designation at the northeast corner of Watt Avenue and PFE Road (from High Density Residential to Commercial with no net increase in traffic). The maximum number of residential units within the Specific Plan remains unchanged at 933.

An addendum to the FEIR has been prepared for these proposed minor modifications to the Specific Plan. None of the changes or revisions proposed would result in significant new or substantially more severe environmental impacts than was previously identified and addressed in the previously certified EIR. Changes to traffic impacts associated with the Specific Plan amendment circulation pattern and trip generation were analyzed by KD Anderson & Associates, Inc. Consistent with the findings of the original Specific Plan approval, no significant impacts associated with Sacramento County roadways or intersections were identified.

Lori A. Moss  
February 9, 2015  
Page Two

As you rightfully point out, the Memorandum of Understanding entered into on September 18, 2007 between the Counties of Placer and Sacramento provides a framework to collaboratively plan and implement solutions to regional public infrastructure issues to serve our respective residents. Placer County staff agrees that, as the economy is turning in a positive direction, it is an appropriate time to re-engage our agencies to coordinate the overall infrastructure planning of these large scale developments. Key coordination points include:

- Discussion regarding the required fair-share contributions for infrastructure and intersection improvements in Sacramento County by Placer Vineyards;
- Locust Road circulation issues between Placer County and Sacramento County;
- Watt Avenue and Walegra Road improvements; and
- Future road improvements along 16<sup>th</sup> Street and Paladay Road.

It is Placer County's understanding is that both of our counties, as well as Sutter County and the City of Roseville, are working with SACOG to explore an inter-jurisdictional traffic impact fee program made possible with a CalTrans grant. Placer County is optimistic that this initiative could provide a framework for all inter-jurisdictional impacts without focusing on each individual project. I will take the lead in setting up a meeting with our respective staff to engage in these discussions. Please know that it is the intent of Placer County to ensure that a seamless development exists between our jurisdictions. I will have my secretary reach out to your team to get this meeting set.

Should you have any questions regarding the information set forth in this letter, please do not hesitate to contact me directly at (530)-745-3000, or by e-mail at [mjohnson@placer.ca.gov](mailto:mjohnson@placer.ca.gov).

Sincerely,

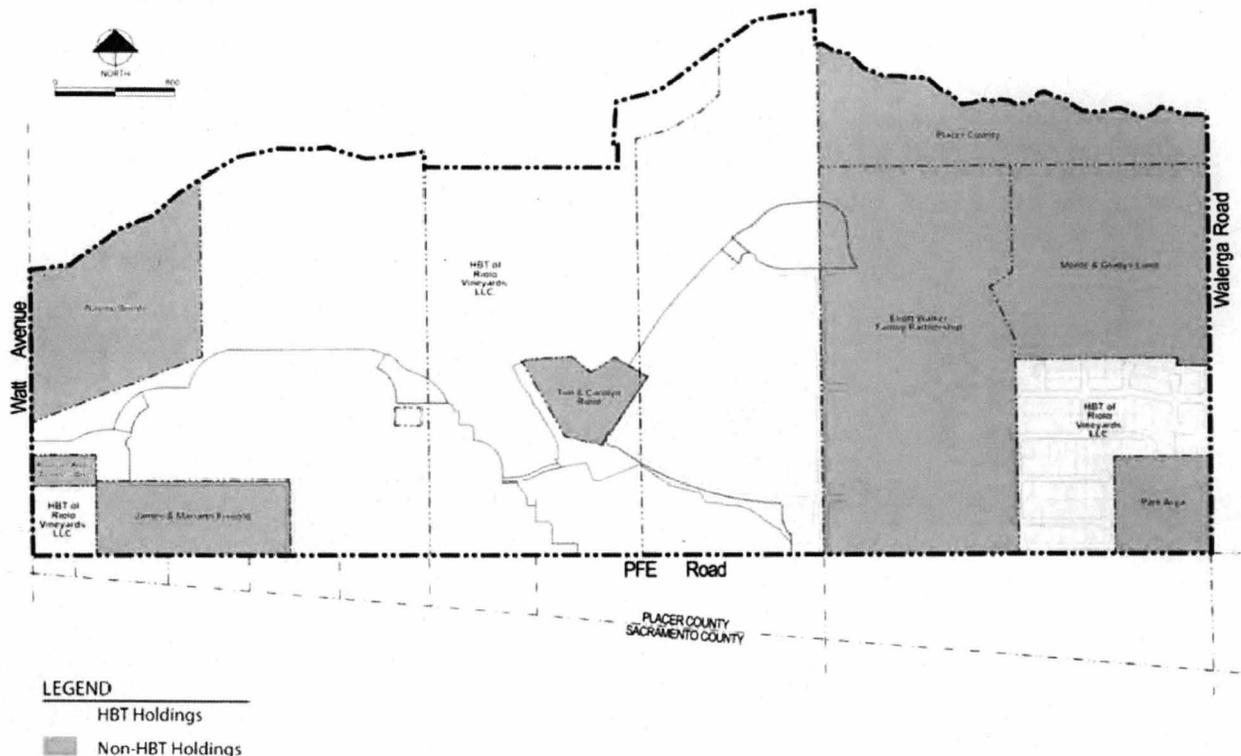


MICHAEL J. JOHNSON, AICP  
Agency Director  
Placer County Community Development / Resource Agency

cc:  
Placer County Supervisor Jack Duran, District 1  
Sacramento County Supervisor, Roberta MacGlashan, District 4  
David Boesch, CEO, Placer County  
Ken Greim, Director, Placer County Public Works Department  
EJ Ivaldi, Deputy Director, Planning, Placer County  
Michael Penrose, Director, SacDOT  
Dan Shoeman, Chief, Planning and Design, SacDOT  
Dean Blank, SacDOT  
Leighann Moffitt, Planning Director  
Michele Kingsbury, Senior Planner, Placer County  
Lisa Carnahan, Associate Planner, Placer County

