



1. Introduction

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1.1 OVERALL CONCEPT

Riolo Vineyard is a distinctive master planned community offering an array of premium housing choices complemented by numerous recreational amenities. The individual elements of this community have been meticulously integrated into the natural terrain, carefully designed to blend into the rural countryside and emphasize the natural beauty of this unique site.



The Riolo Vineyard community consists of a series of residential villages, interconnected by abundant green space. Over nine miles of public trails offer such recreational amenities as hiking, horseback riding, and biking to both residents of Riolo Vineyard and the surrounding community alike. A range of product types is presented, accommodating individual preferences and varied income levels. Vast open space areas preserve sensitive natural habitats and buffer existing and proposed

agricultural operations. Landscape corridors interconnect residential villages and provide pedestrian linkages to parks, commercial centers and other amenities. In addition, Riolo Vineyard contributes ~~ten~~ 10.7 acres of park land to the area, strategically arranged so as to provide an assortment of recreational opportunities within easy strolling distance.

The Riolo Vineyard Specific Plan provides a logical guideline for growth in this area, assuring the formation of a comprehensive and thoughtful plan. The Specific Plan proposes high standards of community design which will be carried through the approval process and into final construction. Riolo Vineyard strikes a balance between nature and progress, preserving the rural nature of the site, while simultaneously fulfilling the housing needs of Placer County citizens.



1.2 SPECIFIC PLAN OBJECTIVES

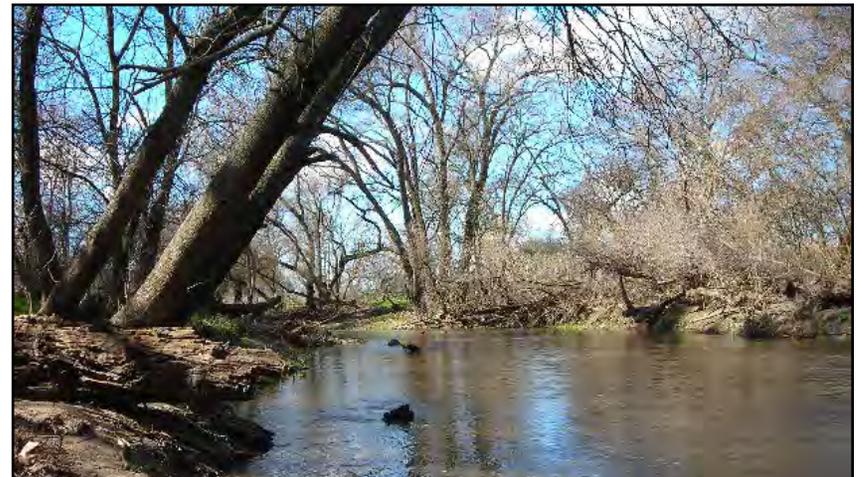
The primary objective of the Riolo Vineyard Specific Plan is to establish a framework for logical and sensitive growth. This Specific Plan provides a comprehensive set of goals and policies to ensure development of a fully integrated community that respects and enhances the site's natural features. The Riolo Vineyard Specific Plan Project Objectives are listed below:

1. Implement the County's General Plan and Dry Creek West Placer Community Plan, which designate the proposed project area for urban development.
2. Preserve the scenic Dry Creek riparian corridor and enhance trail connectivity to complement a regional recreation corridor for bicycle, pedestrian, and equestrian users.
3. Provide a well-designed community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento Counties.
4. Create a high quality environment containing a mix of residential, open space and recreational land uses in an overall design that advances "smart growth" principles.

