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)

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 Progam 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.

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:

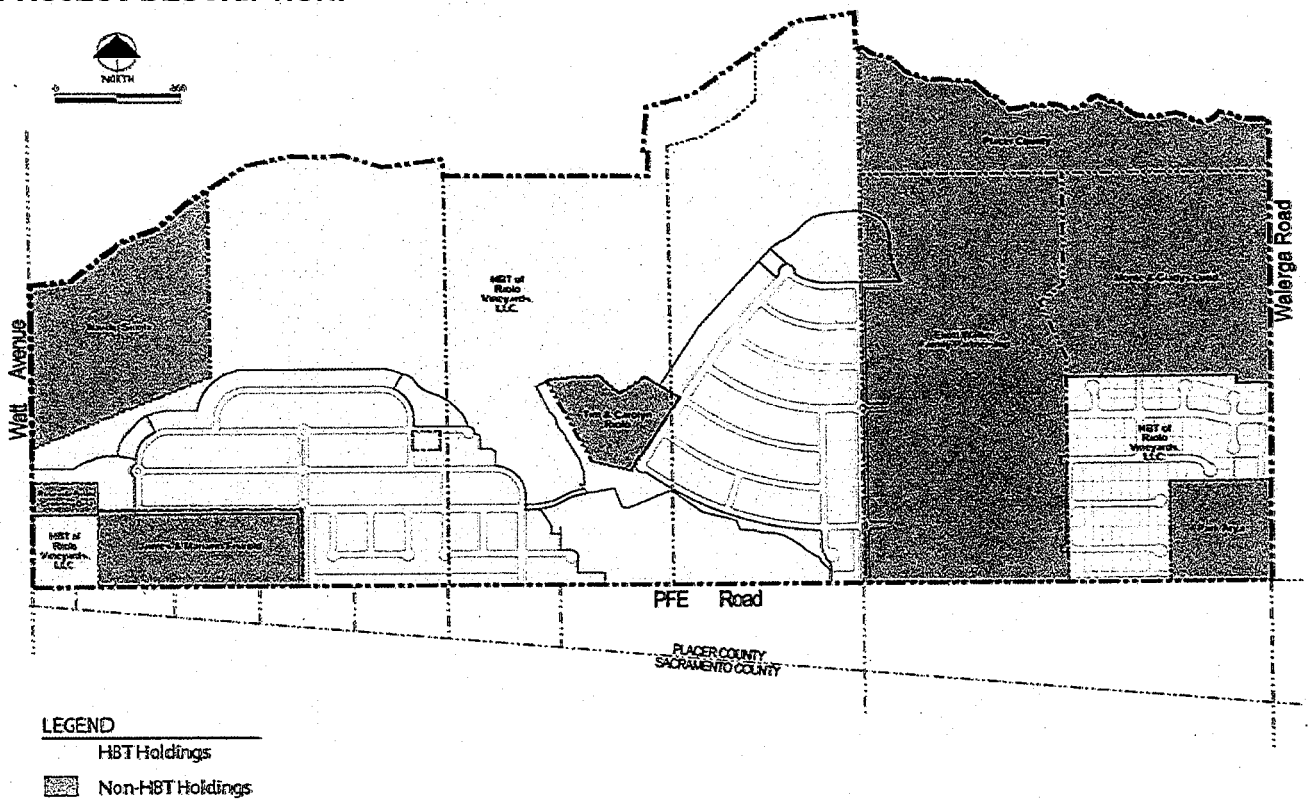
The Riolo Vineyard Specific Plan is an approved project which includes a residential community with open-space, recreational, and commercial components, and encompasses approximately 525 acres. Of the 525 total acres, only 315.6 acres were analyzed on a project-level basis. The balance of the Specific 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. <u>Elimination of Alley-Loaded Medium Density Homes</u>
   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. <u>Replacement of High Density Residential Land Use with a Commercial Land Use Designation</u> 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)
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)
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

Land Use Comparison

APPROVED Land Use Summary

Land Use	Lot Size	Units	Acres	Percent
Residential (PFE Investors)				
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 %
Residential (PFE Investors) Total		**597**	**142.3**	**27.1 %**
Residential (Others)*				
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 %
Residential (Others) Total		**330**	**123.3**	**23.4 %**
Agricultural				
Agriculture-10	10 acre minimum	6	61.3	11.7 %
Agriculture	N/A	N/A	29.8	5.7 %
Agricultural Total		**6**	**91.1**	**17.4 %**
Commercial				
Commercial	N/A	N/A	7.5	1.4 %
Commercial Total			**7.5**	**1.4 %**
Green Space				
Open Space	N/A	N/A	123.9	23.6 %
Parks and Recreation	N/A	N/A	10.1	1.9 %
Green Space Total			**134.0**	**25.5 %**
Public or Quasi-Public				
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 %
Public or Quasi-Public Total			**27.6**	**5.3 %**
Project Area Total		**933**	**525.8**	**100%**

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

Proposed Land Use Summary

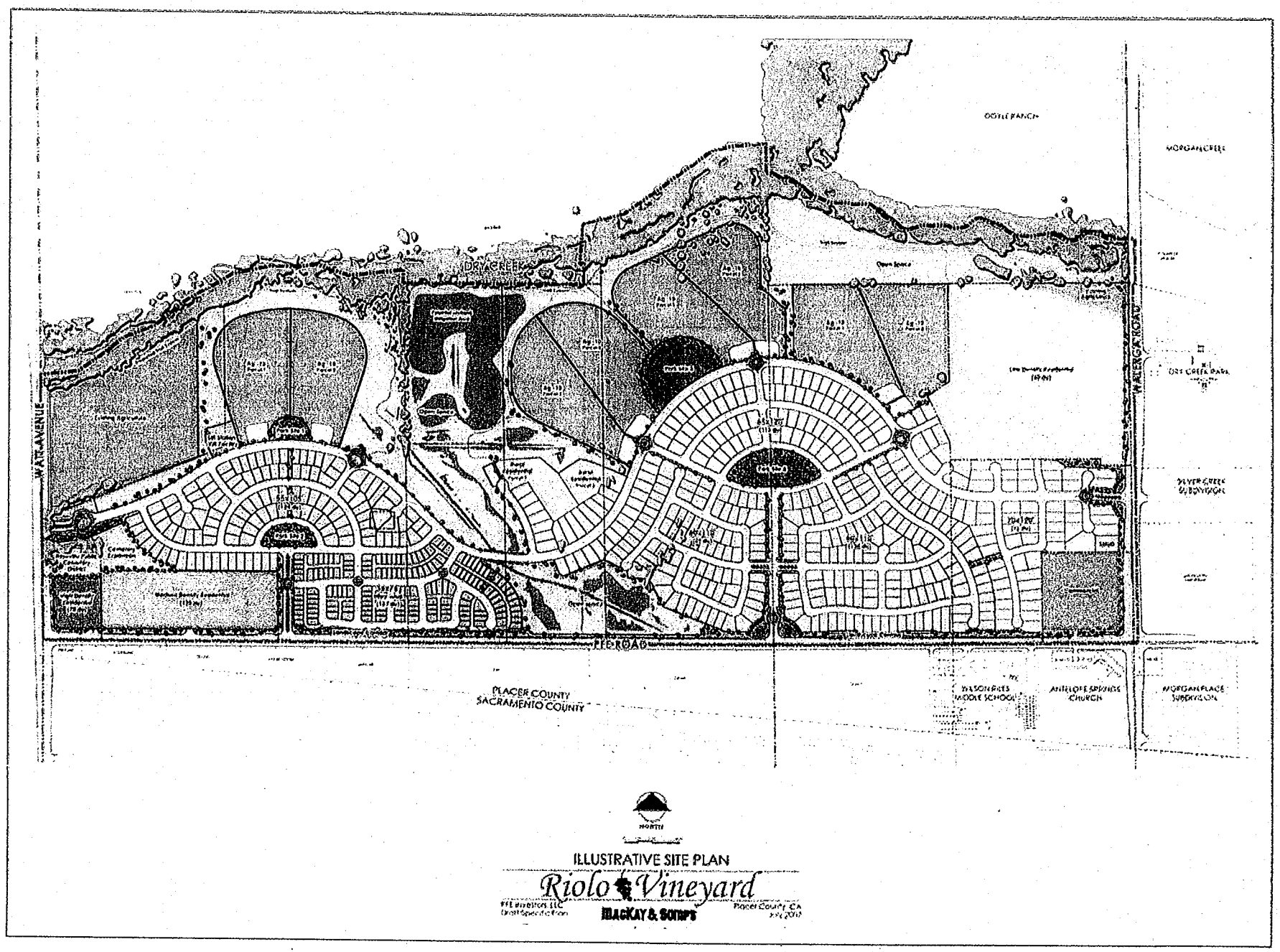
Land Use	Lot Size	Units	Acres	Percent
Residential (HBT of Riolo Vineyards)				
Low Density Residential	5,500 sf lots or larger	441	104.9	20.0%
Medium Density Residential	2,000 - 5,499 sf lots	102	19.8	3.8%
Estate Residential	.25 acre or larger	11	3.5	0.7%
Density Reserve	N/A	47	0	0.0%
Rural Residential	2 acre minimum	2	7.2	1.4%
Residential (HBT of Riolo Vineyards) Total		603	135.4	25.8%
Residential (Others)*				
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%
Residential (Others) Total		330	123.3	23.4%
Agriculture				
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%
Agriculture Total			91.1	17.3%
Commercial				
Commercial	N/A	N/A	10.5	2.0%
Commercial Total			10.5	2.0%
Green Space				
Open Space	N/A	N/A	128.3	24.4%
Parks and Recreation	N/A	N/A	10.7	2.0%
Green Space Total			139	26.4%
Public or Quasi-Public				
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%
Public or Quasi-Public Total			26.5	5.0%
Project Area Total		**933**	**525.8**	**100.0%**

*(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 A

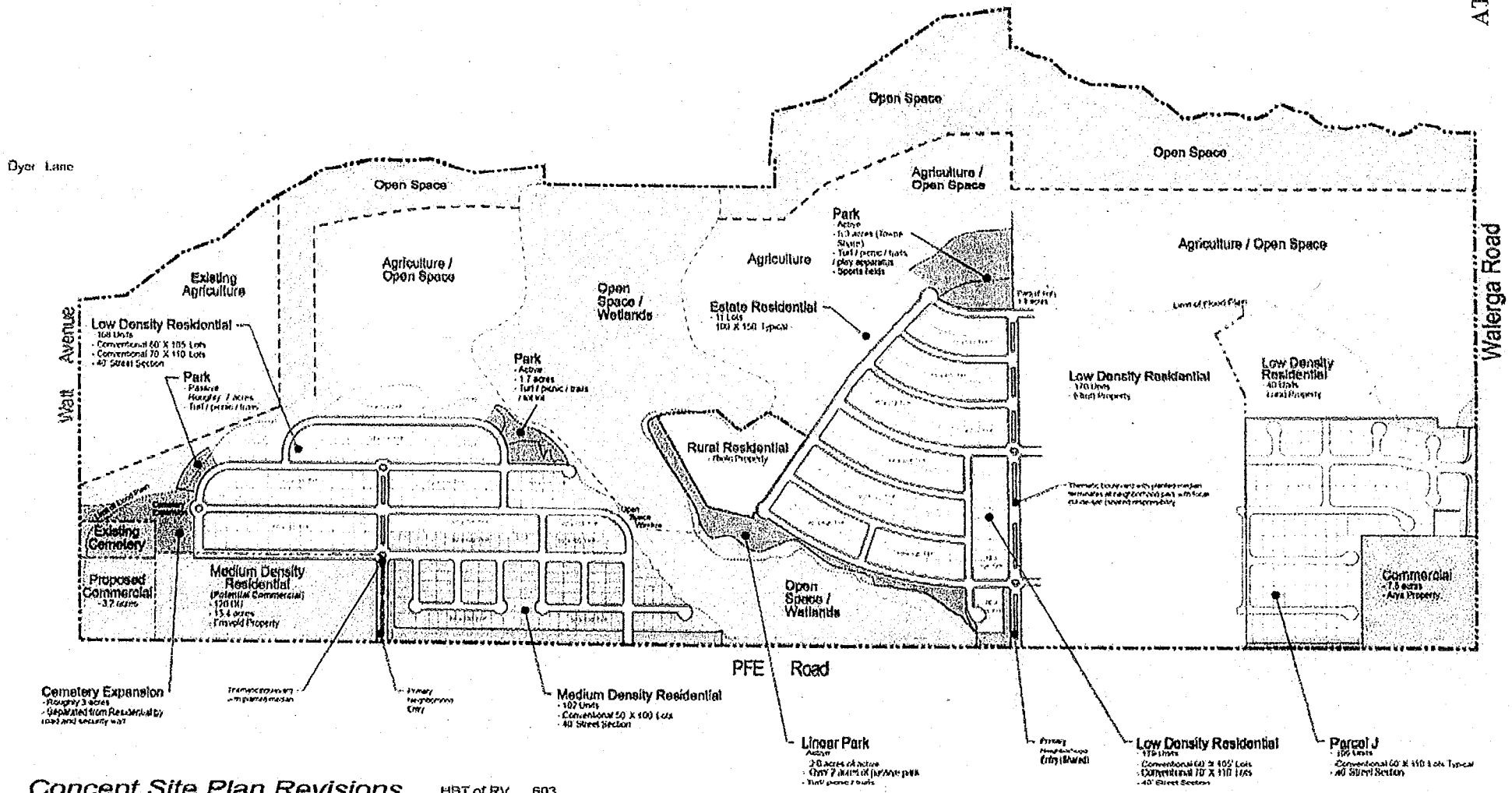
Approved Site Plan



ATTACHMENT B

Proposed Site Plan

ATTACHMENT C



Concept Site Plan Revisions

RIOLO VINEYARDS

HBT of RV	603
OTHERS	330
TOTAL	933

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

In the matter of:
AN ORDINANCE REZONING CERTAIN PROPERTIES WITHIN THE RIOLO VINEYARDS SPECIFIC PLAN

Ord. No._____
First Reading: _____

The following ORDINANCE was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2015, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

_____
Jack Duran
Chair, Board of Supervisors

Attest:

_____
Ann Holman
Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, HEREBY FINDS:

1. On December 18, 2008, the Placer County Planning Commission (Planning Commission) held a public hearing pursuant to Sections 17 58 200(E)(1) and 17 58 240(A) of the Placer County Code to consider the Riolo Vineyard Specific Plan and other land use approvals related to the Riolo Vineyard Specific Plan, including the rezoning of certain property within the Specific Plan boundaries, and the Planning Commission made recommendations to the Board related thereto.

2. On March 10, 2009, the Board held a noticed public hearing to consider the

recommendations of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to the Riolo Vineyard Specific Plan, and after closing the public hearing continued the matter to May 12, 2009, for final action.

3. The Board considered the recommendations of the Planning Commission, reviewed the Riolo Vineyard Specific Plan and the proposed rezoning, received and considered the written and oral comments submitted by the public thereon, and adopted Resolution No. 2009-117 on May 12, 2009, certifying the Final Environmental Impact Report for the Riolo Vineyard Specific Plan.

4. At the hearing on May 12, 2009, the Board also adopted Ordinance 5557-B, which approved the Rezoning of certain properties within the Riolo Vineyard Specific Plan. Section 1 of Ordinance 5557-B 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. The proposed Ordinance corrects the verbiage to state Riolo Vineyard instead of Placer Vineyards, and updates the Assessor's Parcel Numbers.

5. The Board has determined that the proposed rezoning IS consistent with the General Plan, Article 17.51.010 (Specific Plan District) of the County Zoning Ordinance, the Riolo Vineyard Specific Plan and the Riolo Vineyard Specific Plan Development Standards, and is in the best interests of the County by facilitating logical and efficient land use within the Riolo Vineyard Specific Plan.

6. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1 The following properties are rezoning from their respective current zoning designation(s) to SPL-RVSP (Specific Plan-Riolo Vineyard Specific Plan) and shall be subject to the Riolo Vineyard Specific Plan Land Use and Development Standards. APN's: 023-200-023, 023-200-031, 023-200-055, 023-200-056, 023-200-072, 023-200-073 and 023-221-006. A map of the property subject to this rezoning is attached as Exhibit A.

Section 2 This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code section 25124.

RIOLO VINEYARD SPECIFIC PLAN AMENDMENT AND REZONE FOR HOMES BY TOWNE, OF RIOLO VINEYARDS LLC. (HBT)

EXISTING ZONING O PD = 1

EXISTING ZONING O PD = 2

EXISTING ZONING O PD = 2

EXISTING ZONING RS-AG-B-20-DR PD = 2

WALERGA RD

EXISTING ZONING SPL-PVSP

EXISTING ZONING O PD = 2

EXISTING ZONING SPL-PVSP

EXISTING ZONING SPL-PVSP

EXISTING ZONING RS-AG-B-20-DR PD = 2

EXISTING ZONING SPL-PVSP

EXISTING ZONING CPD-Dc

WATT AVE

EXISTING ZONING RS-AG-B-20-DR PD = 2

PFE RD

PFE RD

EXISTING ZONING SPL-PVSP

EXISTING ZONING RS-AG-B-20-DR PD = 2

EXISTING ZONING C1-UP-Dc

LEGEND

Area Subject to Rezoning from SPL-PVSP to SPL-RVSP

023-200-023-000, 023-200-031-000, 023-200-055-000, 023-200-056-000, 023-200-072-000, 023-200-073-000, 023-221-006-000

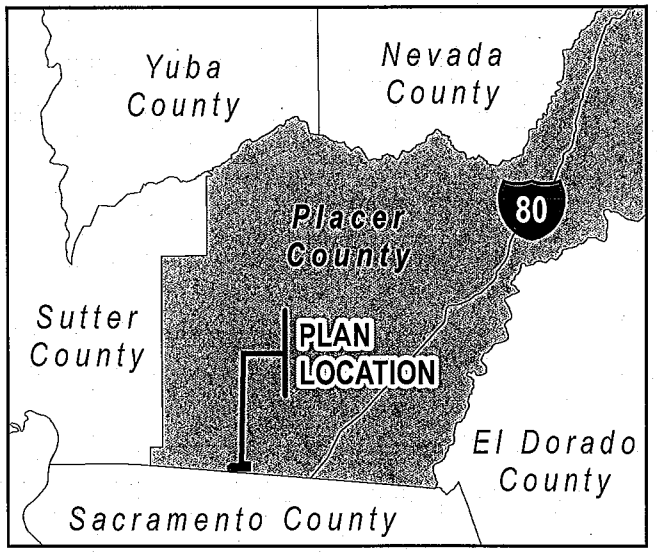
Riolo Vineyard Specific Plan Boundary

0 0.25 0.5

Miles

N

VICINITY MAP



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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.

3091 County Center Drive, Suite 140 / Auburn, California 95603 / (530)745-3000 / Fax (530)745-3003 / email: lcarnaha@placer.ca.gov

ATTACHMENT G

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.

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

(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

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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-acrea 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; and
e. 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:

- 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 Measures	Less Than Significant Impact	No Impact

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 these 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	

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)				

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. 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 is 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:

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☐ California Department of Transportation	☒ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☐ California Regional Water Quality Control Board	☐ _____

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.