## PROPOSED CHANGES TO THE RIOLO VINEYARD SPECIFIC PLAN

- Elimination of alley-loaded medium density homes, resulting in a decrease in the number of medium density units from 157 to 102.
- Replacement of previously approved high density residential units with commercial uses, resulting in the elimination of 60 high density residential units. The commercial use would be limited to a maximum of 3,750 square feet on this parcel to assure there is no increase in traffic beyond that analyzed in the project EIR.
- Addition of 63 low density residential units, bringing the total number of low density residential units up from 377 to 441.
- Creation of a Density Reserve of 47 units which may be transferred to other property owners (i.e., non-participating property owners) within the Specific Plan area. At such time as these Density Reserve lots may be utilized, additional environmental analyses may be required to determine what potential impact may result.
- Redesignate 61.3 acres from Agriculture-10 zoning to Agriculture.
- The previously approved RVSP included a northerly arterial road running from east-to-west parallel to PFE Road between Watt Avenue and Walerga Road. The proposed RVSP amendment would eliminate the arterial road, which would also eliminate the access connection to Watt Avenue.
- The proposed RVSP Amendment would relocate parks and recreation areas to the perimeter of the LDR areas, which would create better connections to the trail systems and provide views of open space



**Brigit S.  
Barnes &  
Associates,  
Inc.**

*A Law Corporation*

Brigit S. Barnes, Esq.  
Annie R. Embree, Esq.  
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February 23, 2015

*Via Hand Delivery and Email*

Placer County Board of Supervisors  
Honorable Kirk Uhler  
Honorable Robert Weygandt  
Honorable Jack Duran  
Honorable Jennifer Montgomery  
Honorable Jim Holmes

Re: Riolo Vineyard Specific Plan Amendments/Rezone  
Frisvold-Carollo Comments  
Hearing Date: February 24, 2015  
Item 1.a.(1) and (2): 9:30 a.m.

Our office represents Maryanne Frisvold and her family, who own APN 023-200-057 immediately adjacent to the Homes by Towne properties. As explained to Ms. Taber earlier today, Mrs. Frisvold is very ill, and provided the standard notice of this hearing to her brother last Friday.<sup>1</sup> The Frisvold family does not object, generally, to the revisions to the Specific Plan as it affects other parcels, and applauds removal of the roadway from Watt to Walerga, and re-zoning of the corner parcel from HDR to Commercial. The purpose of this correspondence is to request clarification on the Updated Specific Plan and associated documentation, as the Update may specifically affect the Frisvold property.

1. Page 4-3 of the Updated Specific Plan (see **Attachment 1**) states that the minor entry from PFE Road into the Frisvold property is anticipated to be "full access", but I was informed this morning that the entrance to the Homes by Towne parcel will be signalized, and there may be no break in access travelling west to east along PFE. Unless there is a break in the center median on PFE Road, the Frisvold property would then only end up with a right-in/right-out access traveling east-west on PFE. Please confirm whether there will be a break in the median or, if not, what is meant by "full access" in the Updated Specific Plan.
2. During my telephone conversation with Ms. Taber, I understood from her that there was going to be a signal installed on PFE Road for the entry point located at the southeastern corner of the Frisvold property [between Homes by Towne and Frisvold]. However, page 4-4 of the Updated Specific Plan (see **Attachment 2**) states that there are only going to be signals installed at the Watt/PFE and Walerga/PFE intersections. Please clarify this. If there is going to be a signal installed on PFE Road immediately adjacent to the southeastern corner of the Frisvold property, please also confirm whether traffic heading eastbound on PFE Road will be able to make a U-turn back toward Watt Avenue at that signal.

<sup>1</sup> This office had requested direct notice of any modifications to the Specific Plan dating from 4/1/2013 to Michael Johnson, but no notice of either this hearing or the Planning Commission hearing was received.

Asset Preservation  
General Business

Commercial Real Estate  
Real Estate Financing

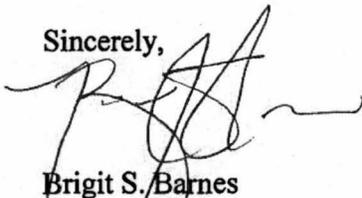
Environmental  
Litigation

**ATTACHMENT B** 81

3. Please confirm whether or not the roads on the eastern and northern boundaries of the Frisvold property are public County roads. Page 4-1 of the Updated Specific Plan (see **Attachment 3**) generally states that all public roadways within Riolo Vineyard are designed to meet Placer County standards and are offered for dedication to the County. However, we can find no specific identification of the internal roads running along the Frisvold property as being public. This clarification is important so that the access routes on the eastern and northern boundaries of the Frisvold property are identified. In addition, the centerline for these roads appears to overlay the Frisvold property boundary lines (see Figure 4.1, **Attachment 3**). As such, we assume this requires some type of conveyance to the County rather than easements from Frisvold to the adjacent property owners, if the roads are intended to be dedicated as public roads. Please confirm.
4. During my telephone conversation with Ms. Taber, I understood that certain landscaping requirements along PFE were no longer required. Page 5-4 of the Updated Specific Plan and Figure 5.1, Amended Green Space Map (see **Attachment 4**) show a landscape corridor as still required on certain Frisvold property lines and in the southeastern corner of the Frisvold property for one of the project's "Gateway" Locations (see **Attachment 5**, Updated Design Guidelines Figures 4.1 and 4.2). Please clarify this issue.
5. Figure 6.2, Amended Mitigation Map (see **Attachment 6**) now appears to show a small wetland feature required to be preserved on the southwestern boundary line of the Frisvold property [straddling the new commercial parcel]. This is a change from the original mitigation map. Our clients have not received any documents regarding this wetland feature, and request further information regarding any avoidance or setback criteria that may affect future development of the Frisvold property.