5. Design a project that minimizes encroachment into the existing 100-year floodplain in the Plan Area while balancing the housing needs and densities of the SACOG Blueprint process and the character of the local community.
6. Provide for increased residential densities in areas presently planned for urban growth and development with accessible infrastructure, consistent with area-wide infrastructure plans and growth policies identified in the Sacramento Area Council of Government's Blueprint for Regional Growth.
7. Reduce growth pressures on outlying areas of Placer County by efficiently utilizing the project area to accommodate residential growth and development.
8. Incorporate an appropriate level of medium- ~~and high~~-density residential development to take advantage of the proximity to region-serving arterials and support opportunities for transit to serve the proposed development.
9. Provide for a cohesive plan of development that maximizes internal connectivity for pedestrian, bicycle and vehicular travel.
10. Provide for a full range of housing densities and product choices affordable to all income levels.
11. Provide a comprehensively planned project that offers maximum feasible protection of sensitive environmental habitat and resources.
12. Create a community that recognizes, respects and preserves historic agricultural uses of the project area through active management within Agricultural Residential parcels.
13. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development within the proposed project area.

14. Provide a sufficient number of residential units within the project area to support necessary improvements to local and regional public facilities.
15. Provide for dedication of land within the project area for the expansion of the Union Cemetery.

1.3 SPECIFIC PLAN AREA LOCATION



The Riolo Vineyard Specific Plan Area (Plan Area) is comprised of approximately 525.8 acres located in the southern portion of Placer County. 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 Plan Area is situated almost immediately north of the Placer County/Sacramento County line, approximately 15 miles northeast of the metropolitan area of Sacramento and four miles west of Interstate 80. The site is located inside Section 7 of Township 10 North, Range 6 East and Section 12 of Township 10 North, Range 5 East, as depicted on the Citrus Heights and Rio Linda Quadrangles of United States Geological Survey topographic maps.

The Regional Context is shown on Figure 1.1.

1.4 PURPOSE AND SCOPE

The Riolo Vineyard Specific Plan Area lies within the Dry Creek West Placer Community Plan Area (Community Plan), adopted in 1990. The Community Plan envisions low density single family residential development over most of the Plan Area, with commercial development opportunities on the corners of PFE Road/Watt Avenue and PFE Road/Walerga Road. An overall density of two units per acre (PUD 2.0) is permitted pursuant to the Community Plan, with density transfers allowed from unusable portions of the site. However, evolving growth patterns over the past decade have demonstrated that a change from solely low density residential development to a mix of residential densities is appropriate in order to create a more efficient land use pattern that accommodates growth and demand for housing.

Many of the parcels within the Plan Area have been designated as “Development Reserve” (-DR) in the Community Plan. The Community Plan suggests that parcels with the Development Reserve designation, located south of Dry Creek and west of Walerga Road, be planned as a separate specific plan. The Dry Creek West Placer Community Plan requires Specific Plans to address a variety of issues related to development. This Specific Plan includes discussions of land use, circulation, green space, resource management, public facilities, and implementation.

This Specific Plan is a comprehensive and definitive guideline for the ultimate development of the Plan Area. This Specific Plan directs the development of the Plan Area by addressing requirements of the master planning process. This process provides the opportunity to plan, coordinate, implement and monitor development within the Plan Area in a thorough and comprehensive manner.

1.5 LEGAL AUTHORITY

Placer County is authorized to adopt this Specific Plan **Update** following the provisions of Article 8, Sections 65450 through 65457 of the Title 7 Planning and Land Use Law, California Government Code and Section 17.58.200 of the Placer County Zoning Ordinance. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction in which the plan is located. All subsequent projects within the Plan Area, including subdivisions and public works projects, shall be consistent with this Specific Plan, the Community Plan, and the Placer County General Plan.

1.6 ENTITLEMENTS AND APPROVALS



The following entitlements and approvals have been approved by the Placer County Board of Supervisors to implement the Riolo Vineyard Specific Plan (**May 2009**):

1. Certification of a Final Environmental Impact Report (EIR) and adoption of Mitigation Monitoring and Reporting Program.
2. Placer County General Plan Amendments:
 - Land Use
 - Agricultural Land Use - Policy 1.H.6
 - Development Form and Design - Policy 1.O.1