County Documents		☒ Air Pollution Control District Rules & Regulations
		☒ Community Plan
		☒ Environmental Review Ordinance
		☒ General Plan
		☒ Grading Ordinance
		☒ Land Development Manual
		☒ Land Division Ordinance
		☒ Stormwater Management Manual
		☐ Tree Ordinance
		☒ Riolo Vineyard Specific Plan, 2009 and all documents included and referenced in the Board's May 2009 adoption of the same.
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
Site-Specific Studies	Planning Services Division	☐ Biological Study
		☐ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☐ Paleontological Survey
		☐ Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		☒ Wetland Delineation
		☐ Acoustical Analysis
		☒ Riolo Vineyard Specific Plan Final EIR and all studies included in said document.
	Engineering & Surveying Division, Flood Control District	☒ Phasing Plan
		☒ Preliminary Grading Plan
		☐ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☒ Traffic Study and updates
		☐ Sewer Pipeline Capacity Analysis

		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☒ Sewer Master Plan and updates
		☐ Utility Plan
		☐ Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☒ Traffic & Circulation Plan
		☐ _____

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

Land Use Comparison

APPROVED Land Use Summary

Land Use	Lot Size	Units	Acres	Percent
Residential (PFE Investors)				
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 %
Residential (PFE Investors) Total		**597**	**142.3**	**27.1 %**
Residential (Others)*				
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 %
Residential (Others) Total		**330**	**123.3**	**23.4 %**
Agricultural				
Agriculture-10	10 acre minimum	6	61.3	11.7 %
Agriculture	N/A	N/A	29.8	5.7 %
Agricultural Total		**6**	**91.1**	**17.4 %**
Commercial				
Commercial	N/A	N/A	7.5	1.4 %
Commercial Total			**7.5**	**1.4 %**
Green Space				
Open Space	N/A	N/A	123.9	23.6 %
Parks and Recreation	N/A	N/A	10.1	1.9 %
Green Space Total			**134.0**	**25.5 %**
Public or Quasi-Public				
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 %
Public or Quasi-Public Total			**27.6**	**5.3 %**
Project Area Total		**933**	**525.8**	**100%**

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

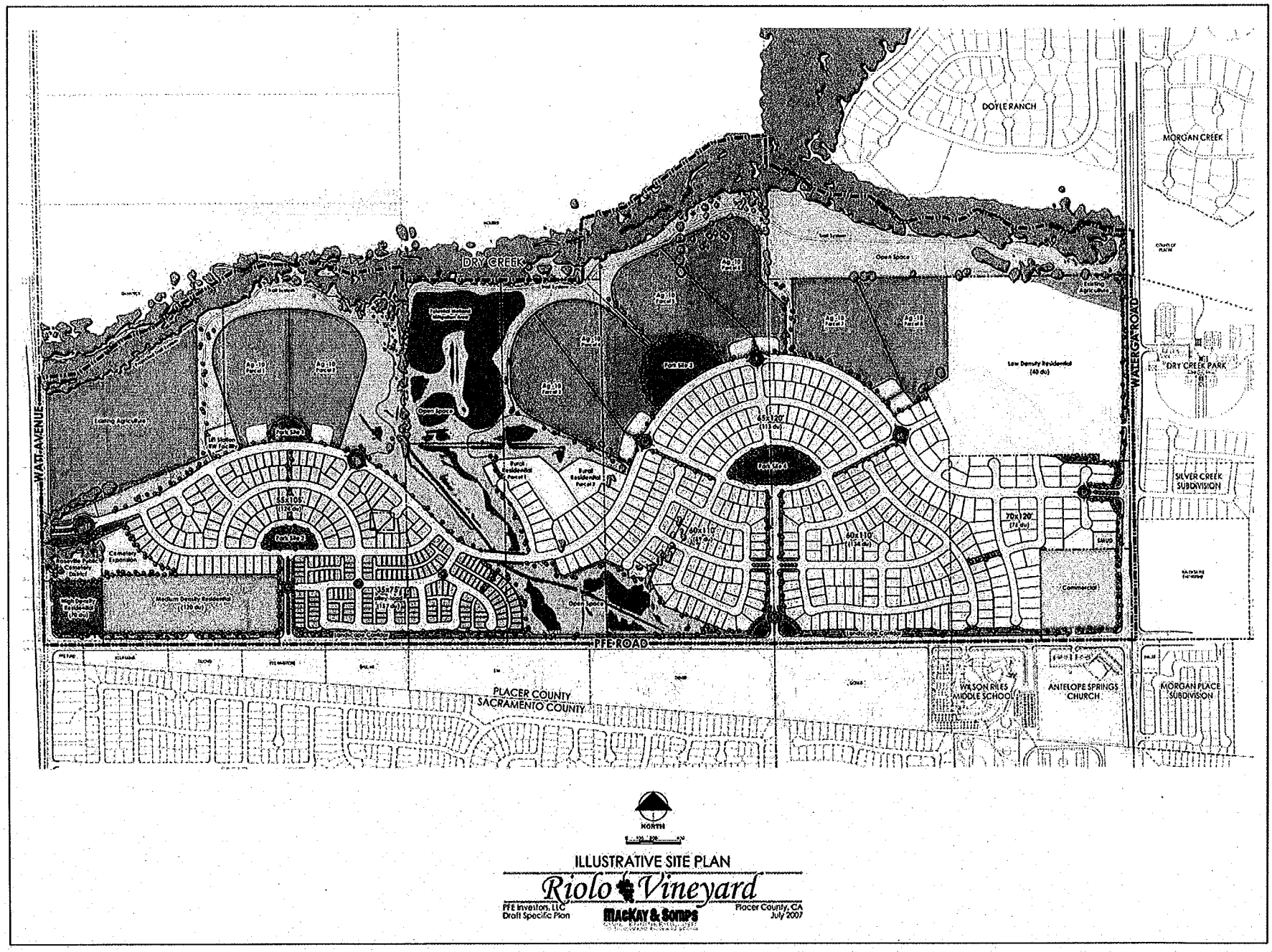
Proposed Land Use Summary

Land Use	Lot Size	Units	Acres	Percent
Residential (HBT of Riolo Vineyards)				
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%
Residential (HBT of Riolo Vineyards) Total		603	135.4	25.8%
Residential (Others)*				
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%
Residential (Others) Total		330	123.3	23.4%
Agriculture				
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%
Agriculture Total			91.1	17.3%
Commercial				
Commercial	N/A	N/A	10.5	2.0%
Commercial Total			10.5	2.0%
Green Space				
Open Space	N/A	N/A	128.3	24.4%
Parks and Recreation	N/A	N/A	10.7	2.0%
Green Space Total			139	26.4%
Public or Quasi-Public				
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%
Public or Quasi-Public Total			26.5	5.0%
Project Area Total		**933**	**525.8**	**100.0%**

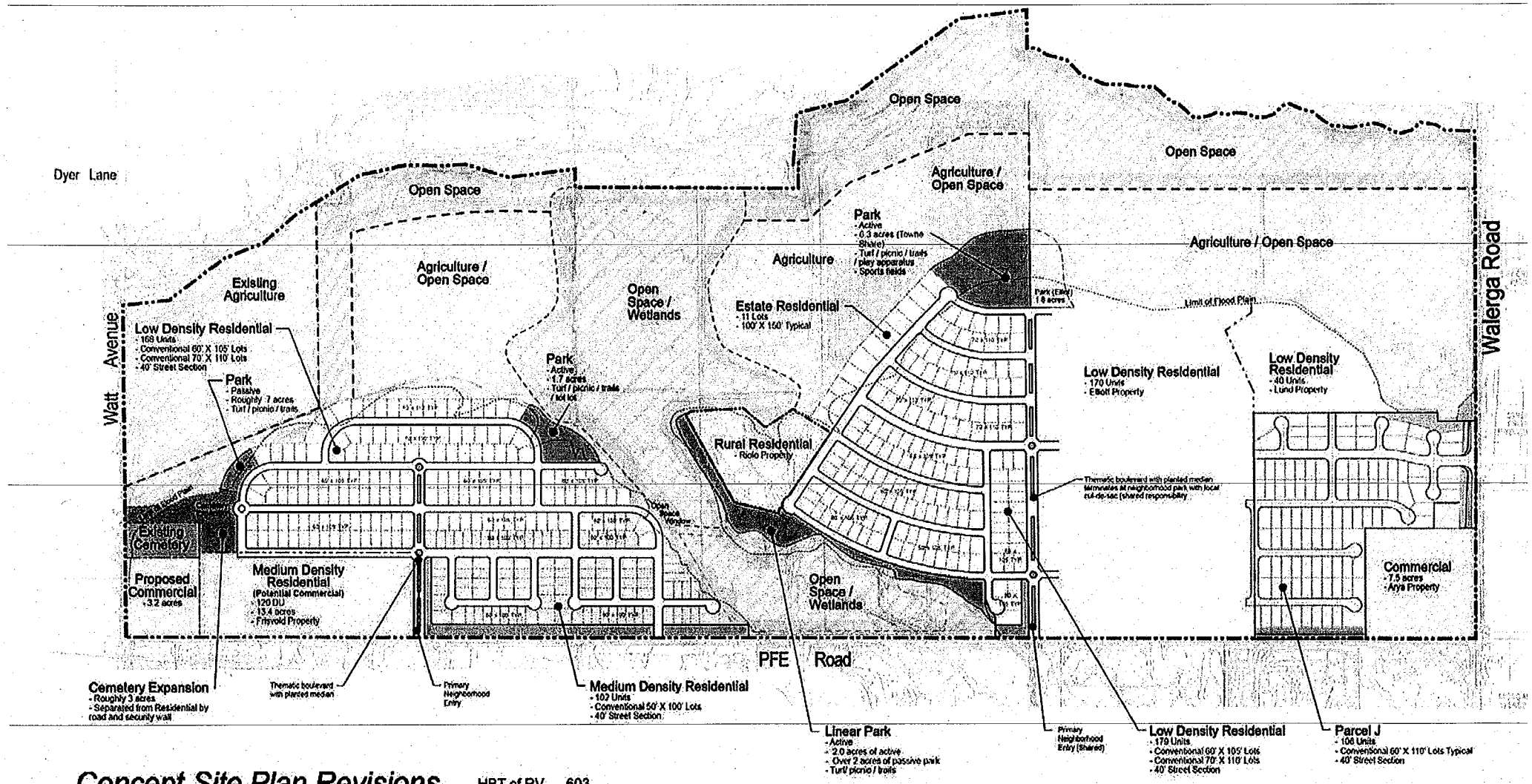
*(Others) refers to parcels not owned by HBT of Riolo Vineyards which have been allocated residential units.

** 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"

Approved Site Plan



Proposed Site Plan



Concept Site Plan Revisions

RIOLO VINEYARDS

HBT of RV	603
OTHERS	330
TOTAL	933

KD Anderson & Associates, Inc.
Transportation Engineers

May 14, 2014

Mr. Dave Cook
RCH GROUP
1640 Lead Hill Blvd, Suite 230
Roseville, CA 95661

RE: SUPPLEMENTAL TRIP GENERATION ANALYSIS FOR RIOLO VINEYARD SPECIFIC PLAN AMENDMENT, PLACER COUNTY.

Dear Dave:

Thank you for contacting our firm regarding an amendment to the approved Riolo Vineyard Specific Plan (RVSP). This letter notes the trip generation forecast for the latest proposal.

Alternatives. We have addressed the following land use alternatives:

- RVSP as identified in DEIR
- Approved 933-unit project (including 60 HDR units and 7.5 acres of commercial)
- Alternative 1: replacing the 60 HDR units with the additional 3.2 acres of commercial (a total of 10.7 ac) assuming FAR at 27% for original 7.5 acres and 3.75 ksf on additional 3.2 acres.

Trip Generation Rates. Table 1 which follows presents the daily trip generation rates employed in the original RVSP DEIR traffic study. Because that study did not introduce a.m. or p.m. peak hour rates, average rates presented in the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 9th Edition* have been identified for those time periods. Because retail trip generation and pass-by rates vary based on the site of the site, specific peak hour rates have been identified based on the size of the site.

Trip generation rates for retail commercial uses typically include trips that are drawn from the stream of traffic passing the site (i.e., pass-by trips), particular during the p.m. peak hour. In this case, the daily rate employed in the regional travel demand forecasting model (i.e., 35.0 per ksf) already reflects a discount to eliminate pass-by trips. Because most retail business are not open during the a.m. peak hour and the trip rate at that time is low, no pass-by discount is taken for a.m. peak hour trips. P.m. peak hour pass-by rates for the commercial areas in the RVSP have been taken from Figure 5.5 in the Trip Generation Handbook, 3rd Edition.

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Table 1
Trip Generation Rates

Land Use (ITE Code)	Unit	Trips Per Unit		
		Daily (1)	AM Peak Hour (2)	PM Peak Hour (2)
Single Family Residential (210)	dwelling	9.0	0.75	1.00
Multiple Family Residential (220)	dwelling	6.5	0.51	0.62
Retail (820) (based on 88.2 KSF)	KSF	35.0	1.64	6.24
Pass-By Trips	40%	Included	0.00	2.50
Net New trips		35.0	1.64	3.74
Retail (820) (based on 37.6 KSF)	KSF	35.0	2.28	8.27
Pass-by Trips	52%	Included	0.00	4.30
Net New Trips		35.0	2.28	3.97
Retail (820) (based on 3.75 KSF)	KSF	35.0	5.60	17.70
Pass-By Trips	82%	Included	0.00	14.51
Net New Trips		35.0	4.23	3.19
Parks (412)	acre	2.2	0.02	0.09

(1) Source RVSP DEIR (1/2008)
(2) Source ITE Trip Generation Manual, 9th Edition and Trip Generation Manual, 3rd Edition

Trip Generation Forecasts. Table 2 identifies the trip generation forecasts made of the RVSP as it was identified in the January 2008 DEIR. The DEIR indicated that the project would generate 11,326 daily trips. Using the peak hour trip generation rates presented in Table, 1, that DEIR project would have generated 828 new trips during the a.m. peak hour and 1,235 new trips during the p.m. peak hour.

You have indicated that the Specific Plan that was approved differs slightly from that assessed in the DEIR. As noted in Table 2, the number of single family residences is slightly greater and the number of multiple family residences is slightly less. The approved RVSP would generate 11,356 daily trips, with 831 trips in the a.m. peak hour and 1,240 trips in the p.m. peak hour.

KDA

Table 2
Trip Generation Forecasts for Approved Riolo Vineyard Specific Plan

Land Use (ITE Code)	Quantity	Trips Per Unit		
		Daily	AM Peak Hour	PM Peak Hour
RVSP As Presented in DEIR (1/2008)				
Single Family Residential (210)	862 dwelling	7,758	647	862
Multiple Family Residential (220)	70 dwelling	455	36	43
Subtotal	932 dwellings	8,213	683	905
Retail (820)	88.2 KSF	3,087	145	550
Pass-by trips	30%	Included	0	221
Net New Trips		3,087	145	329
Parks (412)	12.3 acres	26	0	1
Subtotal		3,113	145	330
Total New Trips Generated By DEIR Riolo Vineyard Specific Plan		11,326	828	1,235
RVSP As Approved				
Single Family Residential (210)	873 dwellings	7,857	655	873
Multiple Family Residential (220)	60 dwellings	390	31	37
Subtotal	933 dwellings	8,247	686	910
Retail (820) 7.5 acres @ 0.27 FAR	88.2 KSF	3,087	145	550
Pass-By Trips		Included	0	221
Net New Trips		3,087	145	329
Parks (412)	10.1 acres	22	0	1
Subtotal		3,109	145	330
Total New Trips Generated by Approved Riolo Vineyard Specific Plan		11,356	831	1,240

Table 3 identifies trip generation forecasts for your specific plan alternative. As shown the estimates are the same as or lower than those made for the approved plan.

KDA

Table 3
Trip Generation Forecasts for Riolo Vineyard Specific Plan Alternatives

Land Use (ITE Code)	Quantity	Trips Per Unit		
		Daily	AM Peak Hour	PM Peak Hour
Revised Alternative 1				
Single Family Residential (210)	886 dwellings	7,974	665	886
Multiple Family Residential (220)	0 dwellings	0	0	0
Subtotal	868 dwellings	7,974	665	886
Retail (820) – 7.5 acres @ 0.27 FAR	88.2 KSF	3,087	145	550
Pass-by trips	39%	Included	0	221
Net New Trips		3,087	145	329
Retail (820) – 3.2 acres	3.75 KSF	131	21	66
Pass-By Trips		Included	0	54
Net New Trips		131	21	12
Parks (412)	10.1 acres	22	0	1
Subtotal		3,240	166	342
Total New Trips Under Revised Alternative 1		**11,214**	**831**	**1,228**

Thank you for your attention to these materials. Please feel free to contact me if you have any questions.

Sincerely,

KD Anderson & Associates, Inc.

Kenneth D. Anderson, P.E.
President

Riolo Vineyard SP Amendment Trip Gen 5 14 2014.ltr

KDA

KD Anderson & Associates, Inc.
Transportation Engineers

February 27, 2014

Mr. Dave Cook
RCH GROUP
1640 Lead Hill Blvd., Suite 220
Roseville, CA 95661

RE: RIOLO VINEYARDS, PLACER COUNTY: REVIEW OF ACCESS ALTERNATIVE.

Dear Dave:

This letter summarizes my review of the new access alternative for the **Riolo Vineyard** project. As we have discussed, the project proponents are considering modifications to the project's approved circulation system (attachment 1).

Proposed Changes. The new plan is attachment 2 and incorporates three changes:

1. Eliminate Watt Avenue access
2. Eliminate the Riolo Road creek crossing planned midway through the project
3. Add a third access on PFE Road

Background Information / Review

I have reviewed the DEIR's circulation element / traffic study and identified the following key issues relating to access and its relationship to identified mitigation measures.

Approved Access to Watt Avenue. The approved project has a local access onto Watt Avenue. The DEIR traffic study indicates that this access is limited to "right turns in and out only" under both "Existing Plus Project" and "Cumulative Plus Project" conditions.

Traffic Volumes on Riolo Road / Watt Avenue Access. The volume of traffic on the connection can be estimated from the peak hour traffic volume forecasts in the DEIR. As noted in Table 1, the total daily volume of traffic on the access is similar under all four scenarios presented in that document, but the hourly volume differs greatly between the existing and cumulative conditions.

Table 1
Traffic on West Riolo Road Access to Watt Avenue

Scenario	PFE	Traffic Volume						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EX + P	Open	1,000	27	18	45	94	3	97
EX + P	Closed	1,000	22	28	50	97	3	100
Cum + P	Open	1,250	11	111	121	31	91	122
Cum + P	Closed	1,500	11	151	162	32	88	120

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Traffic Volumes on Riolo Road / Walerga Road Access. The volume of traffic on the connection to Walerga Road can be estimated from the peak hour traffic volume forecasts in the DEIR. As noted in Table 2, the total daily volume of traffic on the access is similar under all four scenarios, and the hourly volumes at the Riolo Road connection to Walerga Road are slightly higher under cumulative conditions.

Table 2
Traffic on East Riolo Road Access

Scenario	PFE	Traffic Volume						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EX + P	Open	1,800	45	140	175	119	58	177
EX + P	Closed	1,900	51	145	196	121	65	186
Cum + P	Open	2,200	43	165	208	162	56	218
Cum + P	Closed	2,250	42	160	202	163	61	224

Volume on Internal Riolo Road @ Crossing. The DEIR traffic study does not indicate the traffic volume on the Riolo Road crossing in the middle of the site.

Total Site Trip Generation / Distribution. The DEIR indicates that the 932 residential units will generate 8,213 daily trips, while the retail will generate 3,087 daily trips. The DEIR does not suggest a distribution of that traffic under either Existing or Cumulative scenarios. By tracking the daily volume increases suggested from the DEIR's roadway segment analysis we can guess that under Existing conditions about 16% of the site traffic goes north, but the distribution is hard to track under Cumulative conditions.