We restate our wish that these requests for clarification or correction could have been submitted at an earlier time.

Sincerely,



Brigit S. Barnes

cc Client [via email]  
Karin Schwab Dep. County Counsel [via email]  
Rebecca Taber, Engineering Dept. [via email]

**ATTACHMENT 1**

*This street is shown on Figure 4.2, Section D.*

Primary Residential Streets separating parks from residential uses have a 58 foot right-of-way width. This section includes parking on both sides of the street and Class II bike lanes.

*This street is shown on Figure 4.2, Section D1.*

Primary Residential Streets with residential uses on both sides generally have a 52 foot right-of-way width. This section includes parking on both sides of the street and Class II bike lanes.

*This street is shown on Figure 4.2, Section E.*

Primary Residential Streets with open space on both sides, or separating open space from residential, generally have a 40 foot right-of-way width. This section prohibits parking but includes Class II bike lanes.

*This street is shown on Figure 4.2, Section F.*

Primary Residential Streets with landscape corridors on both sides generally have a 40 foot right-of-way width. This section prohibits parking on both sides of the street.

*This street is shown on Figure 4.2, Section G.*

## Secondary Residential Streets

Secondary Residential Streets within the Plan Area have a 40 foot right-of-way width. This section allows for parking on both sides of the street.

*This street is shown on Figure 4.2, Section E*

Secondary Residential Streets within the Plan Area also vary depending upon adjacent land uses. Secondary Residential Streets with residential

or landscape corridors on both sides generally have a 40 foot right-of-way width. This section allows parking on both sides of the street.

*This street is shown on Figure 4.2, Section H.*

Secondary Residential Streets separating parks from residential generally have a 40 foot right-of-way. This section allows parking on both sides of the street.

*This street is shown on Figure 4.2, Section I.*

## Entry Streets



Riolo Vineyard has four major entries and several minor ones. Watt Avenue and Walerga Road each provide a major entry point, and two more enter the community from PFE Road. Riolo Vineyard has three major entries accompanied by one minor entry. Two major entries, and the one minor entry, are located on PFE Road. The third major entry is on Walerga Road. A minor entry from PFE into the Frisvold property is anticipated to be full access. Entryways are custom designed and right-of-way widths vary in order to accommodate landscaped medians and other decorative features. This section prohibits parking on both sides of the street.

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**ATTACHMENT 2**

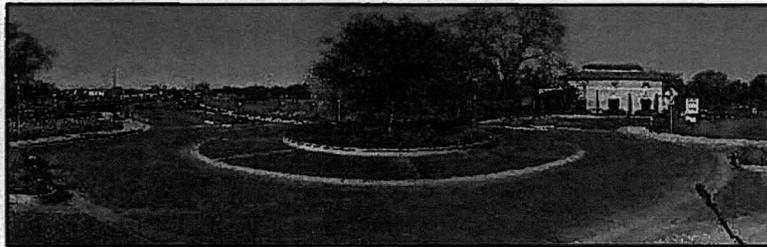
*This street is shown on Figure 4.2, Section J; Section F.*

### Private Residential Alleys

Alleys provide access to residential garages located at the rear of a lot. Alleys are private and have a 24 foot right-of-way with five foot wide multi-purpose easements on both sides. This section prohibits parking on both sides of the street. Private alleys will be maintained by the Home Owners Association or other special maintenance mechanism.

*This street is shown on Figure 4.2, Section K.*

## 4.4 TRAFFIC CALMING



A number of traffic calming features have been incorporated into the the Riolo Vineyard circulation system. These features include curvilinear alignments, raised islands, and traffic circles. Such design techniques alert drivers, force vehicles to travel at slower speeds and restrict certain movements for pedestrian safety.

*Some typical traffic calming features are shown on Figures 4.3-4.6.*

## 4.5 SIGNALIZATION

Signalization, or modification of signals, is planned by the County at the intersections of PFE Road/Watt Avenue and PFE Road/Walerga Road.

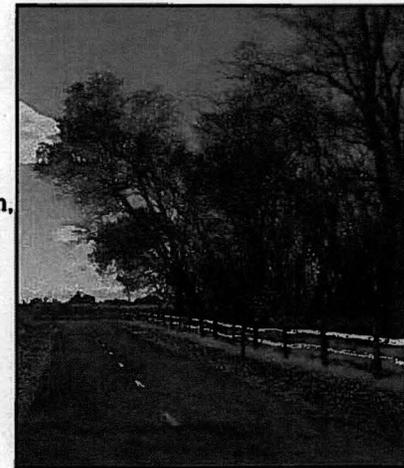
## 4.6 PEDESTRIAN, EQUESTRIAN AND BICYCLE CIRCULATION

The availability of pedestrian, bicycle and equestrian multi-purpose trails promotes a desirable and healthy alternative to motor vehicle transportation. The Riolo Vineyard Specific Plan recognizes the vital importance of these alternative modes of travel as both a means of transportation and a recreational amenity.