- Transportation and Circulation
 - Streets and Highways - Policy 3.A.7
 - Streets and Highways - Policy 3.A.8
 - Streets and Highways - Policy 3.A.12
 - Natural Resources
 - Fish and Wildlife Habitat - Policy 7.B.1
3. Dry Creek West Placer Community Plan Amendments:
 - Community Development Element
 - Land Use - Policies 2 and 25
 - Public Services - Policies 4 and 5
 - Description of LDR minimum lot area requirements
 - Environmental Resources Management Element
 - Natural Resources - Policy 14
 - Transportation/ Circulation Element
 - Circulation - Policies 6 and 9
 4. A resolution adopting the Riolo Vineyards Specific Plan and Riolo Vineyards Design Guidelines (RESOLUTION #2009-121).
 5. An Ordinance Adopting the Development Standards for the Riolo Vineyards Specific Plan (ORDINANCE #5555-B).
 6. Approval of a Vesting Large Lot Tentative Subdivision Map.
 7. Approval of Vesting Small Lot Tentative Subdivision Maps.
 8. An Ordinance Adopting the Riolo Vineyards Development Agreement (ORDINANCE #5557-B).
 9. Zoning Amendments to conform with the adopted Specific Plan.

Subsequent Approvals Include:

1. Approval of Improvement Plans.
2. Floodplain Development Permit or equivalent
3. Issuance of an Encroachment Permit.
4. Cancellation of Williamson Act Contract #AGP 241 (for Frisvold Property development).
5. Annexation into CSA 28, Zone 173 for sewer maintenance.

In addition to the entitlements and approvals listed above, and required by Placer County, development within the Specific Plan area may

require approvals from the following state and federal agencies:

1. U.S. Army Corps of Engineers and U.S. Environmental Protection Agency - Section 404 Clean Water Act Permit.
2. U.S. Fish and Wildlife Service - Section 7 Consultation.
3. Federal Emergency Management Agency - Letter of Map Revision (LOMR)
4. California Regional Water Quality Control Board - Section 401 Water Quality Certification.
5. State Department of Conservation - Approval of Williamson Act contract cancellation.
6. State Water Resources Control Board - Storm Water Discharge Permit

1.7 RELATED DOCUMENTS

The Riolo Vineyard Specific Plan is implemented by Placer County with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of General Plan goals and policies.

Placer County General Plan and Dry Creek West Placer Community Plan

The Riolo Vineyard Specific Plan has been determined by the Board of Supervisors to be consistent with the requirements of State law, the Placer County General Plan (including the Dry Creek West Placer Community Plan), and County ordinances. With regard to land use consistency, the discussion of Land Use and Community Character in Section 3 identifies how various Riolo Vineyard Specific Plan land use categories, Placer County General Plan land use designations, and the Dry Creek West Placer Community Plan and zoning districts fit together for purposes of determining consistency. With regard to policy consistency, the Riolo Vineyard Specific Plan should be read and applied in the context of the policy framework established by the Placer

County General Plan and the Dry Creek West Placer Community Plan.

Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified on INSERT DATE 5/13/2009 and the Specific Plan was adopted on INSERT DATE 5/13/2009. The EIR examines the environmental impacts of the proposed plan and focuses on environmental changes resulting from implementation of the Plan. The EIR serves as a project EIR and examines all phases of the project including planning, construction and operation of all subdivision map approvals. The EIR also serves as a Program EIR for purposes of evaluating later requests for tentative parcel maps, tentative subdivision maps, use permits, Specific Plan amendments and variances. Supplemental environmental analysis may need to be prepared if subsequent changes to the plan are proposed, or other circumstances change, which create impacts not considered in the original environmental analysis.

Section 65457(a) of the Government Code and Section 15182(a) of the State California Environmental Quality Act Guidelines provide that no EIR, or negative declaration are required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. The EIR certified for this Specific Plan is both a program and a project-level document, and has been written to the level of detail necessary to qualify residential development for this exemption, assuming that such residential development is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures (including the completion of detailed site-specific studies if appropriate).

Development Agreements

In conjunction with the approval of vesting tentative subdivision maps in the Plan Area, each applicant and the County may enter into a Development Agreement in accordance with Government Code §65864 and Section 17.58.210 of the Placer County Code, et. seq. The

development agreement will operate to vest development rights for specified uses of the property, as well as for specified densities and intensities of use. In addition, the Development Agreement will set forth needed infrastructure improvements, park dedication requirements, timing and methods of financing improvements, and other specific performance obligations of the applicant and the County as related to the development of individual properties within the Plan Area.