Table 3
Project Traffic on Study Area Roads and Trip Distribution
Short Term Conditions

Road	Location		Daily Volume			Share of Total
	from	to	No Project	Plus Project	Net	
Watt Avenue	PFE Road	Elverta Road	19,400	23,300	3,900	51%
	Riolo Road	Baseline Road	7,100	7,500	400	5%
Walerga Road	Riolo Road	Baseline Road	14,900	15,200	300	4%
	PFE Road	Elverta Road	17,000	19,300	2,300	30%
PFE Road	Walerga Road	Cook Riolo Road	7,200	7,900	700	9%
	Total				7,600	
EX + P with Riolo Road Open						

KDA

Table 4 Project Traffic on Study Area Roads and Trip Distribution Cumulative Conditions						
Road	**Location**		**Daily Volume**			**Share of Total**
	from	**to**	**No project**	**Plus project**	**Net**	
Watt Avenue	PFE Road	Elverta Road	62,700	63,300	600	23%
	Riolo Road	Baseline Road	40,600	41,100	500	19%
Walerga Road	Riolo Road	Baseline Road	39,000	39,300	300	12%
	PFE Road	Elverta Road	54,800	55,500	700	24%
PFE Road	Walerga Road	Cook Riolo Road	16,100	16,600	500	19%
	Total				2,600	
Cumulative + P with Riolo Road Open						

Level of Service Thresholds. The DEIR employs daily volume thresholds to assess Level of Service on Placer County Roads, as noted in Table 5. These thresholds assume an equal number of lanes in each direction. The DEIR considers the possibility of an uneven number of lanes (i.e., 2 lanes WB and 1 lane EB on PFE Road), but does not specifically identify applicable volume thresholds for this roadway configuration. Based on my review of the DEIR conclusions, I suspect they are assuming that a 3 lane facility has thresholds that are 1.5 times the thresholds for a 2 lane road.

Table 5 Placer County Level of Service Thresholds Based on Roadway Segment Volume						
Classification	**Lanes**	**Maximum Volume**				
		A	**B**	**C**	**D**	**E**
Arterial – Moderate Access Control	2	10,800	12,600	14,400	16,200	18,000
	3	**16,200**	**18,900**	**21,600**	**24,300**	**27,000**
	4	21,600	25,200	28,800	32,400	36,000
Arterial – High Access Control	2	12,000	14,000	16,000	18,000	20,000
	4	24,000	28,000	32,000	36,000	40,000
	6	36,000	42,000	48,000	54,000	60,000

KDA

Placer County Methodology for Assessing Impacts. Placer County has adopted a methodology for assessing the significance of traffic impacts when conditions already exceed the standard. While the DEIR assumes a 1% traffic volume increase in the measure, the new standards are as follow. I have not checked to see how this affects your original or possible new impacts:

Roadway Segments:

A project may be considered to exceed the minimum LOS policies if;

1) *A roadway segment operating at or above the established Placer County policy without the project will decrease to an unacceptable LOS with the project; or*
2) *A roadway segment currently operating below the applicable established policy will experience an increase in V/C (volume to capacity) ratio of 0.05 or greater; or*
3) *A roadway segment experiences an increase in ADT of 100 or more project generated trips, per lane, and the LOS policy is exceeded.*

Signalized Intersections:

A project may be considered to exceed the minimum LOS policies if;

1) *An intersection operating at or above the established Placer County policies without the project will decrease to an unacceptable LOS with the project; or*
2) *An intersection currently operating below the acceptable LOS established policy will experience an increase in V/C (volume to capacity) ratio of 0.05 or greater; or*
3) *An intersection currently operating below the acceptable LOS policy will experience an increase in delay of 4 seconds or greater.*

Unsignalized Intersections:

A project may be considered to exceed the minimum LOS policies if;

1) *An unsignalized intersection which currently operates at or above the established Placer County policies without the project will deteriorate to an unacceptable LOS with the project; or*
2) *An unsignalized intersection which currently operates below the acceptable LOS established policy will experience an increase of 2.5 seconds or more with the project.*

Further consideration will be given in situations where the existing level of service is just above or at the approved minimum level of service and any increase in vehicle trips, or even daily fluctuations in traffic, will deteriorate the level of service to an unacceptable level. In such cases, it may be determined by the County that part (2) or (3) of the above exceptions is more applicable and should be used to analyze a proposed project's impacts.

KDA

Effects of Riolo Road Closure at Watt Avenue

Impact Areas that may be affected by Watt Access Closure. Eliminating the west access to Watt Avenue would move some traffic to PFE Road, but regionally the loss of the connection would not make an appreciable difference. Under "Existing Plus Project" conditions the closure would send a little more traffic to Walerga Road, which is already exceeding the adopted standard and is incrementally impacted in the DEIR. As noted in Table 6, closing the Watt Avenue access will make Riolo Vineyards' increment a little greater, but would not change the significance of the impact.

While the daily volume on PFE Road will go up a little with the closure, the exact increase will depend on the location along the road. I suspect the greatest increase would be 1,000 ADT near Watt Avenue, and the increase would be about half of that at a location midway on PFE Road. There may be no change at the east end of the project near Walerga Road. Under "Existing Plus Project" conditions the resulting volume is still going to yield LOS A.

Table 6
Project Traffic on Study Area Roads and Possible Impacts
With Riolo Road Closure Under Existing Plus Project Conditions

Road	Location		Daily Volume					New / Greater Impact?
	from	to	Existing	Plus Project	Net	Additional Change due to Riolo Rd Closure	Total	
Watt Ave	PFE	Elverta Rd	19,400	23,300	3,900	0	3,900	No
	PFE	West Riolo Rd	7,100	8,300	1,200	-520	7,780	No
	Riolo Rd	Baseline Rd	7,100	7,500	400	- 80	7,420	No
Walerga Rd	Riolo Rd	Baseline Rd	14,900	15,200	300	+20	15,300	No
	Riolo Rd	PFE	14,900	15,800	900	+10	15,900	No
	PFE Rd	Elverta Rd	17,000	19,300	2,300	0	19,300	No
PFE Rd	Watt Ave	Walerga Rd	4,700	7,500	2,800	+10 to +1,000	8,500	No
	Walerga Rd	Cook Riolo Rd	7,200	7,900	700	0	7,900	No

Under Cumulative Plus Project conditions the PFE impact is more complicated. As noted in Table 7, the DEIR study says that the projected Cumulative Plus Project volumes of 16,400 to 17,700 can be mitigated by the second westbound through lane. However, I suspect that the model has several direct forecasts for the segments of PFE between Watt Avenue and Walerga Road, and I don't know whether the actual forecast is for the segment between Watt Avenue and the first site access or for a segment nearer to Walerga Road. If we remove the Watt Avenue access but PFE stays open, the "worst case" forecast is for 17,600 assuming the model volume was taken from the west end of the segment where the increase would be the greatest. While the volume is greater, it is still less than the 17,700 that was acceptable in the DEIR with mitigation

KDA

Table 7
Project Traffic on Study Area Roads and Possible Impacts
With Riolo Road Closure Under Cumulative Plus Project Conditions

Road	Location		Daily Volume					New or Greater Impact
	from	to	No Project	Plus Project	Net	Change Due to Riolo Rd Closure	Total	
Watt Ave	PFE	Elverta Rd	62,700	63,300	600	0	63,300	No
	PFE	Riolo Rd	62,000	62,100	100	+400	62,500	No
	Riolo Rd	Baseline Rd	40,600	41,100	500	-200	40,900	No
Walerga Rd	Riolo Rd	Baseline Rd	39,000	39,300	300	+200	39,500	No
	Riolo Rd	PFE	41,900	41,900	0	+100	42,000	No
	PFE Rd	Elverta Rd	54,800	55,500	700	0	55,500	No
PFE Rd	Watt Ave	Walerga Rd	13,600	16,400	2,800	+100 to +1,200	16,500 to 17,600	No
	Walerga Rd	Cook Riolo Rd	16,100	16,600	500	0	16,600	No

Effects of Eliminating Riolo Road Bridge

Eliminating the on-site Riolo Road bridge may have an additional incremental impact on traffic in this area. However, because the bridge may have been used by residents headed to the Watt Avenue / Riolo Road intersection, some of the effect of bridge closure is already accounted for in the preceding Watt Avenue assessment.

Three traffic streams would be affected by eliminating the bridge, and each could add traffic to PFE Road. First, some of the residents living on the west side of Riolo Vineyard and headed north on Walerga may have crossed the bridge but would now use PFE if the bridge is closed. Under Cumulative conditions that may be another 200 ADT beyond the volume moved by closing the connection to Watt Avenue. Second, some residents on the two sides of the community would have used the bridge to travel between their homes. By eliminating the bridge this traffic could move to the middle of PFE between the project's access driveways but would not show up on the segments near the Watt Avenue or Walerga Road intersections. Assuming 5% of the residential traffic is between residences, this might be another 400 trips. Finally, east side motorists headed north on Watt Avenue may have crossed the bridge. These motorists would generate about 200 trips but, again these trips were in the prior assessment.

Based on these considerations, if the bridge is eliminated but the Watt Avenue connection remains, then the volume on PFE could increase by perhaps 700 to 800 ADT. If the Watt Avenue connection was eliminated, closing the bridge as well might add 400 to 500 ADT to the prior estimates, and the total might be 18,100 ADT under Cumulative Plus Project conditions. This volume remains below the LOS C threshold for a 3 lane road, and eliminating the bridge would not have a significant impact.

KDA

Intersection Impacts of Riolo Road Closures and Third Access to PFE Road

I have not attempted to quantitatively analyze the effects of redistributed traffic at study area intersections nor to quantify the redistribution of trips to the third access. Looking at the volumes that have been presented in the DEIR, the location most influenced by the access change is the Watt Avenue / PFE Road intersection. However, at this intersection the change in traffic pattern would not necessarily alter the Level of Service. The main change would occur on the northbound Watt Avenue approach where motorists originally headed straight through to the Watt Avenue / Riolo Road intersection would instead turn right onto PFE Road. In this case, under Circular No. 212 methodology through traffic and right turning traffic would have the same effect on the intersection Level of Service.

Closing the Watt Avenue access could create additional traffic at the project's access intersections onto PFE Road. Under Cumulative Plus Project condition these intersections were expected to operate poorly in the a.m. peak hour as residents leave the community. However, review of the projected travel patterns at Watt Avenue / Riolo Road indicates that nearly all of the additional traffic should be inbound left turns and outbound right turns which would not appreciably worsen the Level of Service for southbound traffic on the project's access on PFE Road.

Creation of the third access may reduce the traffic volumes at the other two project intersections slightly. Based on review of the conceptual site plan, this new access could serve 70 single family residences and would handle 70 p.m. peak hour trips. This represents roughly 6% of the 1,236 total p.m. peak hour trips generated by Riolo Vineyards which would otherwise be using the two primary access points.

Thank you again for contacting our firm. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

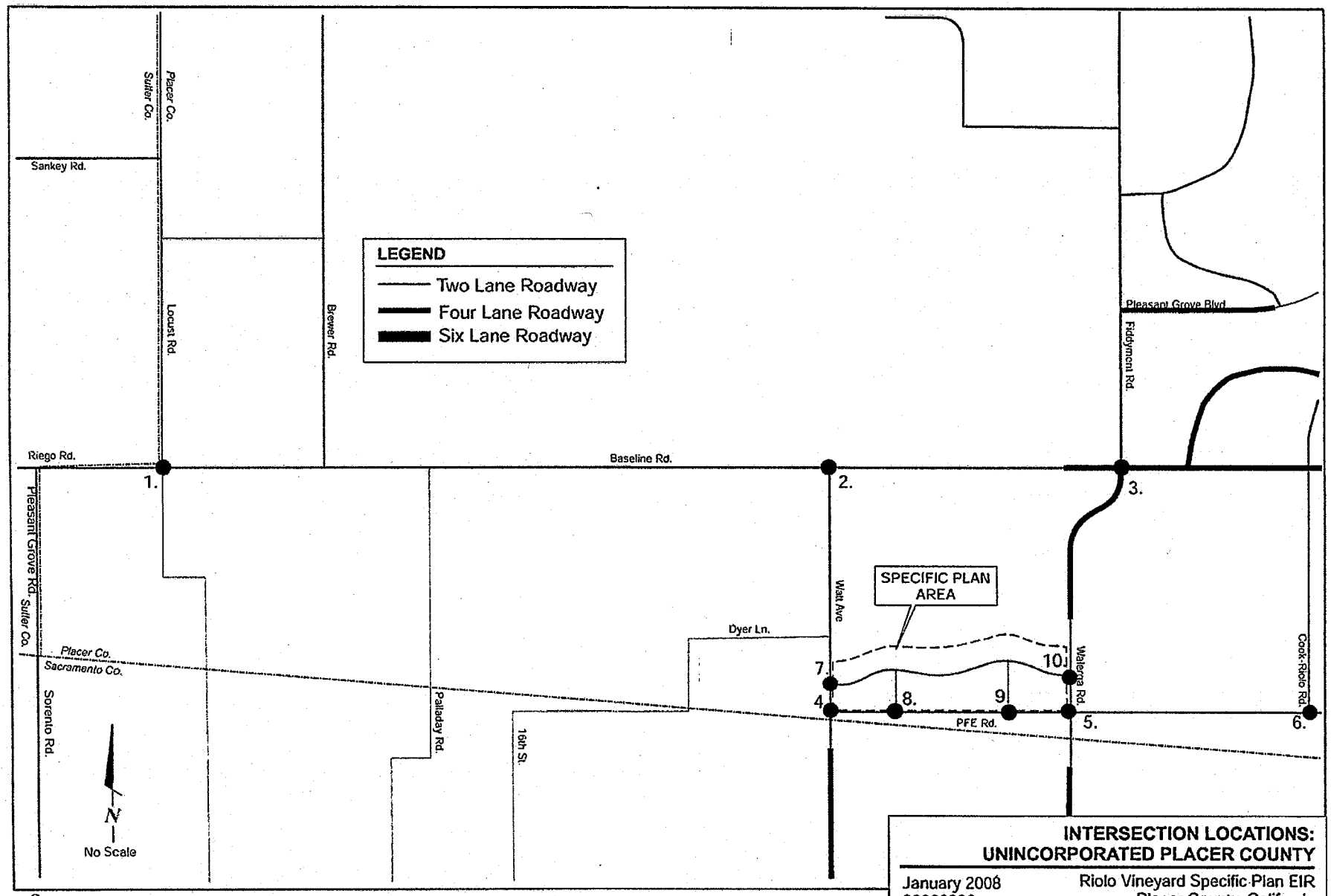
KD Anderson & Associates, Inc.

Kenneth D. Anderson, P.E.
President

Attachments

Riolo Vineyards Access.ltr

KDA



Source:
DKS Associates, 2007

INTERSECTION LOCATIONS: UNINCORPORATED PLACER COUNTY

January 2008
28066896

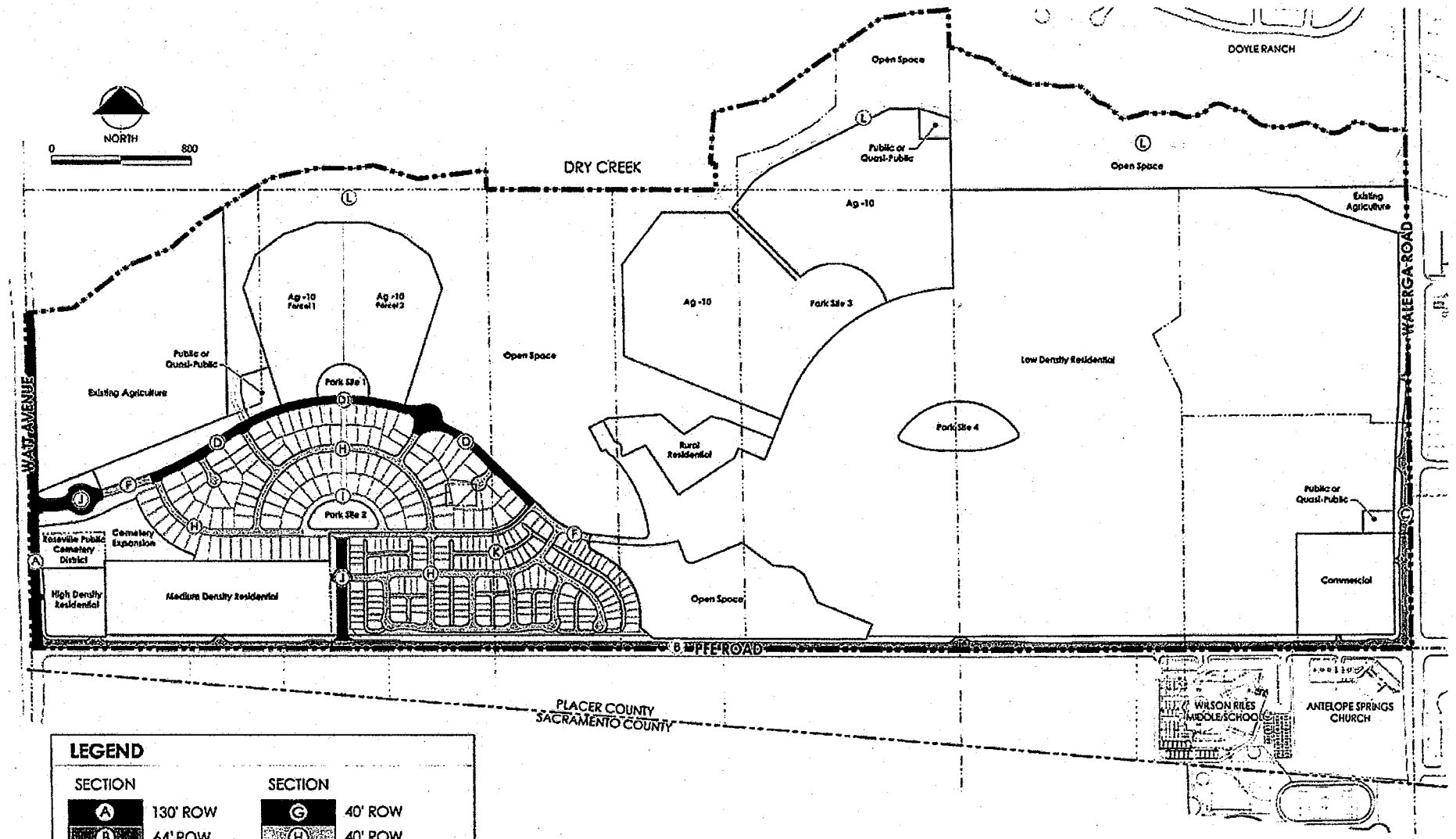
Riolo Vineyard Specific Plan EIR
Placer County, California

URS

FIGURE 9-3

1/11/08 ..vsa/hk \Riolo Vineyard\Graphics\EIR Jan 2008\F9-3_intersect locs_jan08.cdr