*The Pedestrian, equestrian multi-purpose, and Bicycle Circulation is shown on Figure 4.7.*

### Class I Trails

The Riolo Vineyard project contributes approximately 2 miles of Class I bike, pedestrian and equestrian multi-purpose trail to the regional Dry Creek Greenway Trail system. Upon completion of this regional system, Sacramento and Placer County residents will enjoy over 70 miles of hiking, biking, and horseback riding facilities. The Dry Creek trail meanders along the northern edge of the Plan Area beneath the canopy of the Dry Creek riparian corridor, connecting Watt Avenue



**ATTACHMENT 3**

## 4.1 CIRCULATION CONCEPT

The Riolo Vineyard circulation system is designed to offer the community a variety of transportation options. The Specific Plan accounts for all modes of personal transportation, from vehicular and pedestrian, to bicycle and equestrian.



The project proposes a hierarchy of roadways specifically designed to meet the traffic needs of the community. The Plan Area is bounded on three sides by arterial roadways (Walerga Road, Watt Avenue, and PFE Road). Various improvements to these existing roadways will be made as a part of the Riolo Vineyard project. Within the community, primary and secondary residential streets guide traffic into residential villages and provide important connections to parks and open space.

The Riolo Vineyard Specific Plan focuses on establishing a community that offers viable options for alternative transportation and encourages these nontraditional modes of travel. The project promotes bicycle travel via a combination of Class II bike lanes and separated Class I trails. A series of pedestrian pathways and sidewalks links residents to the assorted uses within the Plan Area. An extensive equestrian multi-purpose trail offers horseback riding through open space punctuated by oak trees and agricultural lands. Each of the various nonvehicular travel options interconnect to form a comprehensive system.

All public roadways within Riolo Vineyard are designed to meet Placer County standards and are offered for dedication to the County.

Maintenance of public roadways will be funded through assessments levied by the applicable benefit district. Private alleys within the project will be maintained via a homeowner's association (HOA). Specific alignments will be determined during the Final Mapping stages. Specific obligations for financing and construction of improvements shall be identified in the development agreement(s).



*The Vehicular Circulation is shown on Figure 4.1.*

## 4.2 CIRCULATION GOALS AND POLICIES

The following goals and policies establish the framework for the Riolo Vineyard Circulation System:

### Circulation Goal #1

Create a safe and efficient circulation network for all modes of travel.