A Development Agreement was entered as part of the original Specific Plan approvals; as part of this Updated Specific Plan, an amendment has been proposed to that original Development Agreement to reflect the changes herein.

Zoning Ordinance

The County's Zoning Ordinance will remain the underlying land use regulatory authority for the Specific Plan. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Ordinance, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the Zoning Ordinance will be used for the purposes of interpretation, and/or directly applied as appropriate.

Subdivision Ordinance

The County's Subdivision Ordinance will regulate individual requests for land divisions within the Specific Plan area, unless otherwise addressed herein. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Ordinance, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the Subdivision Ordinance will be used for the purposes of interpretation, and/or directly applied as appropriate.

Additional Discretionary Land Use Approvals

It is recognized that additional discretionary approvals will be required in order to implement the development envisioned by this Specific

Plan. These additional approvals could include, but may not be limited to, Tentative and Final Subdivision maps, Design/Site Review for commercial and attached housing, Conditional Use Permits, Floodplain Development Permits and other discretionary approvals required by County ordinances or state or federal law. Additional land use approvals required for Specific Plan implementation are discussed in further detail in Section 8, Implementation.

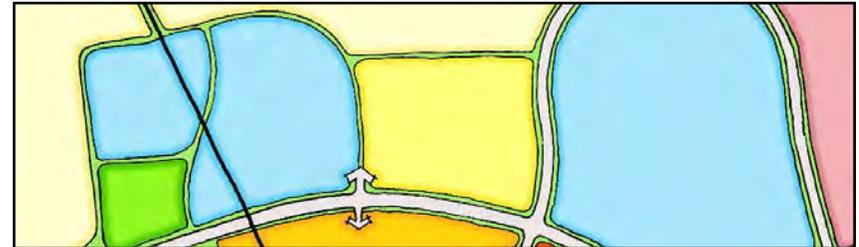
Riolo Vineyard Design Guidelines

The Riolo Vineyard Design Guidelines, a companion document to this Specific Plan, recommend a series of design policies which implement ~~the Southern European concept~~ **traditional architecture fitting into the West Placer context.**

Riolo Vineyard Development Standards

The Riolo Vineyard Development Standards, a companion document to this Specific Plan, implement the regulatory framework and planning concepts of the Specific Plan. The Riolo Vineyard Development Standards supersede portions of the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Riolo Vineyard Specific Plan and the accompanying Development Standards and Design Guidelines.

1.8 SPECIFIC PLAN ORGANIZATION



The Riolo Vineyard Specific Plan ultimately guides growth and development within the Plan Area. Detailed goals, policies, standards and concepts are provided to ensure that all projects within the Plan Area are consistent with the unifying vision of the Specific Plan. The Riolo Vineyard Specific Plan is organized into the eight sections listed below:

Section 1 Introduction - This section outlines the purpose of the Specific Plan, describes the physical location, lists the necessary entitlements and approvals, summarizes the regulatory framework, and defines the project objectives.

Section 2 Setting - This section summarizes the history of the area, describes existing and adjacent uses, explains the physical characteristics, and depicts current ownership and zoning.

Section 3 Land Use - This section identifies and describes the proposed land uses and zoning for the Plan Area.

Section 4 Circulation - This section details the vehicular, pedestrian, bicycle and equestrian circulation systems for the Plan Area.

Section 5 Green Space - This section describes concepts for the design and maintenance of an interconnected series of parks, open space, and landscape corridors within the Plan Area.