FIGURE 4.1 VEHICULAR CIRCULATION



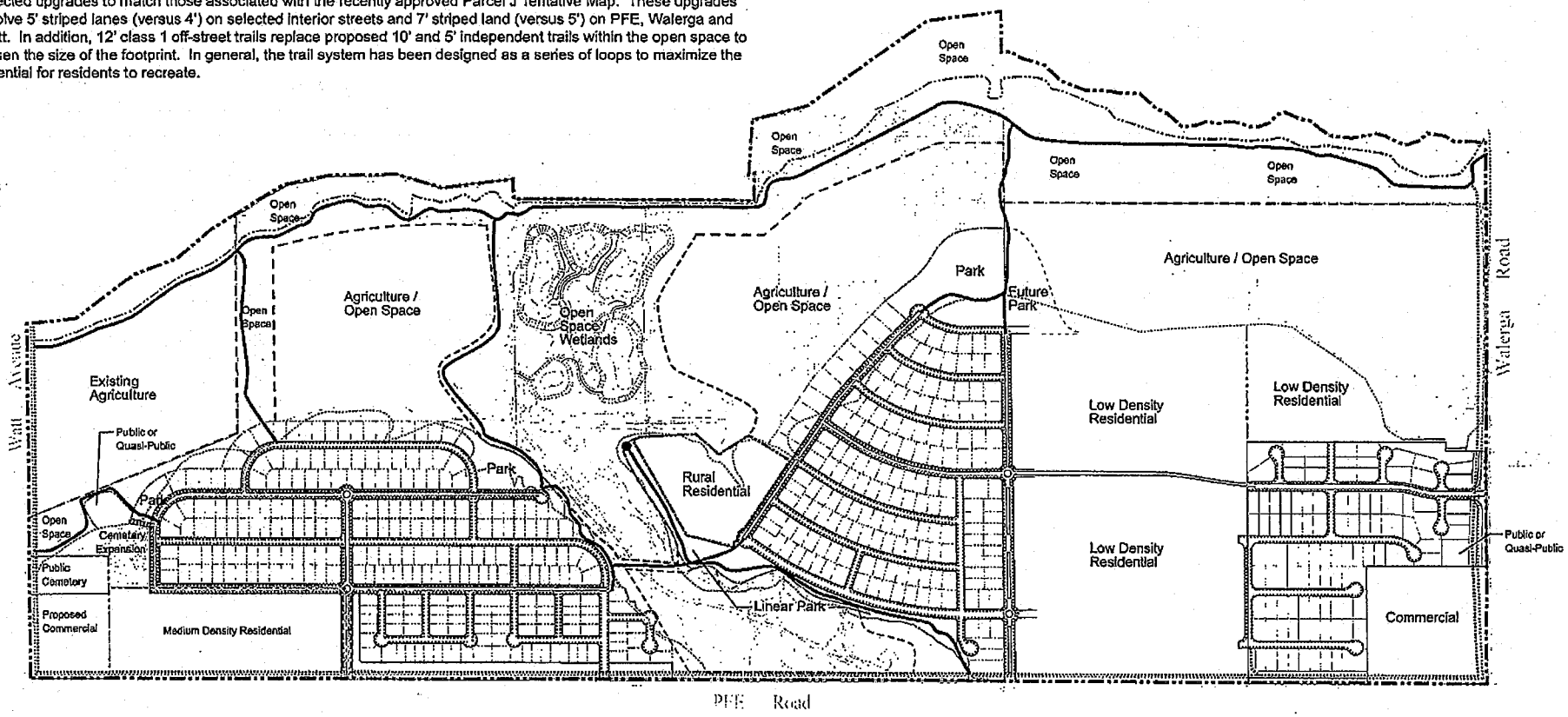
LEGEND

SECTION		SECTION	
A	130' ROW	G	40' ROW
B	64' ROW	H	40' ROW
C	106' ROW	I	40' ROW
D	45' ROW	J	ROW varies
D1	58' ROW	K	24' ROW
E	52' ROW	L	12' Utility Access
F	40' ROW		

Note:
Vehicular circulation patterns are conceptual.
Both horizontal and vertical alignments are subject to further revision.
Street sections not shown (Sections E & G) apply to future site planning conditions.

SUMMARY OF TRAIL REFINEMENTS

Refined on and off-street trails maintain the integrity of the system approved as part of the Specific Plan, with selected upgrades to match those associated with the recently approved Parcel J Tentative Map. These upgrades involve 5' striped lanes (versus 4') on selected interior streets and 7' striped land (versus 5') on PFE, Walerga and Watt. In addition, 12' class 1 off-street trails replace proposed 10' and 5' independent trails within the open space to lessen the size of the footprint. In general, the trail system has been designed as a series of loops to maximize the potential for residents to recreate.



LEGEND		approximate length			approximate length
———	12' Class I Trail	17,600 ft.	·····	EVA / Pedestrian Path (temp)	200 ft.
·····	8' Class I Trail	12,490 ft.	———	5' Class II Bike Lane	23,730 ft.
- - - - - -	6' Separated Sidewalk	900 ft.	·····	7' Class II Bike Lane	12,810 ft.
·····	4' Separated Sidewalk	57,870 ft.		4' Equestrian Trail	9,030 ft.

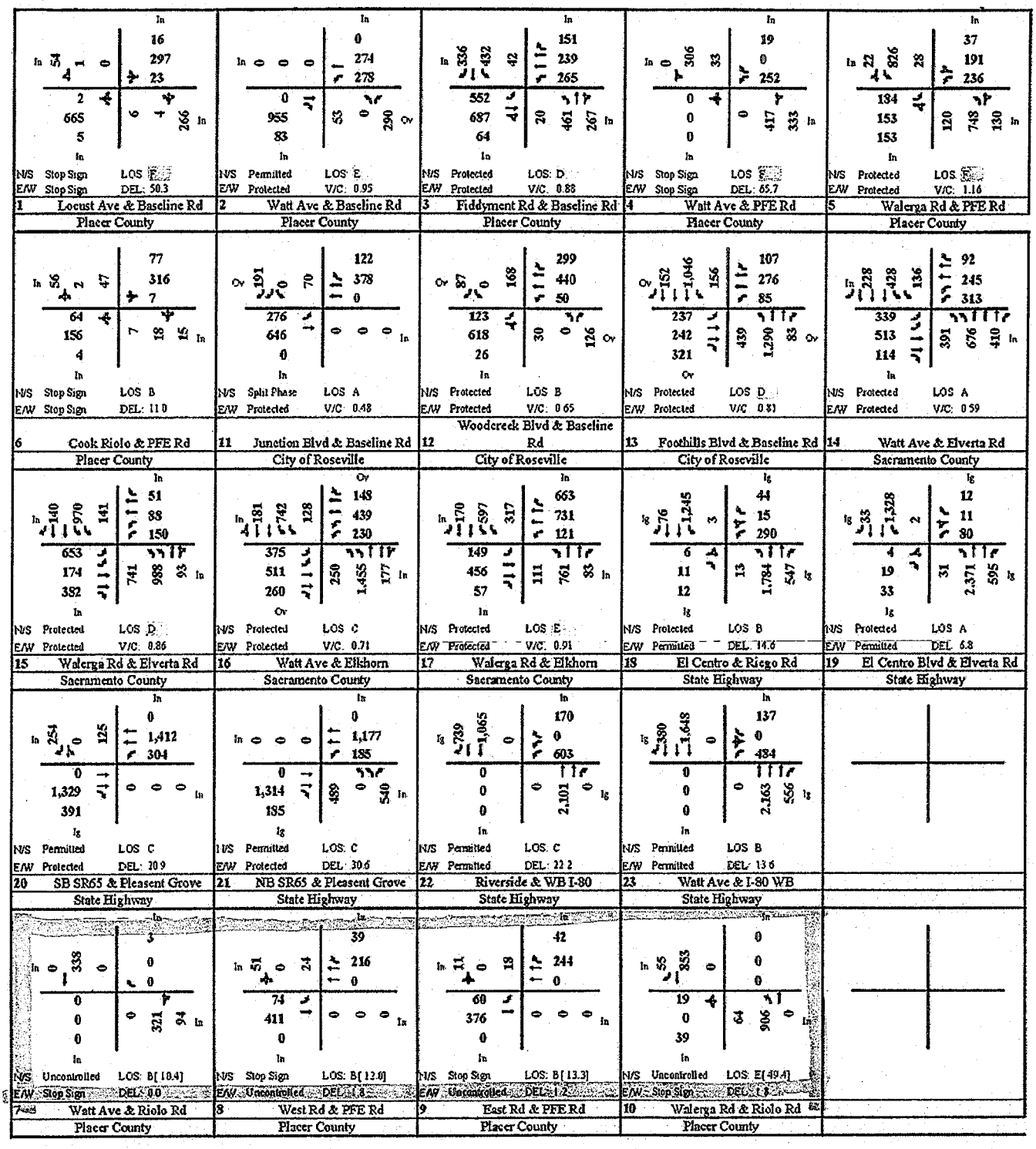
Note: Calculations are based on trails shown.
Pedestrian circulation patterns are conceptual.
Individual alignments and lengths are subject to further revision.

Pedestrian, Equestrian & Bike Circulation

RIOLO VINEYARDS

0 200 400 800

RCH GROUP



Source:
DKS Associates, 2007

EXISTING PLUS PROJECT WITH PFE ROAD OPEN - P.M. PEAK HOUR
INTERSECTION VOLUMES AND LANE GEOMETRIES

January 2008
28066896

Riolo Vineyard Specific Plan EIR
Placer County, California

URS

FIGURE 9-8B

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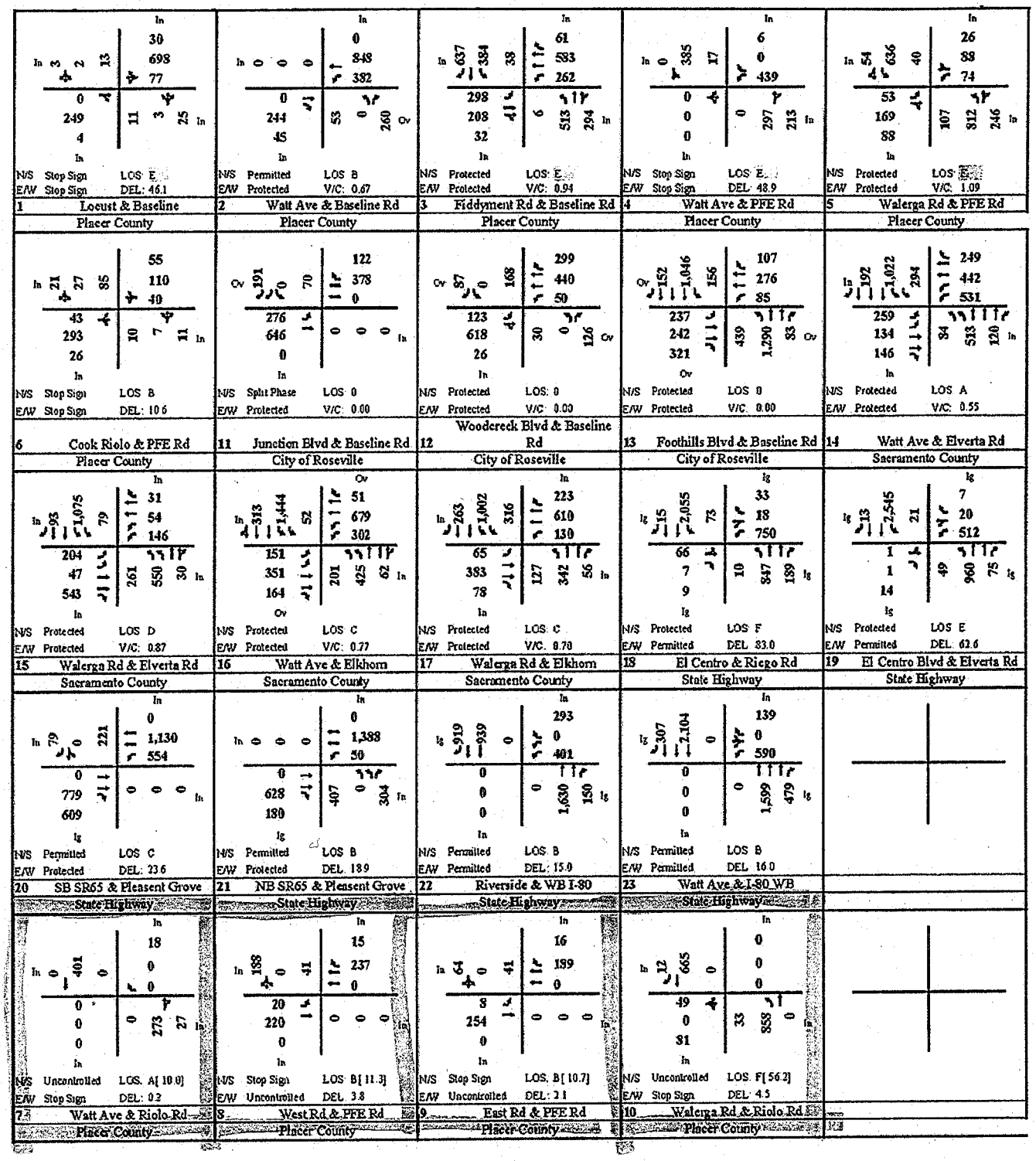


EXISTING PLUS PROJECT WITH PFE ROAD OPEN - A.M. PEAK HOUR INTERSECTION VOLUMES AND LANE GEOMETRIES

January 2008
28066896

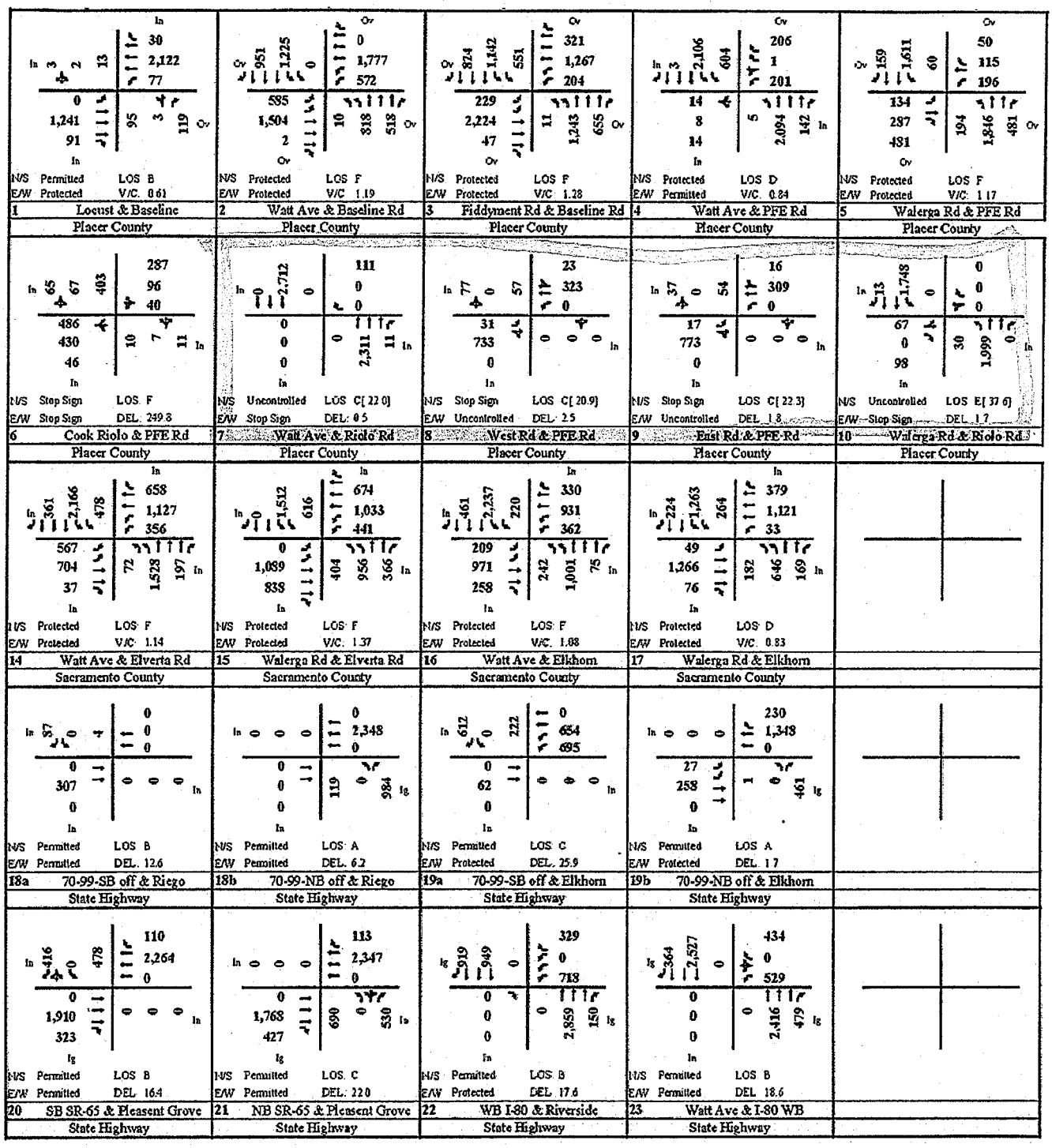
Riolo Vineyard Specific Plan EIR
Placer County, California

URS

FIGURE 9-8A

Source:
DKS Associates, 2007

1/11/08 ..vsa/hk \Riolo Vineyard\Graphics\EIR Jan 2008\F9-8A_plus proj open AM_jan08.cdr



Source:
DKS Associates, 2007

CUMULATIVE PLUS PROJECT WITH PFE ROAD OPEN - A.M. PEAK HOUR INTERSECTION VOLUMES AND LANE GEOMETRIES

January 2008
28066896

Riolo Vineyard Specific Plan EIR
Placer County, California

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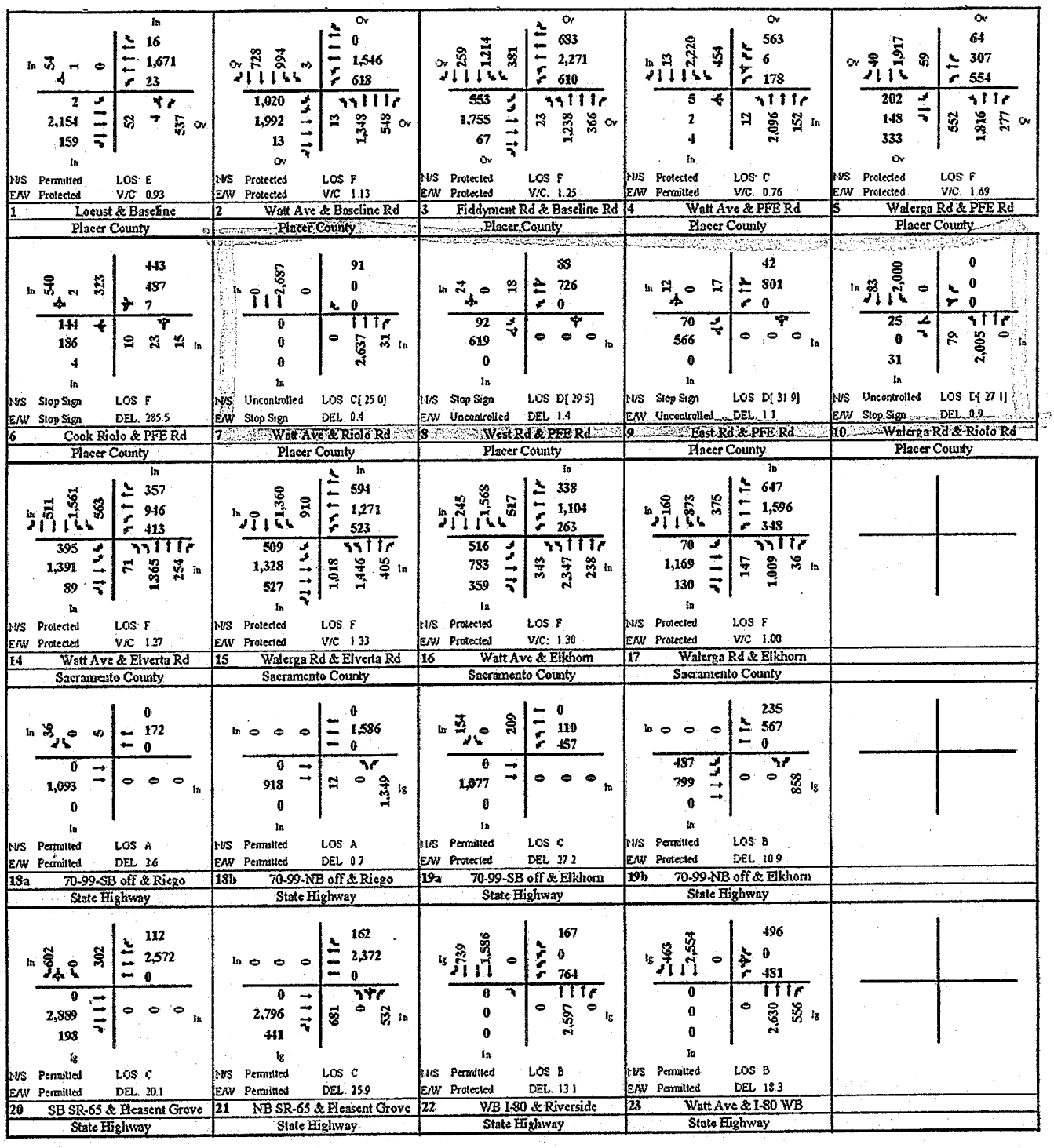
FIGURE 9-16A