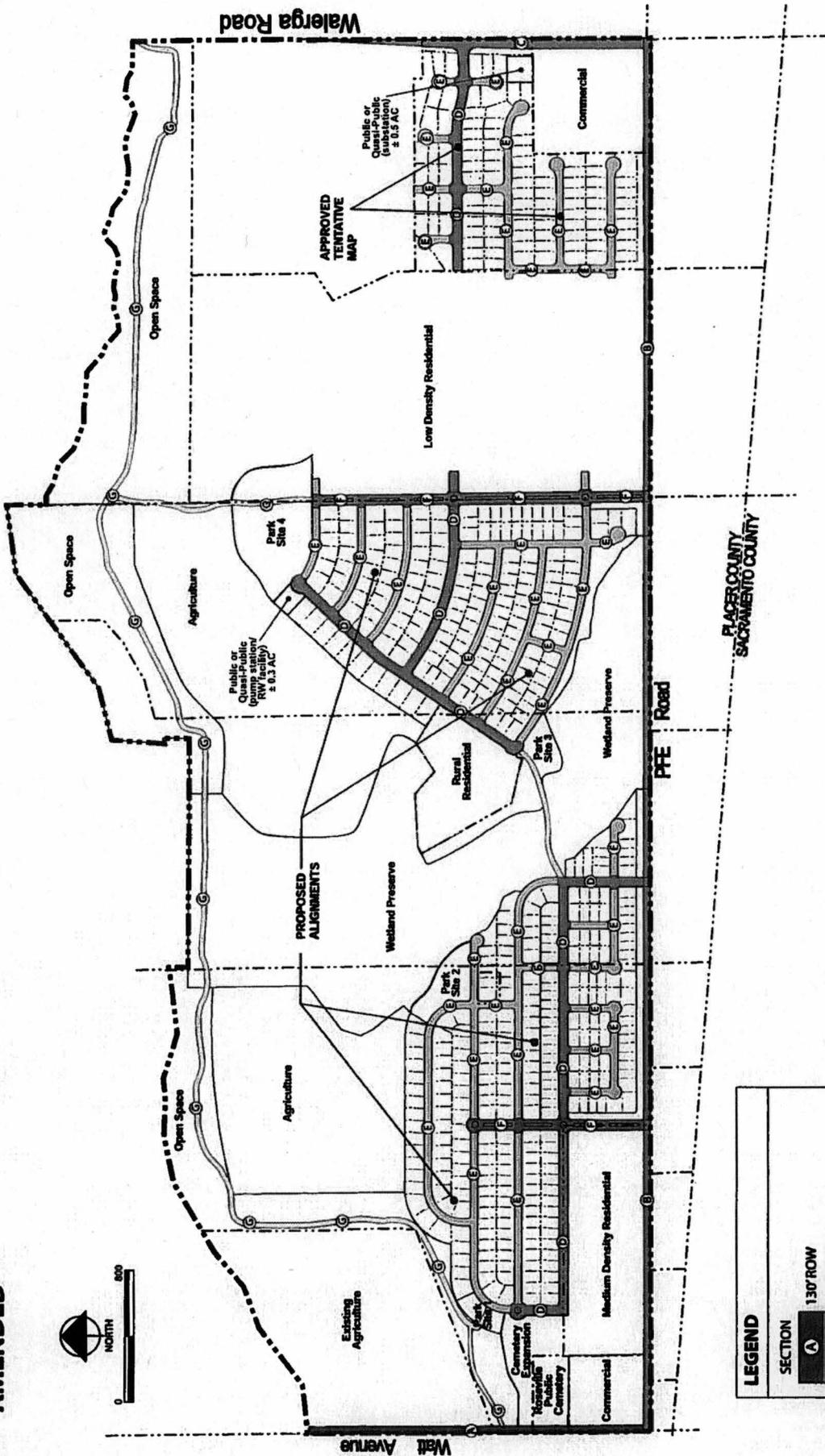
### Circulation Goal #2

Create visual interest by using green space as the primary focal point for the various routes and modes of travel.

### Circulation Policies

1. Plan for an adequate transportation network to meet increased traffic demands through build-out of the Plan Area.
2. Establish internal circulation connections between the different land uses and residential neighborhoods.

**FIGURE 4.1 VEHICULAR CIRCULATION AMENDED**



LEGEND	
SECTION	
A	130' ROW
B	64' ROW
C	106' ROW
D	52' ROW
E	40' ROW
F	ROW varies
G	12' Utility Access

Note: Vehicular circulation patterns are conceptual. Both horizontal and vertical alignments are subject to further revisions. Street sections not shown apply to future site planning conditions.

**ATTACHMENT 4**

## Park Site 4

This neighborhood park is surrounded by Low Density Residential and Open Space. This park provides passive and active uses, including open turf areas for soccer and a trail connection. Mounded turf areas will create opportunities for passive play. Park Site 4 also includes seating areas with shade structures, picnic tables, a BBQ, a play apparatus, half-court basketball, landscaping and irrigation, and ADA accessible paths with security lighting.

Park site 4 has been reorganized from an open field park into a linear park, which encourages movement through Riolo Vineyards and the Dry Creek trail system.

*A conceptual design for Park Site 4 is shown on Figure 5.5.*

## Dry Creek Park

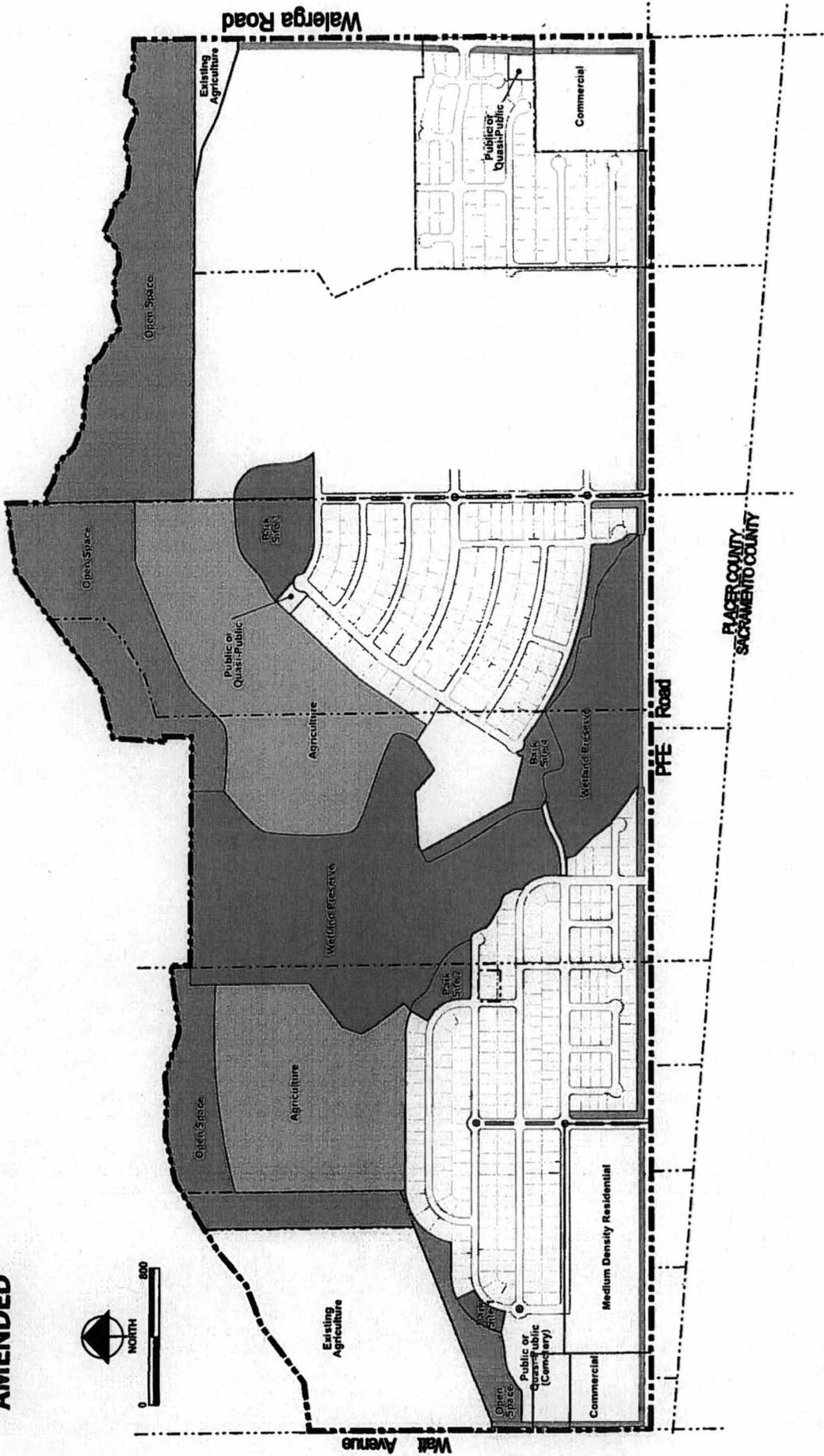
Dry Creek Park is a proposed community park located along Walerga Road, just east of the Riolo Vineyard Specific Plan Area and south of Dry Creek. The park will contain both active and passive recreational opportunities. It will be accessible to Plan Area residents via a short drive or the Dry Creek trail system. Dry Creek Park opened in 2013.