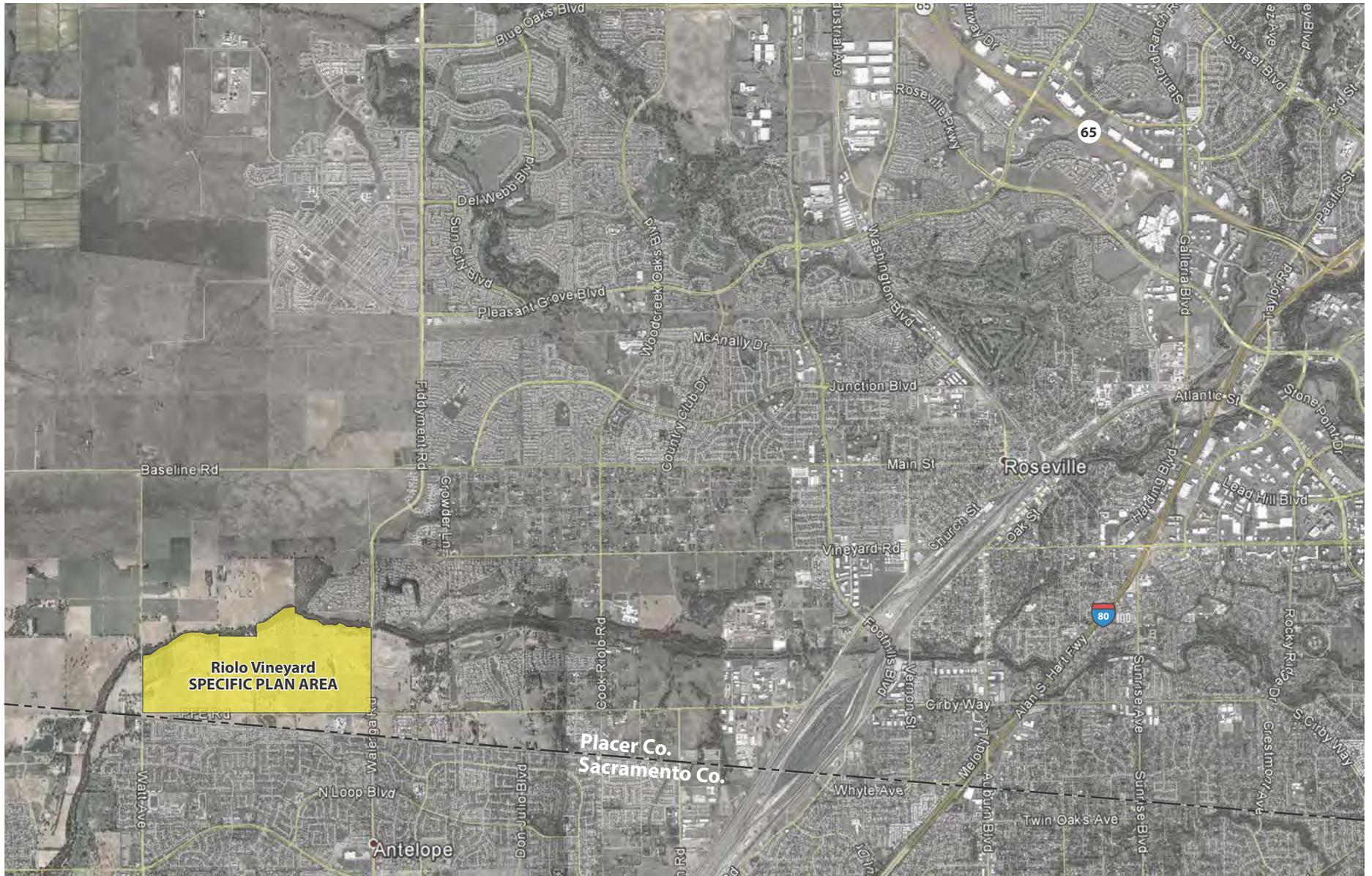
Section 6 Resource Management - This section identifies the natural resources in the Plan Area and outlines a comprehensive strategy for their preservation, protection and management.

Section 7 Public Services and Utilities - This section describes the utilities (water, recycled water, wastewater, drainage, gas, electric, and communication) and services (schools, public safety, and other county services) proposed to serve Plan Area residents.

Section 8 Implementation - This section summarizes implementation measures, details the amendment and modification process, explains the project phasing, and lists the financing methods and applicable fees.

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**FIGURE 1.1 REGIONAL CONTEXT
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