1/11/08 ..vsa/hk \Riolo Vineyard\Graphics\EIR Jan 2008\F9-16A_cum plus proj open AM_jan08.cdr



CUMULATIVE PLUS PROJECT WITH PFE ROAD OPEN - P.M. PEAK HOUR INTERSECTION VOLUMES AND LANE GEOMETRIES

January 2008
28066896

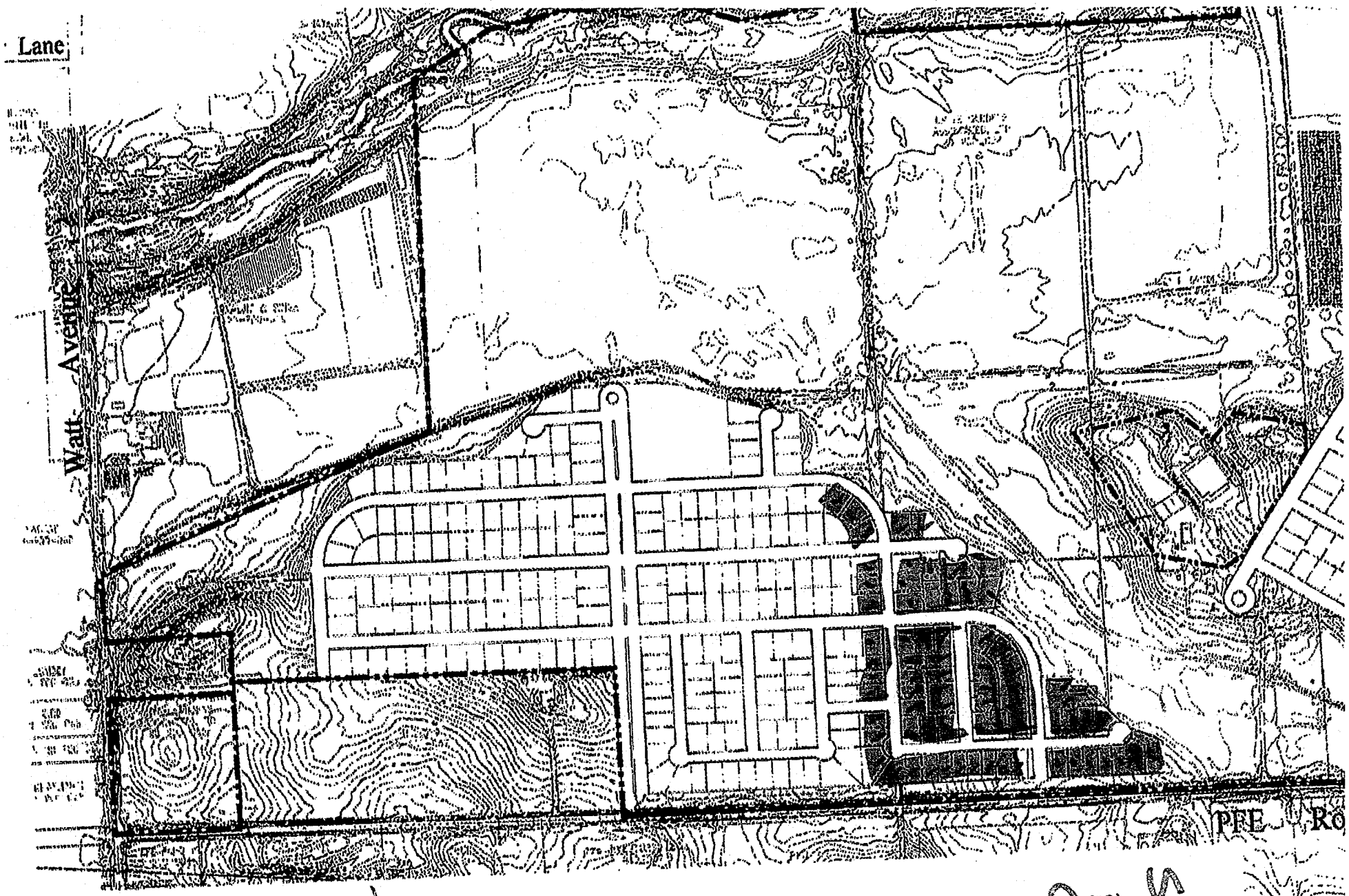
Riolo Vineyard Specific Plan EIR
Placer County, California

URS

FIGURE 9-16B

Source:
DKS Associates, 2007

1/11/08 ..vsa/hk \Riolo Vineyard\Graphics\EIR Jan 2008\F9-16B_cum plus proj open PM_jan08.cdr



69 dwg

2/26/2014

RES'S SERVED BY 3rd ACCESS

Concept Site Plan Revisions

BIOLO VINEYARDS

KD Anderson & Associates, Inc.
Transportation Engineers

June 24, 2014

Mr. Dave Cook
RCH GROUP
1640 Lead Hill Blvd, Suite 230
Roseville, CA 95661

RE: SUPPLEMENTAL TRIP GENERATION ANALYSIS FOR RIOLO VINEYARD SPECIFIC PLAN AMENDMENT, PLACER COUNTY.

Dear Dave:

Thank you for contacting our firm regarding an amendment to the approved Riolo Vineyard Specific Plan (RVSP). This letter notes the trip generation forecast for the latest proposal.

Alternatives. We have addressed the following land use alternatives:

- RVSP as identified in DEIR
- Approved RVSP with 933- residential units (including 60 HDR units and 7.5 acres of commercial)
- Amendment: replacing the 60 HDR units with the additional 3.2 acres of commercial (a total of 10.7 ac) assuming FAR at 27% for original 7.5 acres and 3.75 ksf on additional 3.2 acres.

Trip Generation Rates. Table 1 which follows presents the daily trip generation rates employed in the original RVSP DEIR traffic study. Because that study did not introduce a.m. or p.m. peak hour rates, average rates presented in the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 9th Edition* have been identified for those time periods. Because retail trip generation and pass-by rates vary based on the size of the site, specific peak hour rates have been identified based on the size of the site.

Trip generation rates for retail commercial uses typically include trips that are drawn from the stream of traffic passing the site (i.e., pass-by trips), particularly during the p.m. peak hour. In this case, the daily rate employed in the regional travel demand forecasting model (i.e., 35.0 per ksf) already reflects a discount to eliminate pass-by trips. Because most retail businesses are not open during the a.m. peak hour and the trip rate at that time is low, no pass-by discount is taken for a.m. peak hour trips. P.m. peak hour pass-by rates for the commercial areas in the RVSP have been taken from Figure 5.5 in the Trip Generation Handbook, 3rd Edition.

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • FAX (916) 660-1535

Table 1
Trip Generation Rates

Land Use (ITE Code)	Unit	Trips Per Unit		
		Daily [1]	AM Peak Hour [2]	PM Peak Hour [2]
Single Family Residential (210)	dwelling	9.0	0.75	1.00
Multiple Family Residential (220)	dwelling	6.5	0.51	0.62
Retail (820) (based on 88.2 KSF)	KSF	35.0	1.64	6.24
Pass-By Trips	40%	Included	0.00	2.50
Net New trips		35.0	1.64	3.74
Retail (820) (based on 37.6 KSF)	KSF	35.0	2.28	8.27
Pass-by Trips	52%	Included	0.00	4.30
Net New Trips		35.0	2.28	3.97
Retail (820) (based on 3.75 KSF)	KSF	35.0	5.60	17.70
Pass-By Trips	82%	Included	0.00	14.51
Net New Trips		35.0	4.23	3.19
Parks (412)	acre	2.2	0.02	0.09

(1) Source RVSP DEIR (1/2008)
(2) Source ITE Trip Generation Manual, 9th Edition and Trip Generation Handbook, 3rd Edition

Trip Generation Forecasts. Table 2 identifies the trip generation forecasts made of the RVSP as it was identified in the January 2008 DEIR. The DEIR indicated that the project would generate 11,326 daily trips. Using the peak hour trip generation rates presented in Table, 1, that DEIR project would have generated 828 new trips during the a.m. peak hour and 1,235 new trips during the p.m. peak hour.

You have indicated that the Specific Plan that was approved differs slightly from that assessed in the DEIR. As noted in Table 2, the number of single family residences is slightly greater and the number of multiple family residences is slightly less. The approved RVSP would generate 11,356 daily trips, with 831 trips in the a.m. peak hour and 1,240 trips in the p.m. peak hour.

KDA

Table 2
Trip Generation Forecasts for Approved Riolo Vineyard Specific Plan

Land Use (ITE Code)	Quantity	Trips Per Unit		
		Daily	AM Peak Hour	PM Peak Hour
RVSP As Presented in DEIR (1/2008)				
Single Family Residential (210)	862 dwelling	7,758	647	862
Multiple Family Residential (220)	70 dwelling	455	36	43
Subtotal	932 dwellings	8,213	683	905
Retail (820)	88.2 KSF	3,087	145	550
Pass-by trips	30%	Included	0	221
Net New Trips		3,087	145	329
Parks (412)	12.3 acres	26	0	1
Subtotal		3,113	145	330
Total New Trips Generated By DEIR Riolo Vineyard Specific Plan		11,326	828	1,235
RVSP As Approved				
Single Family Residential (210)	873 dwellings	7,857	655	873
Multiple Family Residential (220)	60 dwellings	390	31	37
Subtotal	933 dwellings	8,247	686	910
Retail (820) 7.5 acres @ 0.27 FAR	88.2 KSF	3,087	145	550
Pass-By Trips		Included	0	221
Net New Trips		3,087	145	329
Parks (412)	10.1 acres	22	0	1
Subtotal		3,109	145	330
Total New Trips Generated by Approved Riolo Vineyard Specific Plan		11,356	831	1,240

Table 3 identifies trip generation forecasts for your amendment. As shown the estimates are the same as or lower than those made for the approved plan.

As noted in Table 3, a total of 933 residences are permitted in the RVSP. The currently proposed project includes a replacement of commercial/retail 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. There is some question whether or not the Density Reserve units will ultimately be allocated to "other parcels" within the RVSP. 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 resultant dwelling units will require additional investigation of potential traffic impacts.

KDA

Table 3 **Trip Generation Forecasts for Riolo Vineyard Specific Plan Amendment**				
Land Use (ITE Code)	**Quantity**	**Trips Per Unit**		
		Daily	**AM Peak Hour**	**PM Peak Hour**
Amendment				
Single Family Residential (210)	886 dwellings	7,974	665	886
Multiple Family Residential (220)	0 dwellings	0	0	0
Subtotal	886 dwellings	7,974	665	886
Retail (820) – 7.5 acres @ 0.27 FAR	88.2 KSF	3,087	145	550
Pass-by trips	39%	Included	0	221
Net New Trips		3,087	145	329
Retail (820) – 3.2 acres	3.75 KSF	131	21	66
Pass-By Trips		Included	0	54
Net New Trips		131	21	12
Parks (412)	10.1 acres	22	0	1
Subtotal		3,240	166	342
Total New Trips Under Revised Amendment		**11,214**	**831**	**1,228**
RVSP Residential Units Available: 933 approved minus 886 = 47 dwellings				

Thank you for your attention to these materials. Please feel free to contact me if you have any questions.

Sincerely,

KD Anderson & Associates, Inc.

Kenneth D. Anderson, P.E.
President

Riolo Vineyard SP Amendment Trip Gen 6 24 2014.ltr

KDA

PLACER COUNTY FIRE DEPARTMENT in cooperation with:
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
Placer County Office of Fire Protection Planning
3091 County Center Drive, Suite160 Auburn, CA 95603
(530) 745-3575 Fax (530) 745-3058

March 7,2014

Subject: Riolo Vineyards Conceptual Site Review

The project listed above including the ingress/egress and circulation roads conceptually meets current Placer County and CAL FIRE requirements for a sub-division of this size. Note this was a conceptual design meeting and requirements may change depending on other potential developments and there proposed circulation plan. A full list of comments and conditions for Riolo Vineyards will be presented when Placer County Fire is formally requested to do so.

Brad Harris
Unit Chief

Mike DiMaggio, Fire Captain

Riolo Vineyard Specific Plan

MITIGATION MONITORING AND REPORTING PROGRAM

Prepared for:

County of Placer

Planning

~~Department~~Services

Division

3091 County Center Drive

Auburn, California 95603

October 24, 2008

Revised December 11, 2012

Revised November 3, 2014

Prepared by:

URS

State Clearinghouse No. 2005092041

ATTACHMENT I

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RIOLO VINEYARD SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Section 31.825 of the Placer County Environmental Review Ordinance) in order to implement Public Resources Code Section 21081.6. This program requires that mitigation measures recommended for discretionary projects, such as Riolo Vineyard, be included in the conditions of approval monitored by the County through a variety of permit processes as listed below.

- Development Review Committee
- Improvements Plan Approval
- Improvements Construction Inspection
- Encroachment Permit
- Final Map Recordation
- Acceptance of Project as Complete
- Building Permit Approval
- Certificate of Occupancy

The issuance of any of the listed permits or County actions, which must be preceded by a verification by County staff that certain conditions of approval/mitigation measures have been met shall serve as the required monitoring for those conditions of approval/mitigation measures. The following listing includes those mitigation measures for the Riolo Vineyard project that will be monitored through County staff verification of required approvals.

Land Use

4-5a	Design project elements to buffer the project from adjacent agricultural uses
4-5b	Notify residential property owners of County's Right-to-Farm Ordinance
4-6a	Install a community wall along the south and east sides of the lot where the electrical substation would be located
4-6b	Install a split-face style wall along the north and west sides of the lot where the electrical substation would be located
4-7a	Implement Mitigation Measure 4-5a (Design project elements to buffer the project from adjacent agricultural uses)
4-7b	Implement Mitigation Measure 4-5b (Notify residential property owners of County's Right-to-Farm Ordinance)

Population, Employment, and Housing

5-3a	Comply with Placer County's 10 percent requirement for affordable housing on project-level parcels (Amended December 11, 2012)
5-4a	Contribute a fair share to compensation/relocation assistance associated with Watt Avenue improvements
5-5a	Comply with Placer County's 10 percent requirement for affordable housing on program-level parcels
5-6a	Contribute a fair share to compensation/relocation assistance on program-level parcels, if required

Biological Resources

6-1d	Design final drainage master plan facilities to ensure that drainage features will avoid impacts to wetlands and other jurisdictional waters
6-5b	Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County Standards)

Visual Resources

8-2a	Implement open space preservation, tree replacement, site landscaping, and project design measures
8-2b	Implement construction of Dry Creek Trail, other trails, and vineyards
8-4a	Implement proposed light and glare mitigation measures
8-4b	Implement light and glare measures to eliminate all direct uplighting and direct offsite light trespass
8-5a	Implement Mitigation Measure 4-6a (Install a community wall along the south and east sides of the lot where the electrical substation would be located)
8-5c:	Implement Mitigation Measure 4-6b (Install a split-face style wall along the north and west sides of the lot where the electrical substation would be located)

Transportation and Circulation

9-1a	Prepare and implement a Construction Traffic Management Plan
9-2a	Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line
9-2b	Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road
9-3a	Contribute a fair share to widen the intersections of Locust Road and Baseline Road, Watt Avenue and Baseline Road, and Walerga Road and Baseline Road
9-3b	Contribute a fair share or widen the intersections of Watt Avenue and PFE Road, and Walerga Road and PFE Road
9-8a	Contribute a fair share to widen SR 65 from Blue Oaks Boulevard to SR 65
9-9a	Contribute a fair share to construct an interchange to replace the SR 70/99 and Riego Road intersection
9-10a	Implement Mitigation Measure 9-2a: Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line
9-10b	Implement Mitigation Measure 9-2b: Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road
9-11a	Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road
9-11b	Contribute a fair share or widen the intersections of Watt Avenue and PFE Road, and Walerga Road and PFE Road
9-16a	Contribute a fair share to widen SR 65 to six lanes from Blue Oaks Boulevard to I-80
9-17a	Contribute a fair share to constructing an interchange at the intersection of SR 70/99 with Riego Road
9-18a	Create a Community Service Area to cover Transit Service
9-19a	Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road
9-20a	Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signalizing the intersection of Cook Riolo Road and PFE Road, and signalizing the intersection of "East" Road and PFE Road

9-27a Implement Mitigation Measure 9-19a (Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road)

9-28a Implement Mitigation Measure 9-20a (Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signalizing the intersection of Cook Riolo Road and PFE Road, and signalizing the intersection of "East" Road and PFE Road)

Air Quality

10-2a Implement measures to reduce energy consumption

10-2b Restrict open burning

10-2c Allow only gas-fired fireplace appliances

10-2d Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program

10-6a Implement Mitigation Measures 10-1a (Prepare and implement emission control/dust control measures); 10-1b (Provide PCAPCD with a list of construction equipment and anticipated construction timeline); 10-1c (Maintain construction equipment and vehicles); 10-1d (Minimize idling time for diesel-power equipment); 10-1e (No open burning of removed vegetation); 10-2a (Implement measures to reduce energy consumption); 10-2b (Restrict open burning); 10-2c (Allow only gas-fired fireplace appliances); 10-2d (Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program)

10-7a Implement Mitigation Measures 10-1c (Maintain construction equipment and vehicles); 10-1d (Minimize idling time for diesel-powered equipment); 10-2a (Implement measures to reduce energy consumption); 10-2d (Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program); 9-1a: Prepare and implement a Construction Traffic Management Plan; 9-2a: Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line; 9-2b: Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road; 9-3a: Contribute a fair share to widen the intersections of Locust Road and Baseline Road, Watt Avenue and Baseline Road, and Walerga Road and Baseline Road; 9-8a: Contribute a fair share to widen SR 65 from Blue Oaks Boulevard to SR 65; 9-9a: Contribute a fair share to construct an interchange to replace the SR 70/99 and Riego Road intersection; 9-11a: Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road; 9-16a: Contribute a fair share to widen SR 65 to six lanes from Blue Oaks Boulevard to I-80; 9-17a: Contribute a fair share to constructing an interchange at the intersection of SR 70/99 with Riego Road; 9-18a: Create a Community Service Area to cover Transit Service; 9-19a: Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road; and 9-20a: Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signalizing the intersection of Cook Riolo Road and PFE Road, and signalizing the intersection of "East" Road and PFE Road

Noise

11-1a Develop and implement a construction noise abatement program

11-2a Construct masonry walls of 6 feet elevation above pad

11-2b Conduct noise analyses and measurements according to County standards and requirements

11-3a Implement Mitigation Measure 11-2a (Construct masonry walls of 6 feet elevation above pad)

11-3b	Implement Mitigation Measure 11-2b (Conduct noise analyses and measurements according to County standards and requirements)
11-4a	Design shielding of stationary noise sources to prohibit a day-night noise level L_{dn} above 50 dBA