## 5.6 LANDSCAPE CORRIDORS

Landscape corridors are used to buffer the Plan Area from adjacent arterial roadways, accent project entry points, and enhance significant streetscapes within the community. Landscape corridors contain pedestrian or bicycle paths, which add to the overall connectivity of the Plan Area. Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.



**FIGURE 5.1 GREEN SPACE  
AMENDED**

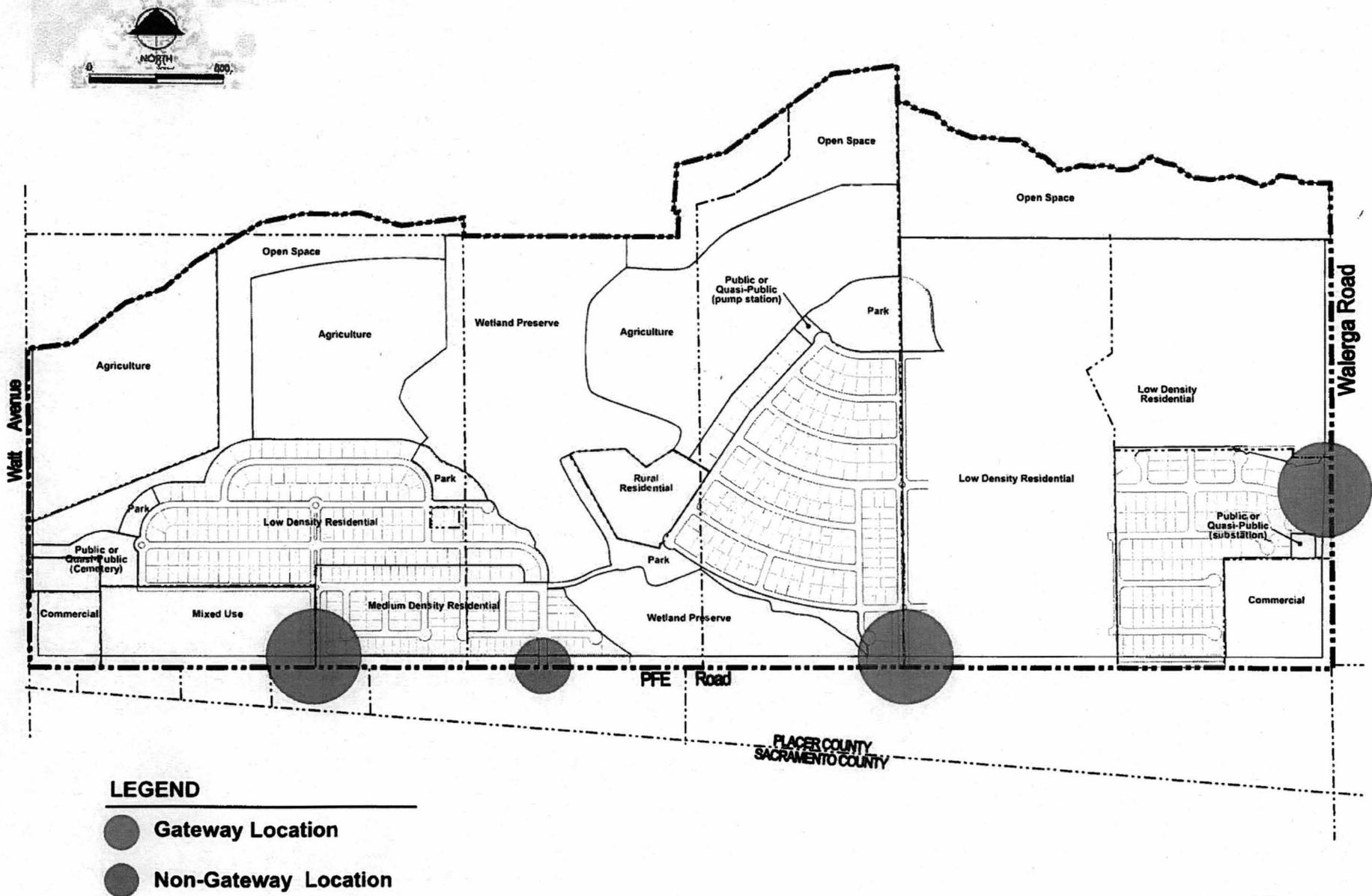


**LEGEND**

	Parks
	Open Space
	Agriculture
	Landscape Corridors

**ATTACHMENT 5**

**FIGURE 4.1 GATEWAY LOCATIONS  
AMENDED**



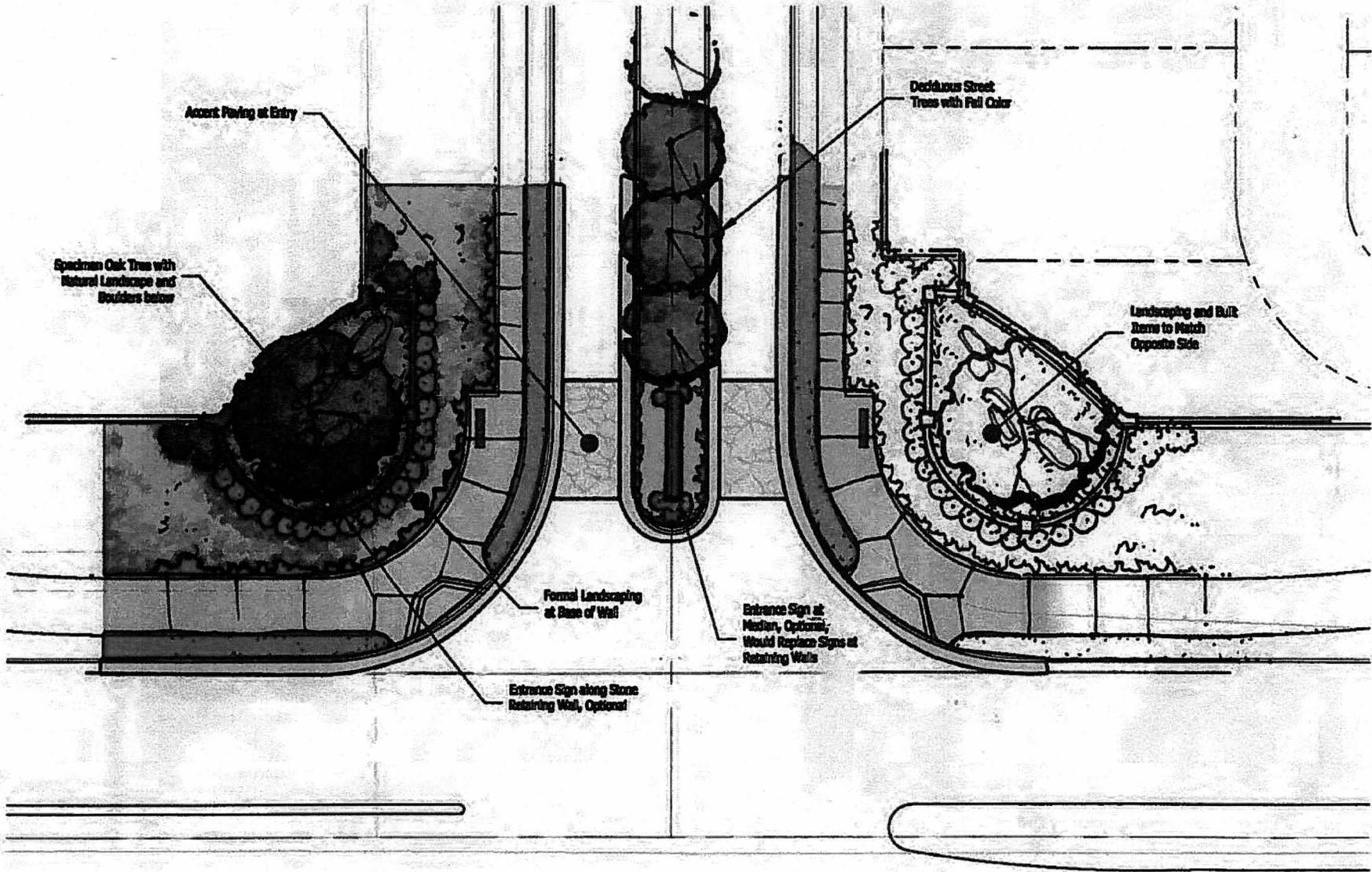
**LEGEND**

- Gateway Location
- Non-Gateway Location

fd

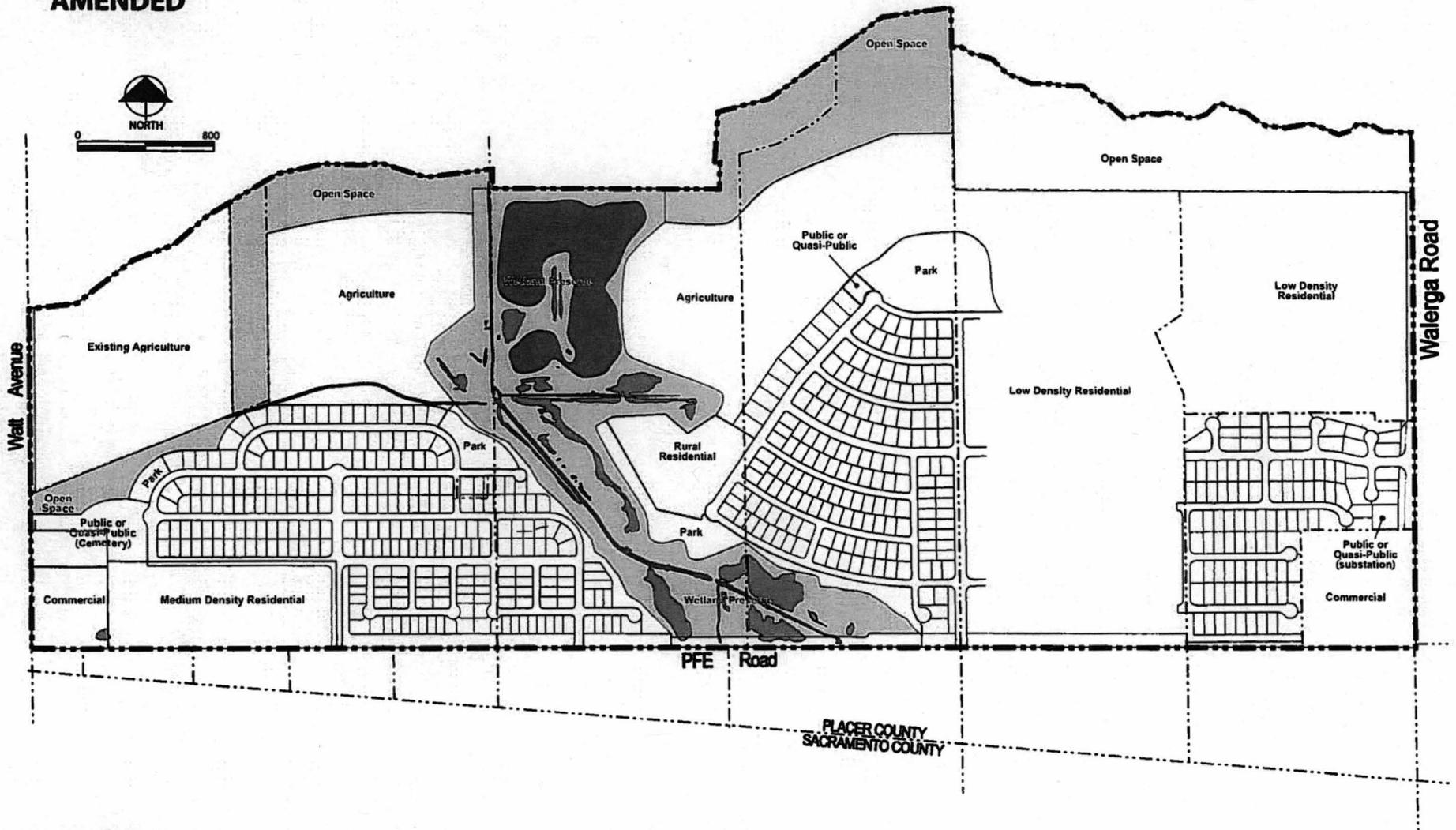
**FIGURE 4.2** ~~PFE WEST GATEWAY CONCEPT~~ RIOLO GATEWAY CONCEPT

All Riolo Vineyard gateway concepts have been simplified to cohere to this concept. The elements of this are to remain the same, however dimensions and locations of concept elements may change to adapt to the new Site Plan.



**ATTACHMENT 6**

**FIGURE 6.2 MITIGATION  
AMENDED**



LEGEND	
	Preserved Wetland Features
	Potential Wetland Mitigation Area
	Potential Oak Tree Mitigation Area