Soils, Geology, and Seismicity

12-1a	Submit Improvement Plans
12-3a	Identify stockpiling and vehicle staging areas on Improvement Plans
12-3b	Comply with NPDES requirements for construction
12-3c	Comply with NPDES Phase II requirements
12-5a	Prepare a geotechnical report for all elements of proposed development

Hydrology and Water Quality

13-1b	Implement Mitigation Measure 12-3b (Comply with NPDES requirements for construction)
13-2a	Prepare and submit project-specific drainage report
13-2b	Evaluate downstream offsite drainage facilities
13-2c	Submit one-time Dry Creek watershed drainage improvement fee
13-2d	Submit annual Dry Creek watershed drainage improvement fee
13-3a	Implement Mitigation Measure 13-2a (Prepare and submit project-specific drainage report)
13-3b	Implement Mitigation Measure 13-2c (Submit one-time Dry Creek watershed drainage improvement fee)
13-3c	Implement Mitigation Measure 13-2d (Submit annual Dry Creek watershed drainage improvement fee)
13-4a	Implement Mitigation Measure 12-3c (Comply with NPDES Phase II requirements)
13-4b	Prepare site-specific BMP plan
13-4d	Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards)
13-4e	Design and construct LID measures that comply with performance measures
13-5a	Implement Mitigation Measure 13-2a (Prepare and submit project-specific drainage report)
13-5b	Delineate post-project floodplain boundary
13-5c	Provide in-kind compensatory storage
13-5d	Prepare and submit conditional letter of map revision (CLOMR)
13-5e	Submit Letter of Map Revision (LOMR)
13-5f	Prohibit grading activities within post-project floodplain
13-9a	Implement Mitigation Measure 13-4e (Design and construct LID measures that comply with performance measures)

Public Services and Utilities

14-1a	Pay connection fees and construct 16-inch- and 24-inch-diameter transmission line extensions to the Plan Area in accordance with PCWA and Cal-Am standards
14-1b	Issue building permits only when sufficient treated water supply exists
14-3a	Upsize existing CFD pump station pumps and ancillary equipment
14-3b	Do not allow sewage conveyance connection from Placer Vineyards to common force main
14-4a	Design onsite and offsite pipelines to have watertight joints in accordance with Placer County Standards
14-4b	Locate the pump station system above the 100-year floodplain and use bolt-down covers for sewer manholes which are within the 100-year floodplain
14-4c	Install an emergency generator and fuel storage with adequate spill containment for extended operation

14-5a	All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan
14-6a	Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards)
14-12a	Pay statutory school impact fees
14-13a	Fund additional fire protection staff to maintain required staffing ratios
14-14a	Provide funding for additional law enforcement personnel and equipment to serve the Plan Area
14-14b	Implement Crime Prevention through Environmental Design in cooperation with the Placer County Sheriff's Department
14-17a	Dedicate parklands for program-level parcels in accordance with County requirements

Hazards and Hazardous Materials

15-2a	Remediate contaminated properties in accordance with applicable regulations
15-2d	Obtain "No Further Action" letter from DTSC
15-2e	Implement Mitigation Measure 15-2a (Remediate contaminated properties in accordance with applicable regulations)
15-4a	Comply with requirements for filing of emergency response and hazardous materials storage/containment plans
15-4b	Comply with underground storage tank and aboveground storage tank regulations of Placer County EHS and the RWQCB
15-5b	Grant access to Placer Mosquito Abatement and Vector Control District for vector control
15-6a	Destroy existing septic systems in accordance with Placer County EHS criteria
15-7a	Evaluate and abate ACMs in accordance with regulations
15-8b	Implement Mitigation Measure 15-2a (Remediate contaminated properties in accordance with applicable regulations)
15-9a	Destroy existing septic systems in accordance with Placer County EHS criteria on program-level parcels when these lots receive development entitlements

PROJECT-SPECIFIC MITIGATION REPORTING PLAN

The following mitigation measures for the Riolo Vineyard project will require ongoing monitoring to ensure implementation of these measures. In compliance with Section 31.840 of the Placer County Environmental Review Ordinance, the components of the specific reporting plan for this measure are listed in the attached table.

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Biology Resources						
6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit Number SPK-2005-01060 issued May 28, 2013 and RWQCB ~~requirements~~Water Quality Certification 401 Permit, Waste Discharge and Identification Number (WDID) No. 5A31CR00274, issued August 29, 2012. The Applicant shall preserve onsite jurisdictional wetlands and create new onsite wetlands to mitigate for impacts to onsite jurisdictional wetlands. Onsite wetlands will be created at a minimum ratio of 1 acre for every 1 acre of jurisdictional and non-jurisdictional wetlands that would be impacted. The Applicant has developed a preliminary plan to create wetlands on the Dry Creek floodplain in the central portion of the onsite study area. Soil would be excavated on the east and west sides of an existing drainage channel such that riparian wetlands, seasonal wetland seasonal marsh, and emergent marsh would be created as needed to compensate for wetland impacts associated with the proposed project. The banks of the drainage channel would be excavated to allow water from the drainage to flow into the created wetlands. Additionally, the existing banks of the drainage running through the preserved area would be laid back at a flatter slope where possible, and planted with trees to increase the area of the riparian habitat adjacent to the drainage. The proposed mitigation would reduce the potential direct and indirect impacts to wetlands to a level that is less than significant. The final mitigation ratios, design, implementation, and performance monitoring shall comply with the terms and conditions of the Section 404 permit issued by the Corps and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley RWQCB. The creation/restoration requirements shall be in compliance with the Placer County General Plan "no net loss" of wetlands policy (Policy 6.B.1). A comprehensive wetland mitigation implementation and monitoring plan shall be developed for the jurisdictional wetland mitigation. The Applicant shall submit the mitigation plan to Placer County, the Corps, and the RWQCB for review. No impacts to jurisdictional wetlands would be allowed until the mitigation implementation and monitoring plan has been approved. The Applicant shall conduct regular monitoring until the wetland mitigation has met the performance criteria approved by Placer County, the Corps, and the RWQCB.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Annually for 5 years, or as provided for in the wetland mitigation implementation and monitoring plan	Compliance with Section 404 and Section 401 RWQCB permit requirements Creation of onsite wetlands at a minimum ratio of 1 acre for every 1 acre of impacted wetlands	Applicant
6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements of Permit Number SPK-2005-01060, issued May 28, 2013, prior to offsite construction. The Applicant's delineation of offsite wetlands ~~shall be~~was submitted to the Corps for review and verification. A Clean Water Act Section 404 permit ~~shall be~~was acquired prior to any fill activities or discharges within jurisdictional wetlands.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of	Once prior to any fill activities or discharges within jurisdictional wetlands	Compliance with Section 404 permit requirements	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