16

## Michele Kingsbury

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**Subject:** FW: Proposed Revisions to Riolo vineyards Specific Plan - Frisvold property  
**Attachments:** FP Letter Exhibit B Frisvold-ROW.pdf

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**From:** [bsbarnes@landlawbybarnes.com](mailto:bsbarnes@landlawbybarnes.com) [mailto:[bsbarnes@landlawbybarnes.com](mailto:bsbarnes@landlawbybarnes.com)]  
**Sent:** Monday, March 16, 2015 3:19 PM  
**To:** Cristina Rivera; Rebecca Taber; Jack Duran ([Duranlaw@yahoo.com](mailto:Duranlaw@yahoo.com))  
**Cc:** [bcarollo1@yahoo.com](mailto:bcarollo1@yahoo.com); [noreen@landlawbybarnes.com](mailto:noreen@landlawbybarnes.com); Lisa Carnahan; Tracie Coyle  
**Subject:** Proposed Revisions to Riolo vineyards Specific Plan - Frisvold property

Dear Christine, Rebecca, and Supervisor Duran -

Thank you for hosting the meeting at County offices and the time spent in review of proposed revisions to the plans. Since that meeting we have forwarded copies of the original Specific Plan access maps agreed to by the Frisvolds and Dave Cook's predecessors in title, JTS. The Revised Access Plan 4.1 partially addresses Mrs. Frisvold's concerns by moving the Homes by Towne access road off her property.

Unfortunately, the balance of the access and sound wall concerns have not been resolved, most specifically the location of access off the entrance route and a sound wall along the Frisvold northern boundary. Because the revised 4.1 does not address these issues, the Frisvold family cannot state that all matters raised by our prior communications are resolved, and agreements for access and construction access easements have not been determined. Mrs. Frisvold wishes to be bound by the McKay & Soms maps originally submitted to Placer County. Since unequivocal agreement on that point has not been achieved, she wishes to advise Placer County that all access concerns remain unresolved at this time. She looks forward to complete resolution when construction drawings are prepared.

Thank you Again.

Brigit Barnes  
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*"Far and away the best prize that life  
offers is the chance to work hard at  
work worth doing."  
Theodore Roosevelt, 1903*

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