			any off-site infrastructure project associated with the Specific Plan			
6-1c: Implement Best Management Practices to avoid wetland impacts during construction The following BMPs to avoid impacts to wetlands in the Plan Area shall be implemented for all construction related to the proposed project: • Four-foot-tall, brightly colored (yellow or orange), synthetic mesh material or chainlink fencing shall be installed at the edge of all avoided wetlands and a minimum of 50 feet from the edge of tributaries to Dry Creek prior to any construction equipment being moved on site or any construction activities taking place. Fencing shall be continuously maintained and shall be the responsibility of an onsite compliance officer designated by the developer. Fencing is to remain intact until construction is complete and may not be removed without the written consent of the County. • Ground disturbance associated with construction, including vehicle operation/parking and construction material storage, shall be prohibited within wetlands or within 50 feet of the edge of tributaries to Dry Creek. • Where working areas encroach on live or dry streams, lakes, or wetlands, RWQCB-approved physical barriers adequate to prevent the flow or discharge of sediment into these systems shall be constructed and maintained between working areas and streams, lakes and wetlands. Discharge of sediment into streams shall be held to a minimum during construction of the barriers. Discharge will be contained through the use RWQCB-approved measures that will keep sediment from entering jurisdictional waters beyond the project limits. • Oily or greasy substances originating from the Contractor's operations shall not be allowed to enter or be placed where they will later enter a live or dry stream, pond, or wetland. • Asphalt concrete shall not be allowed to enter a live or dry stream, pond, or wetland. • All off-road construction equipment shall be cleaned of potential noxious weed sources (mud, vegetation) before entry into the site and after entering a potentially infested area before moving on to another area, to help ensure noxious weeds from outside of the Plan Area are not introduced into the Plan Area. The contractor shall employ whatever cleaning methods (typically the use of a high-pressure water hose) are necessary to ensure that equipment is free of noxious weeds. Equipment shall be considered free of soil, seeds, and other such debris when a visual inspection does not disclose such material. Disassembly of equipment components or specialized inspection tools is not required. Equipment washing stations shall be placed in areas that afford easy containment and monitoring and that do not drain into sensitive (riparian, wetland, etc.) areas.	Applicant	Planning ~~Department~~Services Division	Prior to and during any construction equipment being moved on site or any construction activity	Full-time daily monitoring during the initial grading and clearing phase of construction, and during any construction activity adjacent to wetlands Weekly monitoring during the remainder of the construction activities	Compliance with storm water pollution prevention plan Wetlands are protected	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
• To further minimize the risk of introducing additional nonnative species into the area, only native plant species appropriate for the Plan Area will be used in any erosion control or revegetation seed mix or stock. No dry-farmed straw will be used, and certified weed-free straw shall be required where erosion control straw is to be used. In addition, any hydroseed mulch used for revegetation activities must also be certified weed-free. • The Applicant will restore and revegetate all temporary construction disturbance areas. Temporary disturbance areas will be restored to the original topography and hydrology, disked to relieve compaction, and planted with an erosion control mix composed only of native species. The proposed restoration and revegetation measures shall be summarized in the storm water pollution prevention plan for the project and submitted to Placer County for approval prior to initiation of construction activities.						
6-2a: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate Focused plant surveys were completed for all onsite portions of the Plan Area owned or controlled by the Applicant. No special-status plants were found in these areas during focused surveys (Harvey, 2005) or on program-level parcels. Offsite portions of the study area have not been surveyed for special-status plant species. Gibson & Skordal conducted field surveys on the Frisvold property (APN 023-200-057) for special-status plant species on July 14, 2006 (Gibson & Skordal, 2006b). This report would be peer reviewed at such time as a tentative map is submitted for this property. Focused surveys for special-status plants shall be conducted within portions of the study area not yet surveyed by the Applicant. Surveys for special-status plant species shall be timed to coincide with the appropriate period for identification of special-status plant species with potential to occur. If any state or federally listed species are observed and impacts cannot be avoided, the Applicant shall consult with the USFWS and/or the CDFG to determine appropriate mitigation, and shall comply with the identified requirements. A detailed mitigation/conservation plan shall be developed, as necessary. The plan shall provide for preservation and restoration at ratios that would ensure no net loss of the affected plant habitat. If special-status plant species are not found during surveys, no further studies or mitigation will be necessary.	Applicant	Planning ~~Department~~Services Division	With submittal of tentative maps for properties that have not been surveyed, or if report for property has not been peer reviewed	Annually for 5 years, or as provided for in the special-status plant species mitigation / conservation plan	No net loss of special-status plant species habitat Compliance with USFWS and/or CDFG requirements	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-4a: Avoid and compensate for potential impacts to special-status branchiopods Protocol-level wet and dry season branchiopod surveys were completed in 2004-2005 for all parcels owned or controlled by the Applicant. Neither program-level parcels nor offsite portions of the Plan Area have been surveyed for special-status branchiopod species. No special-status branchiopods were observed in parcels owned or controlled by the Applicant (Helm, 2006). The presence of listed vernal pool branchiopods shall be assumed on all parcels containing appropriate habitat where protocol-level surveys have not been conducted. Compensation described in this mitigation measure shall be implemented or USFWS-protocol surveys for special-status branchiopods shall be conducted to determine presence or absence. If vernal pool branchiopods are present, or if special-status vernal pool branchiopods are assumed to be present, the habitat shall be avoided to the extent feasible. If avoidance is not feasible, compensation shall be provided at a ratio of 3 acres for every 1 acre affected (3:1). This ratio will include creation of 1 acre of vernal pool habitat for every 1 acre impacted (1:1) and preservation of 2 acres of vernal pools for every 1 acre impacted (2:1), as described in the USFWS programmatic biological opinion issued to the Corps for small impacts to listed branchiopods (USFWS, 1996). Mitigation for impacts to listed branchiopods would be implemented according to one of the following three options, to be determined and completed prior to impact: (1) participation in a USFWS approved mitigation bank; (2) off-site mitigation at a non-bank location approved by the USFWS; or (3) contribution to the USFWS Species Fund. In the event that protocol level surveys demonstrate the absence of listed vernal pool branchiopods in these off-site features, mitigation would not be required.	Applicant	Planning ~~Department~~Services Division	Prior to construction on parcels containing appropriate habitat where protocol-level surveys have not been conducted	Once per construction work package	Vernal pool branchiopod habitat is protected if vernal pool branchiopods are present or assumed to be present If avoidance of vernal pool branchiopod habitat is not feasible, compensation is provided at a ratio of 3 acres for every 1 acre of affected habitat	Applicant
6-5a: Provide 100-foot buffer around Dry Creek during construction A minimum 100-foot-wide buffer shall be provided from the centerline of Dry Creek, within which construction and vegetation removal will be excluded, to minimize degradation of water quality and fish habitat in Dry Creek (General Plan Policy 6.A.1). The following allowable exceptions A-D listed under General Plan Policy 6.A.1 apply as appropriate to the construction of the proposed sewer force main and trail features: A. Reasonable use of the property would otherwise be denied; B. The location is necessary to avoid or mitigate hazards to the public; C. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or D. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.	Applicant	Planning ~~Department~~Services Division	Prior to construction potentially impacting Dry Creek	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of construction activities	Impacts to Dry Creek are avoided	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-5c: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
6-6a: Avoid potential impacts to western pond turtle The following measures to avoid impacts to the western pond turtle shall be implemented: • Construction shall be designed to avoid impacts to perennial streams and ponds that may be occupied by the western pond turtle, if feasible. • If construction is required in perennial streams and ponds, a focused survey for the western pond turtle shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species on the properties surveyed. • If pond turtles are observed on the properties surveyed, the location of these occurrences shall be mapped. A detailed mitigation and monitoring plan that provides for no net loss of western pond turtle or its habitat shall be developed and submitted to the CDFG. The proposed project will not be authorized to proceed until the Applicant has submitted a mitigation and monitoring plan to Placer County that has been approved by the CDFG. If this species is not found on the surveyed property, no further studies or mitigation is required.	Applicant	Planning ~~Department~~Services Division	Prior to approval of engineering plans	One focused survey for the species will be conducted prior to approval of engineering plans Full-time daily monitoring of occupied habitat during grading and clearing activities Weekly checks of occupied habitat during the remainder of construction activities	Impacts to the western pond turtle are avoided Compliance with CDFG requirements	Applicant
6-7a: Implement Mitigation Measure 6-1a: Compensate for loss of jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements	Monitoring as stated above for Mitigation Measure 6-1a					
6-7b: Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction	Monitoring as stated above for Mitigation Measure 6-1c					
6-8a: Avoid potential impacts to special-status bat species Prior to construction, a qualified biologist shall survey any affected structures and trees for evidences of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September, or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal. If bats must be excluded, the Applicant shall work with a qualified biologist to determine appropriate exclusion methods. If bats are found onsite and cannot be avoided, each Applicant/developer for construction projects within the Plan Area shall work with a qualified biologist to determine if additional mitigation, such as the construction of bat boxes, is appropriate. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improving other avoided bat habitat or designing new project elements such as bat-friendly road crossings. If no active bat roosts are found during focused surveys, no further mitigation will be required.	Applicant	Planning ~~Department~~Services Division	Prior to construction	Once per construction work package	Impacts to special-status bat species are avoided	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-9a: Avoid potential impacts to the American badger For construction projects within the Plan Area, preconstruction surveys shall be implemented no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities or any project or program activity likely to impact potential American badger dens. If an active badger den is found, the CDFG shall be consulted to determine appropriate avoidance measures. Avoidance measures may include designation of an exclusion zone around potential badger dens during the breeding period and hand excavation of dens during the nonbreeding period. A qualified biologist will be present at the construction site to monitor any activities within 100 feet of an occupied den.	Applicant	Planning ~~Department~~Services Division	14 to 30 days prior to the beginning of ground disturbance and/or construction activities, or any project or program activity likely to impact potential American badger dens	Full-time daily monitoring while any activity is carried out within 100 feet of an occupied den Weekly monitoring during the remainder of the construction activities	Impacts to American badgers are avoided	Applicant
6-10a: Compensate for loss of Swainson's hawk foraging habitat The CDFG shall be consulted to determine appropriate mitigation for loss of Swainson's hawk foraging habitat. The Applicant shall submit to the County documentation of the mitigation plan for Swainson's hawks as approved by CDFG. Mitigation shall include any offsite impacts as determined by the Applicant and CDFG based upon the final design of the offsite project components. CDFG considers loss of foraging habitat within a 10-mile radius of any active nest as an impact to this species. Implementation of the following measures would reduce the impact on foraging habitat of this species to a less-than-significant level. (i) Projects or related activities within 1 mile of an active nest tree shall provide mitigation as follows: A. Preserve 1 acre of habitat management lands for each acre of development authorized (1:1 ratio). At least 10 percent of the habitat management land requirements shall be met by fee title acquisition or a conservation easement allowing for the active management of the habitat, with the remaining 90 percent of the habitat management lands protected by a conservation easement on agricultural lands or other suitable habitats, which provide foraging habitat. or, B. Preserve 0.5 acre of habitat management land for each acre of development authorized (0.5:1 ratio) with the entire habitat management land requirement being met by fee title acquisition or with a conservation easement, which allows for the active management of the habitat for prey production. or, C. Acquire Swainson's hawk foraging habitat credits from a CDFG-approved mitigation bank at the ratios	Applicant	Planning ~~Department~~Services Division	Prior to construction, consultation with the CDFG will occur	Dependent upon consultation with CDFG	Compensation provided for loss of Swainson's hawk foraging habitat in accordance with CDFG requirements	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(ii) Projects within 5 miles of an active nest tree but greater than 1 mile from the nest tree shall provide 0.75 acre of habitat management land for each acre of urban development authorized or purchase the equivalent area from a CDFG-approved habitat conservation bank. (iii) Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree shall provide 0.5 acre of habitat management land for each acre of urban development authorized (0.5:1 ratio) or purchase the equivalent area from a CDFG-approved habitat conservation bank.						
6-11a: Avoid potential impacts to breeding burrowing owls If construction is proposed during the burrowing owl breeding season (February 1 through August 31), focused surveys for active burrows shall be conducted within 30 days prior to the beginning of the construction activities. Surveys shall be conducted by a qualified biologist. If active nests are found, no construction activities shall take place within 250 feet of the nest until the young have fledged. Burrows that cannot be avoided shall be removed during the nonbreeding season (September 1 to January 31) in accordance with CDFG protocols (CDFG, 1995). If no active nests are found during focused surveys, no further mitigation will be required. If occupied burrows would be removed as a result of construction and there is suitable habitat in the Plan Area, onsite passive relocation shall be implemented. Owls will be excluded from the occupied burrows using one-way doors and allowed to occupy alternate natural or artificial burrows that are beyond 250 feet from the impact zone and that are within or contiguous to a minimum of 6.5 acres of potential foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the nonbreeding season. Onsite preservation of foraging habitat adjacent to any relocated owls shall be protected in a conservation easement and managed to promote burrowing owl use of the site. CDFG approval would be required for the habitat conservation easement. If there is not suitable habitat on site, burrowing owl habitat mitigation credits shall be purchased from a conservation bank approved by the CDFG. Offsite habitat must provide suitable burrowing owl habitat. Land shall be purchased and /or placed in a conservation easement in perpetuity and managed to main suitable habitat. Offsite mitigation shall use the following ratios: (i) Replacement of occupied habitat with occupied habitat: 1.5 times 6.5 acres per pair or single bird (9.75 acres). (ii) Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 acres per pair or single bird (13.0 acres). (iii) Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 acres per pair or single bird (19.5 acres).	Applicant	Planning ~~Department~~Services Division	Within 30 days of commencing construction	30 days prior to any new construction activity for any activity proposed during the burrowing owl breeding season, and annually thereafter so long as the construction activity is still in progress	Impacts to breeding burrowing owls are avoided	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-12a: Prevent disturbance of nesting raptors If project or program activities occur are proposed during the breeding period of the Swainson's hawk or other nesting raptors (March 1 to September 15), a qualified biologist shall conduct pre-construction surveys within a 0.5-mile radius of the project, not more than two weeks prior to construction. Surveys shall be conducted using the guideline established in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). If nesting Swainson's hawks or other raptors are found, project activities will be delayed within the following buffer distances until the young have fledged: • Swainson's hawks – 1,300 feet (0.25 mile) • Other raptor species – 500 feet (0.10 mile) Swainson's hawk nest sites within 0.5 mile of active construction will be monitored by a qualified biologist to evaluate whether the construction activities are disturbing nesting hawks. If the nesting birds appear distressed, the monitor shall halt all construction activities within 0.5 mile of the nest site and CDFG will be contacted to identify appropriate contingency measures. These measures might include limitations on the activities that would be allowed within 0.5 mile of the nest site or termination of all work within 0.5 mile of the nest site. All CDFG recommendations shall be complied with. If construction activities occur over more than 1 year, surveys will be conducted during each year of construction. If no active nests are identified during the preconstruction survey or if construction activities are proposed to occur during the nonbreeding season (September 16 through February 28), no preconstruction surveys or other mitigation measures for Swainson's hawk or other nesting raptors will be required.	Applicant	Planning ~~Department~~Services Division	Within 2 weeks of commencing construction	Annual preconstruction survey will be completed for the duration of construction for any construction activities occurring between March 1 and September 15 If nests are present: full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed while active construction is within 0.5 mile of any nest site	Impacts to nesting raptors are avoided; Compliance with CDFG requirements	Applicant
6-13a: Comply with Placer County Tree Preservation Ordinance Mitigation for the loss of native trees in the Plan Area shall follow the policies and mitigation guidelines set forth in The Placer County Tree Preservation Ordinance found in Chapter 12, Article 12.16 of the Placer County Code. See Article 12.16 for details on protection, replanting and mitigation for removed trees. The replacement or replanting of trees for mitigation may occur within the open space areas of the Specific Plan area, with approval of the County. If a suitable area for replacement planting is not available, Placer County's Tree Preservation Ordinance allows mitigation in the form of a contribution to the Tree Preservation Fund. This contribution shall be in an amount sufficient to offset the costs of purchase, planting, and maintenance of all trees planted for mitigation as result of the project.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Annually for 5 years	Compliance with the Placer County Tree Preservation Ordinance	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-13b: Protect existing native trees not proposed for removal Native trees that are not planned for removal shall be preserved and protected per the Placer County Tree Preservation Ordinance, particularly Section 12.16.070, Item "D".	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of construction activities	Native trees not proposed for removal are protected Compliance with the Placer County Tree Preservation Ordinance	Applicant
6-14a: Compensation for the removal of trees within the Doyle Ranch mitigation site The Applicant shall retain the services of a certified arborist to conduct a survey to determine the number and species of all trees that would be removed by the proposed project within the Doyle Ranch tree mitigation site. All impacted including trees measuring under 6 inches DBH, that were planted as mitigation for the Doyle Ranch project that are removed will be replaced at a ratio of 1.5 trees for every one mitigation tree removed (1.5:1), with the location subject to County approval. Removal of trees 6 inches or greater DBH shall be mitigated as required under the Placer County Tree Preservation Ordinance (Measure 6-13a) and are not subject to this mitigation measure. A certified arborist shall prepare a monitoring and management plan for replacement of the affected trees within the mitigation site or within the proposed open space within the Plan Area. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures. All tree plantings shall be monitored annually for seven years post-planting to ensure that an 80 percent survival rate for the replanted trees is achieved over a seven-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. A native tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of construction activities Annually (including monitoring and reporting) for 7 years post-planting	Compliance with the monitoring and management plan and the Placer County Tree Preservation Ordinance	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-14b: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
6-15a: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation The following measures are proposed to reduce potential impacts to sensitive biological resources associated with excavation of floodplain basins within the Open Space areas to a less-than-significant level. Based on the potential for erosion of sediment into adjacent wetlands and aquatic habitats on the Dry Creek floodplain, excavation within the floodplain will be restricted to the dry season (June 1 to October 15). After establishment of finished grades, a native seed mix or native plants shall be installed throughout the area to establish native plant cover and reduce the potential for the establishment of invasive and exotic species. Installation of native seed mix or plants will protect the finished grade from erosion. The establishment of native plants will provide soil stability and would prevent erosion and therefore, deposition of sediments. The Applicant will monitor the performance of this mitigation measure by reviewing the revegetation within the disturbed floodplain areas every quarter for 1 year after installation of the plant material in order to document and identify any problem areas. If areas with unsuitable native plant coverage are observed, the Applicant will be responsible for the removal and or installation of additional plant material until such coverage is determined to be suitable to prevent erosion of sediment into adjacent wetland and aquatic habitats. No areas should contain more than 50 percent bare ground following 1 year of plant growth. Monitoring will be extended until all excavation areas determined to be stable. The Applicant will take all necessary measures to ensure that these areas would not adversely affect water quality in Dry Creek or its tributaries within the Plan Area.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of construction activities Every quarter for 1 year after installation of plant material, or until all excavation areas determined to be stable	Impacts to wetlands and aquatic habitats on the Dry Creek floodplain are avoided All excavation areas are stabilized	Applicant
6-16b: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
6-17a: Protect existing elderberry shrubs Elderberry shrubs (the host plant for the valley elderberry longhorn beetle) were not found on parcels owned or controlled by the Applicant. One elderberry shrub was found outside of the parcels owned or controlled by the Applicant but within the study area. A focused survey for the host plant of the valley elderberry longhorn beetle shall be completed on all parcels not previously surveyed. The survey shall be completed prior to construction by a qualified biologist. If elderberry shrubs are found when surveys are completed, locations of these occurrences shall be mapped.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of	Impacts to elderberry shrubs are avoided to the extent feasible	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
If elderberry shrubs are identified the shrubs shall be avoided to the extent feasible. To avoid impacts to the host plant 4-foot tall, brightly colored (yellow or orange), synthetic mesh material or chain link fencing shall be installed a minimum of 100 feet from the dripline of avoided shrubs. Fencing shall be continuously maintained and shall be the responsibility of an onsite compliance officer designated by the developer. Fencing is to remain intact until construction is complete and may not be removed without the written consent of the County.			land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan on all parcels not previously surveyed	construction activities		
6-17b: Compensation for impacts to elderberry shrubs In instances where impacts to elderberry shrubs cannot be avoided, the following measure will be implemented: • All elderberry plants with one or more stems measuring 1.0 inch or greater in diameter at ground level that cannot be avoided will be transplanted to a conservation area. A detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of valley elderberry longhorn beetle habitat shall be developed in consultation with USFWS. If elderberry shrubs are transplanted or if transplantation is not feasible, one of the following measures will be implemented: • Each elderberry stem measuring 1.0 inch or greater in diameter at ground level that is adversely affected (i.e., transplanted or destroyed) must be replaced, in the conservation area approved by the USFWS according to the ratios described in the USFWS conservation guidance on valley elderberry longhorn beetle (USFWS, 1999). Additional native plants shall be planted at a minimum ratio of one plant for every stem 1.0 inch in diameter or greater that would be affected. Stock of either seedlings or cuttings shall be obtained from local sources. Cuttings may be obtained from the plants to be transplanted if the source sites are in the vicinity of the USFWS-approved conservation area. Transplanted shrubs shall be monitored for 10 to 15 years as required by the USFWS 1999 guidance. A qualified biologist shall supervise all work involving encroachment, restoration or transplanting of elderberry shrubs. • Elderberry mitigation credits from a USFWS-approved mitigation bank equivalent to the ratio shall be specified by the USFWS 1999 conservation guidelines.	Applicant	Planning Services Division~~Department~~	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan Timing of transplant activities would occur when the plants are dormant, (between November and February 15)	In the event that plants are to be transplanted, a qualified biologist must be on-site for the duration of transplanting to ensure that no unauthorized take of the valley elderberry longhorn beetle occurs. Timing of monitoring of any transplanted stems to be developed in consultation with USFWS.	Compliance with mitigation / conservation plan and the USFWS' "Conservation Guidelines for the Valley Elderberry Longhorn Beetle" 9 July, 1999	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant A formal wetland delineation shall be conducted prior to development of any areas within the Plan Area where a wetland delineation has not been completed. This includes the following parcels: APN Nos. 023-200-019 (Riar/Singh), 023-200-027 (Roseville Public Cemetery), 023-221-054 (Pulte), 023-221-004 (Lund), and 023-221-007 (Park Arya). (A formal wetland delineation was conducted on parcel 023-220-053 (Elliott in 2005 (Gibson & Skordal, 2005). The owners of parcel 023-200-057 (Frisvold) submitted a jurisdictional wetland delineation report for this parcel in June 2006 (Gibson & Skordal, 2006b). A Clean Water Act Section 404 permit shall be acquired prior to any fill activities or discharges within jurisdictional wetlands.	Applicant	Planning ~~Department~~Services Division	Prior to development of any Plan Areas where a wetland delineation has not been completed	Once per construction work package	Compliance with Clean Water Act Section 404 permit requirements	Applicant
6-18b: Implement Mitigation Measure 6-1a (Compensate for loss of jurisdictional wetlands in accordance with Corps Section 404 permit)	Monitoring as stated above for Mitigation Measure 6-1a					
6-18c: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
Cultural Resources						
7-1a: Cap resource area with layer of soil prior to construction Potentially unique archaeological resources will be capped with soil prior to construction in the area except in locations in which such capping would be infeasible due to project design. An acceptable process of "capping" archaeological resources with soil must include the following elements: • The soils to be covered must not suffer serious compaction; • The covering materials must not be chemically active; • The site must be one in which the natural process of deterioration have been arrested; and • The site must have been recorded, including the areal extent of subsurface deposits.	Applicant	Planning Services Division~~Department~~	Prior to construction	At least weekly during construction	Potentially unique archaeological resources are protected	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
7-1b: Conduct subsurface testing A qualified professional archaeologist shall be retained to conduct subsurface testing at potentially important known archaeological sites. As it has not been determined if the known sites within the Specific Plan Area are eligible for inclusion to either the NRHP or CRHR, subsurface testing (i.e., resource evaluation) should be initiated for sites when construction is to occur within 100 feet of the resource and where Mitigation Measure 7-1a proves infeasible. Subsurface testing should also be implemented if culturally significant materials (i.e., unique archaeological resources or historical resources) are inadvertently exposed during construction. Subsurface testing procedures could involve shovel testing, augering, or other such techniques designed to identify and/or characterize subsurface archaeological deposits. If a resource is determined to be important under CEQA (i.e., because it is a unique archaeological resource or an historical resource), then Mitigation Measure 7-1c must also be implemented.	Applicant	Planning Services Division~~Department~~	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan if Mitigation Measure 7-1a proves infeasible and construction is to occur within 100 feet of known resources	Whenever construction is to occur within 100 feet of the resource, or if culturally significant materials are inadvertently exposed during construction	Important archaeological resources are protected	Applicant
7-1c: Conduct data recovery excavation A qualified professional archaeologist shall be retained to conduct data recovery excavation. This mitigation measure will be implemented as an alternative to Mitigation Measures 7-1a at cultural resource sites determined to be eligible for inclusion in either the NRHP or CRHR. In compliance with CEQA, implementation of this mitigation measure would entail preparation and adoption of a data recovery plan that makes provisions for adequately recovering the scientifically consequential information from and about the resource. The data recovery plan must be prepared and adopted prior to commencing any excavation activities.	Applicant	Planning Services Division~~Department~~	Prior to commencing any excavation activities within the 100-year floodplain of Dry Creek	All activity to occur prior to commencing any excavation activities	Compliance with data recovery plan	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
7-2a: Comply with the recommendations of a qualified professional archaeologist if cultural resources are inadvertently exposed during construction In the event of the discovery of buried archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone, it is recommended that project activities in the vicinity of the find be immediately stopped and a qualified professional archaeologist consulted to assess the resource and provide proper management recommendations. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. In addition, the Placer County Planning Services Division~~Department~~ and Department of Museums must also be contacted. The Native American Heritage Commission and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will be consulted as appropriate. If the discovery includes human remains, the Placer County Coroner must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning ~~Department~~ Services Division. All construction and improvement plans for subsequent development within the Plan Area involving ground disturbance shall include these provisions. The archaeologist shall evaluate any potential effects on any historical resource or unique archaeological resource, and where such effects would be significant, shall recommend potential mitigation to the County for its consideration. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	Applicant	Planning Services Division ~~Department~~	During construction	At least weekly during construction Submit weekly reports to the Planning Services Division ~~Department~~	Important archaeological resources are protected; or avoidance measures are implemented; or mitigation is provided	Applicant
7-2b: Implement Mitigation Measure 7-1b (Conduct subsurface testing)	Monitoring as stated above for Mitigation Measure 7-1b					
7-2c: Implement Mitigation Measure 7-1c (Conduct data recovery excavation)	Monitoring as stated above for Mitigation Measure 7-1c					
7-3a: Retain a qualified professional paleontologist to conduct periodic construction monitoring during grading activities and salvage fossils as necessary A professional paleontologist shall be retained to develop and implement a plan for managing paleontological resources and periodic monitoring of grading activities for any areas of disturbance within the 100 year floodplain of Dry Creek. The plan shall also include provisions for salvaging fossils, as necessary. The plan shall also include the timing and extent of monitoring needed. A copy of the plan shall be provided to the Placer County Planning ~~Department~~ Services Division prior to any grading occurring within the 100 year floodplain of Dry Creek.	Applicant	Planning ~~Department~~ Services Division	Prior to grading within the 100-year floodplain of Dry Creek	As indicated in the paleontological resources management plan	Paleontological resources are protected and/or salvaged Compliance with paleontological resources management plan	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
7-3b: If paleontological resources are identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation 1. Identify and evaluate paleontological resource by intense field survey where impacts are considered high; 2. Assess effects on identified sites; 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; 4. Obtain comments from the researchers; and 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible. In considering any suggested mitigation proposed by the consulting paleontologist, Placer County Planning ~~Department~~ Services Division staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	Applicant	Planning ~~Department~~ Services Division	During construction, as resources are identified	During construction, as resources are identified	Important paleontological resources are protected; or avoidance measures are implemented; or mitigation is provided	Applicant
Visual Resources						
8-1a: Limit construction activities in the vicinity of the Roseville Cemetery In order to minimize potential visual quality construction impacts to the Roseville Cemetery, construction activities in the vicinity of the cemetery shall be restricted to the shortest feasible period of time. If staging in vicinity of the cemetery is unavoidable, temporary visual screening will be installed between the cemetery and staging area.	Applicant	Planning ~~Department~~Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan in the vicinity of the Roseville Cemetery	During construction activities in the vicinity of the Roseville Cemetery	Visual quality construction impacts to the Roseville Cemetery are minimized	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
8-1b: Replace visual and glare screening of adjacent residences affected by project road-related construction To mitigate the loss of existing screening from road-related construction on adjacent residences, such screening shall be replaced in kind with replacement shrub and tree planting and other screening measures sufficient to provide screening of headlight glare and increased visual exposure in the shortest feasible time (no more than 3 to 5 years).	Applicant	Planning ~~Department~~Services Division	Once project road-related construction is completed	Monitor annually for 5 years	Screening of adjacent residences removed during road-related construction is replaced in kind	Applicant
8-1c: Replace/plant native oaks within roadway rights-of-way and at gateway features Replacement planting with nonnative tree species would compensate for project-related loss of vegetation in general, but would result in a change of character from the strong community visual image of existing native oaks. In order to provide both short-term mitigation for tree loss and long-term restoration of the existing native-oak image, landscaping in the landscape corridors along the site boundaries and at gateways/ entrances shall consist of a combination of fast-growing ornamental orchard species (flowering fruit trees) to provide short-term mitigation and native oaks to provide long-term restoration of community character. Native oaks shall be preserved wherever feasible.	Applicant	Planning ~~Department~~Services Division	During construction of landscape corridors	Monitor annually for 5 years	Native oaks preserved wherever feasible; otherwise, mitigated with replacement planting	Applicant
8-2c: Implement Mitigation Measure 8-1c (Replace/plant native oaks within roadway rights-of-way and at gateway feature)	Monitoring as stated above for Mitigation Measure 8-1c					
8-3a: Provide a visual buffer between cemetery and adjacent homes Under Mitigation Measure 8-3a, oak trees and other large-scale vegetation compatible with the existing cemetery landscape shall be planted to form a visual buffer between the cemetery and proposed residences to the east and south, sufficient to completely screen views of residences from the cemetery in the long term. In order to provide adequate mitigation in the short term, large-scale, fast-growing shrubs shall also be planted in the buffer area to provide screening within a short period of time; this buffer would then be enhanced over the long term with maturation of oaks and other trees. Newly planted trees in the buffer area shall be monitored for 5 years. All new plantings will be irrigated for the first 2 years of growth to ensure successful establishment. Alternative visual buffer designs would be considered as part of the design review process for individual projects. Any alternative would need to achieve the above objectives, which include completely screening views of surrounding residences, and compatibility with the existing cemetery landscape. An alternative design may include a masonry wall with landscaping to soften the effect of the wall.	Applicant	Planning ~~Department~~Services Division	Coincident with completion of construction in the vicinity of the Roseville Cemetery	Monitor annually for 5 years	A visual buffer is provided between the cemetery and proposed residences in the short term	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
8-5b: Provide landscaped buffer plantings around substation To minimize adverse impacts of the proposed substation to viewers on Walerga Road and from adjacent residences, landscaped buffer areas shall be established between the substation parcel, the roadway, and to adjacent residences. Buffer areas shall be of sufficient area to allow planting of screening trees. Trees be planted shall be of sufficient height and density to provide substantial visual screening of the taller substation components over the long term, as seen from both Walerga Road and adjacent residences.	SMUD	Planning ~~Department~~Services Division	Coincident with completion of construction of substation	Monitor annually for 5 years	A visual buffer is provided around the substation to screen it from Walerga Road and adjacent residences	SMUD
Air Quality						
10-1a: Prepare and implement emission control/dust control measures The Applicant shall submit to the PCAPCD and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking. This plan must address the minimum Administrative Requirements found in Sections 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/ airpolut.htm). The Applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited. The Applicant shall suspend all grading operations when fugitive dust exceeds District Rule 228 fugitive dust limitations. An Applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance with Rule 228. This requirement for a VEE is for projects grading 20 or more acres in size regardless in how many acres are to be disturbed daily. It is to be noted that fugitive dust is not to exceed 40 percent opacity and not to go beyond the property boundary at any time. If lime or other drying agents are used to dry out wet grading areas, they shall be controlled so as not to exceed District Rule 228 fugitive dust limitations.	Applicant	Placer County Air Pollution Control District	Prior to construction	Daily during grading activities Submit weekly reports to Placer County Air Pollution Control District	All dust control measures are implemented Fugitive dust emissions comply with District Rule 228	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
10-1b: Provide PCAPCD with a list of construction equipment and anticipated construction timeline The PCAPCD shall be provided with a list of construction equipment and anticipated construction timeline for each project. The prime contractor for each construction project shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The PCAPCD shall be provided with the anticipated construction timeline for each project including start date, and name and phone number of the project manager and onsite foreman. A plan for each project shall be submitted for approval by the PCAPCD demonstrating that the heavy-duty (> 50 hor sepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_X reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The PCAPCD should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time. Contractors can access the Sacramento Metropolitan AQMD's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).	Applicant	Placer County Air Pollution Control District	Prior to construction	Weekly during construction Submit weekly reports to Placer County Air Pollution Control District	Compliance with Placer County Air Pollution Control District requirements for heavy-duty off-road equipment	Applicant
10-1c: Maintain construction equipment and vehicles Construction equipment and vehicles shall be maintained for each project. Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. An Applicant/developer representative (CARB-certified to perform visible emissions evaluations) shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless of how many acres are to be disturbed daily.	Applicant	Placer County Air Pollution Control District	Upon initiation of construction	Weekly during construction Submit weekly reports to Placer County Air Pollution Control District	Compliance with PCAPCD Rule 202 Visible Emission Limitations	Applicant
10-1d: Minimize idling time for diesel-powered equipment Idling time for all diesel-powered equipment shall be minimized to 5 minutes.	Applicant	Placer County Air Pollution Control District	Upon initiation of construction	Weekly during construction Submit weekly reports to Placer County Air Pollution Control District	Idling of all diesel-powered equipment does not exceed 5 minutes	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
10-1e: No open burning of removed vegetation For each project, the contract language shall stipulate that contractors shall not engage in open burning of removed vegetation. Vegetative material shall be chipped, delivered to waste to energy facilities [delivered to waste energy facilities], or disposed at an appropriate disposal site.	Applicant	Placer County Air Pollution Control District	Prior to construction	Weekly during grading activities	Removed vegetation is not openly burned	Applicant
Soils, Geology, and Seismicity						
12-1b: Comply with the County Grading Ordinance All proposed grading, drainage improvements, vegetation, and tree removal shall be shown on the proposed project's Improvement Plans, and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that is in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at a maximum of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation. The Applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It will be the Applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Where roadside drainage is off of the pavement, erosion control shall be provided for to the satisfaction of the ESD. The Applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work, prior to Improvement Plan approval, to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of this deposit will be refunded to the Applicant or authorized agent. If at any time during construction a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body (Placer County Community Development Resource Agency, 2006). The project's erosion control plan shall indicate that proper control of siltation, sedimentation, and other pollutants will be implemented in accordance with National Pollutant Discharge and Elimination System (NPDES) permit requirements and County ordinance standards. The plan shall propose best management practices (BMPs) to reduce erosion and water quality degradation during construction to the maximum extent practicable.	Applicant	~~Department of Public Works~~Engineering and Surveying Division	Prior to approval of improvement plans	Daily during grading, drainage improvements, vegetation and tree removal Maintenance for 1 year after construction	Compliance with the County Grading Ordinance	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
12-3d: Prepare and implement stormwater pollution prevention plan for construction For all construction activities that will disturb 1 or more acre of land, a stormwater pollution prevention plan (SWPPP) for the construction phase must be prepared and implemented. The SWPPP will include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The contents of the SWPPP are set forth in detail in the permit application package. BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction (or other similar source as approved by the DPW). BMPs for the proposed project include, but are not limited to, silt fencing (Sediment Control SE -1), straw bale barriers (Sediment Control SE-9), fiber rolls (Sediment Control SE-5), storm drain inlet protection (Sediment Control SE-10), hydraulic mulch (Erosion Control EC-3), and stabilized construction entrance (Tracking Control TR-1). The SWPPP shall also include erosion control measures, to be implemented during construction, that conform to the NPDES, Storm Drain Standards, and local standards.	Applicant	Engineering and Surveying Division~~Department of Public Works~~	Prior to approval of improvement plans	Daily during construction	Compliance with stormwater pollution prevention plan	Applicant
Hydrology and Water Quality						
13-1a: Implement Mitigation Measure 12-1b (Comply with County Grading Ordinance)	Monitoring as stated above for Mitigation Measure 12-1b					
13-1c: Implement Mitigation Measure 12-3d (Prepare and implement stormwater pollution prevention plan for construction)	Monitoring as stated above for Mitigation Measure 12-3d					
13-4c: Maintain BMPs Storm drainage from impervious surfaces proposed with the project shall be collected and routed through specially designed catchbasins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc., for entrapment of sediment, debris, and oils/greases or other identified pollutants, as approved by the Placer County ESD. The Applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Maintenance of BMP facilities shall be provided by the project owners/permittees for each future construction project within the Plan Area unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to approval of improvement plans, final maps shall show easements to be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals or subsequent amendments approved by the County.	Applicant	Environmental Health Division	Prior to approval of improvement plans	Weekly during construction	Compliance with BMPs for storm drainage	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
13-8a: Implement Mitigation Measures 12-3d (Prepare and implement stormwater pollution prevention plan for construction), 13-4b (Prepare site-specific BMP plan), 13-4c (Maintain BMPs), and 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards if recycled water line is located along Dry Creek) Mitigation Measure 12-3d is described in Section 12.4. Mitigation Measures 13-4b and 13-4c are described in Section 13.4. Mitigation Measure 14-3a is described in Section 14.4.	Monitoring as stated above for Mitigation Measures 12-3d and 13-4c. As stated above, Mitigation Measures 13-4b and 14-4a will be monitored through County staff verification of required approvals.					
Hazards and Hazardous Materials						
15-1a: Comply with Placer County EHS and Fire Department requirements Each phase of construction within the Riolo Vineyard specific plan area shall comply with Placer County EHS and Fire Department requirements for temporary storage of combustible/flammable liquids at construction sites. These requirements include inspection to verify maintenance of a vegetation break and identification of emergency shutoff valves and switches. If electrical connections are provided to these facilities, the County will additionally require permitting through the County Building Department.	Applicant	Environmental Health Division and Placer County Fire Department	During construction	Weekly during construction	Compliance with County requirements for temporary storage of combustible/ flammable liquids at construction sites	Applicant
15-1b: Comply with Placer County EHS requirements regarding releases of hazardous materials Each future construction project within the Riolo Vineyard specific plan area shall comply with Placer County EHS requirements for reporting releases of hazardous materials. If a release of hazardous materials should occur, it will be contained and immediately reported to the County EHS. Impacted soil shall be excavated and disposed as required by the agency with regulatory jurisdiction.	Applicant	Environmental Health Division and Placer County Fire Department	During construction	Weekly during construction	Compliance with County requirements for reporting releases of hazardous materials	Applicant
15-2b: Remove debris and report possible contamination to DTSC Partial removal of debris has already occurred on certain parcels (Ramcon, 2004a and 2005b). During future construction, projects within the Riolo Vineyard specific plan area shall include removal of debris and reporting of any possible contamination to DTSC in their construction contracts. Prior to initiating construction, all abandoned refuse on the site shall be removed and disposed of appropriately. Construction contract specifications shall require that during the course of construction of any individual project within the boundaries of the Riolo Vineyard Specific Plan, if evidence of soil and/or groundwater contamination with hazardous material (i.e., soil staining, unusual odors) is encountered, the Applicant shall stop work and immediately contact the DTSC and/or RWQCB. If such a condition is identified, then (1) the condition shall be resolved (i.e., through soil excavation, remediation, covering, or other method) to the satisfaction of DTSC and/or the RWQCB, and (2) construction activities shall not commence until the DTSC and/or RWQCB issue a letter of authorizing such activities.	Applicant	DTSC	Prior to construction activities disturbing sites identified as potentially contaminated	As required by DTSC	Compliance with DTSC requirements for removing debris and reporting possible contamination	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
15-2c: Implement Preliminary Endangerment Assessment in accordance with DTSC protocols A Preliminary Endangerment Assessment (PEA) will be conducted in accordance with DTSC protocols prior to grading or other earth-moving activities to address the potentially significant health and environmental risks associated with the current concentrations of arsenic detected in the soils assessments conducted for the project site that are above the most recently developed PRGs. DTSC will evaluate the PEA as part of the Voluntary Cleanup Agreement and provide additional project-specific requirements.	Applicant	DTSC	Prior to construction, if required by DTSC	As required by DTSC	Compliance with Preliminary Endangerment Assessment and DTSC requirements	Applicant
15-3a: Abandon onsite wells in accordance with local and state regulations The Applicant shall ensure that unused wells on the site are closed in accordance with local and state regulations prior to initiating any construction activities. A permit for well destruction shall be obtained from the Placer County EHS and a licensed contractor shall perform the work, as required. The abandonment of the onsite wells would need to occur prior to occupancy of development within the project phase containing the well site in question.	Applicant	Environmental Health Division	Prior to construction	Prior to occupancy	Compliance with local and state regulations	Applicant
15-5a: Avoid occurrence of standing water during construction During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other disease vectors. Direct pumping and/or ditching will be used to reduce to the amount of standing water or reduce the length of time water can stand in low areas following rainfall events. The target holding period is 72 hours, which is consistent with guidelines being developed by the Placer County Mosquito Abatement and Vector Control District (Scott, 2007).	Applicant	Environmental Health Division	During construction	Weekly during construction	The amount of standing water or the length of time water can stand in low areas following rainfall is minimized	Applicant
15-8a: Conduct Phase I Environmental Site Assessments on program-level parcels proposed for development, and comply with Placer County requirements for remediation, if required For each program-level parcel proposed for development, properties not previously evaluated with a current Phase I ESA may be required to complete an ESA determined by Environmental Health Services. If past uses are disclosed that could have resulted in persistent contamination, then soil sampling shall be conducted within appropriate areas according to guidelines developed by the DTSC Phase II Environmental Site Assessment and/or equivalent protocol. The site investigation including sampling shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, in accordance with applicable permits. As a result of soil investigation, a limited and restricted area of contamination may be identified and judged suitable for simple removal. If	Applicant	Environmental Health Division and DTSC	Prior to construction	Prior to occupancy	Compliance with Placer County requirements for remediation if required	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	**Individual Responsible for Monitoring and/or Reporting**	**Individual or Organization Responsible for Verifying Compliance**	**Timing of Initial Action**	**Frequency and Duration of Monitoring**	**Performance Criteria**	**Proposed Funding**
this is the case, remediation will be required to meet state and County regulations. If a result of soil investigation, widespread residual concentrations of chemicals or other contaminants maybe identified at levels where they individually or in combination meet or exceed U.S. EPA, California EPA Preliminary Remediation Goals, or equivalent screening levels, a risk assessment will be required. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent. Any remedial action indicated by a risk assessment shall be completed and certified. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and involve a range of activities, including deed restrictions, soil excavation and offsite disposal, or encapsulation away from sensitive receptors in the Specific Plan Area.						
15-8c: Implement Mitigation Measure 15-2b (Remove debris and report possible contamination to Placer County EHS)	Monitoring as stated above for Mitigation Measure 15-2b					

REFERENCES

Biology

CDFG (California Department of Fish and Game), 1995. Staff Report on Burrowing Owl Mitigation.

H.T. Harvey and Associates, 2005. Special Status Plant and Wildlife Species, Riolo Vineyards.

Helm Biological Consulting, 2006a. Wet season sampling for federally listed large branchiopods at the Elliott Property. June.

Helm Biological Consulting, 2006b. Dry and wet-season sampling for federally-listed large branchiopods at the Frisvold property. November.

Gibson and Skordal, LLC., 2005. Jurisdictional Delineation, Elliott Property. June.

Gibson and Skordal, LLC., 2006b. Jurisdictional Delineation, Frisvold Property. June.

USFWS (U.S. Fish and Wildlife Service), 1996. Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California.

Soils

Placer County Community Development Resource Agency, 2006. Sample Conditions. Volume 2006, Number 1. August 1.

Hazards and Hazardous Materials

Ramcon (Ramcon Engineering & Environmental Contracting), 2004a. *Summary Report, Ditch Bank Clean-Up, Former Setliff Property*, APN 023-200-055, PFE Road, East of Watt Avenue, Placer County, California, Ramcon Project No. 1335. August 3.

Ramcon (Ramcon Engineering & Environmental Contracting), 2005b. *Remediation Summary-Debris Dump Clean-Up, former Tim and Don Riolo Properties*, APNs 023-200-051 and -053, PFE Road, Placer County, California, Ramcon Project No. 1348. January 24.

Scott, J., 2007. Personal communication on June 5, 2007.

SMUD™

October 28, 2014

AGENCY FILE:

Tentative Map for Parcel J of Riolo Vineyard - PSUB 20100207
Riolo Vineyard Specific Plan – PSPA 20130392

COUNTY OF PLACER
PLANNING DEPARTMENT
Attn: Maywan Krach
Lisa Carnahan
3091 County Center Drive
Suite 190
AUBURN, CA 95603

Sacramento Municipal Utilities District (SMUD) would like to take the opportunity to provide comment on areas of significant importance regarding the hearing for approval of the Riolo Vineyard Specific Plan currently scheduled for November 13, 2014 and to summarize issues related to the previous approval of the Vesting Small Lot Tentative Map for Parcel J of Riolo Vineyard on December 16, 2010 (PSUB 20100207) located north and west of the intersection of PFE and Walerga Roads.

We request the following significant items be noted with respect to the Specific Plan and the final submission of the Tentative Map for Parcel J:

1. SMUD currently owns and operates several 12 kV electrical distribution lines located within and adjacent to the Specific Plan Area. It also owns and operates Overhead 69 kV Sub-Transmission Lines (OH S-T/L) located in the Public Right of Way on PFE Road and on the east side of Walerga Road at the eastern boundary of the Specific Plan Area. One of the OH S-T/L is planned by SMUD to enter and serve the proposed electrical substation identified as parcel PQP-1 in the Parcel J Tentative Map. (See attached annotated SMUD GIS Map)

No facilities or rights referenced in the above paragraph can be abandoned until adequate replacement rights are granted and in place without an interruption of electrical service to existing customers. The owner/developer must disclose to future/potential owners the existing and proposed 69KV electrical facilities planned for the site.

2. SMUD has entered into contractual arrangements with Center Unified School District to obtain title to the property for proposed electrical substation site from the current owner. The following items related to the substation were previously conveyed to the owner by letter on October 7, 2010. (copy attached)

In 2010 SMUD believed it could provide power to 200 newly built units in the proposed subdivision before new substation facilities would be required. That position and number may have changed due to demographic changes in the area since 2010. SMUD desires to confer with the owner/developer on this matter.

ATTACHMENT J

Portions of the new substation facilities will be located contiguous to residential properties located in Parcel J. To address issues of disclosure, safety and site security SMUD requests that all purchase and sale agreements include language disclosing the intended substation site and its 10 feet tall block wall fencing and the overhead 69 kV sub-transmission feeder lines.

In order to reduce the potential for unintended access conditions should be incorporated into the CC&R's for those lots contiguous to the new substation site providing that no trees or other climbable vegetation may be planted within 10 feet of the substation's block walls. Also, structures or landscaping in excess of 6 feet in height located within 10 of the substation block walls should be prohibited.

Full disclosure to all potential purchasers is critical. Disclosure of the substation site and the overhead 69 kV feeder line is to be made in all marketing material provided to the public. The substation site must be clearly identified on all maps and drawings as a future electrical substation site. Prior to commencement of marketing of the Project the substation site should be clearly identified with signage indicating that it is a future electrical substation site and that overhead facilities will be constructed in the area.

With respect to the Tentative Map for Parcel J SMUD requests:

Show on the map a dedication of a 12.5-foot public utility easement for overhead and underground electrical facilities and appurtenances adjacent to all public street rights of ways.

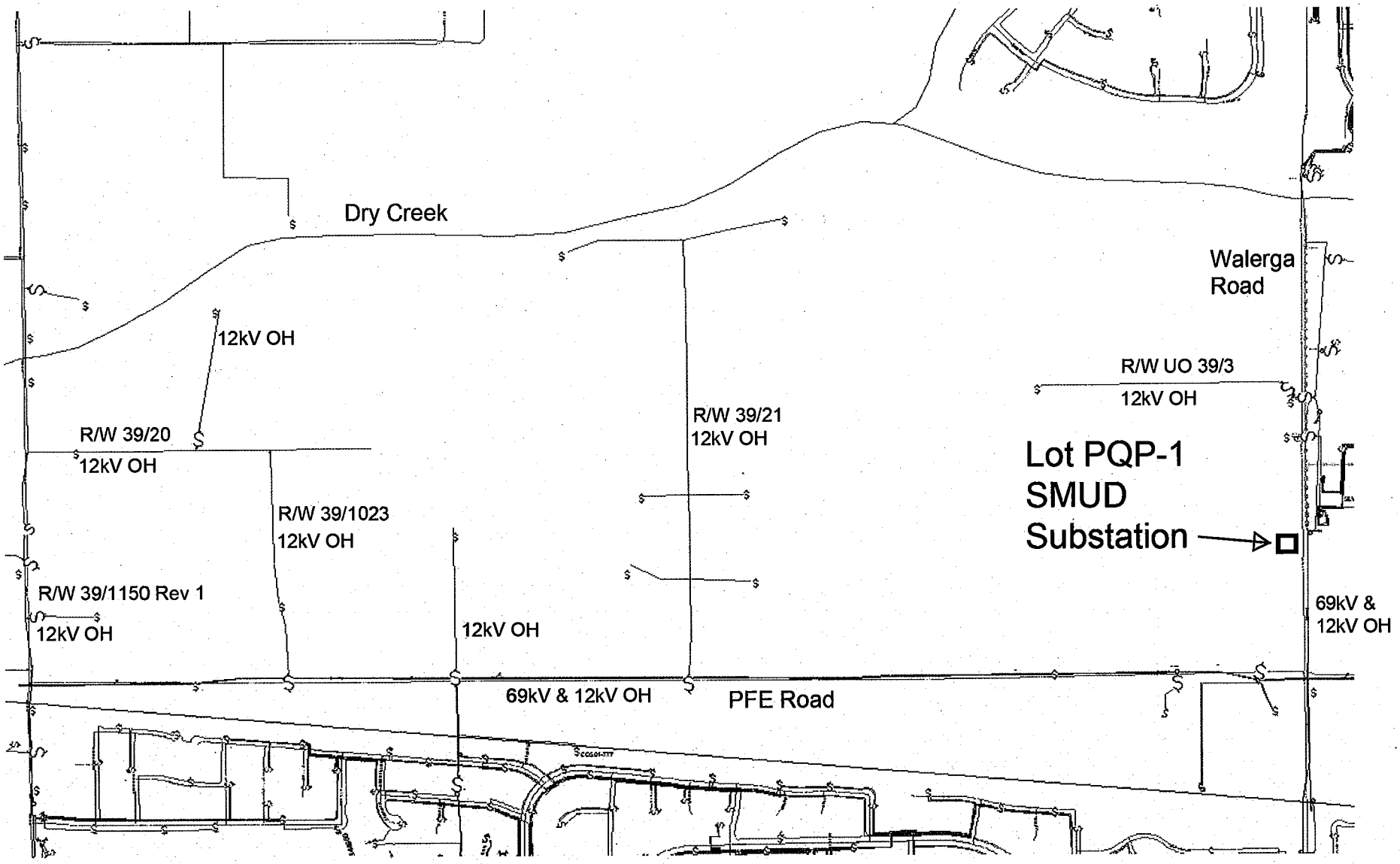
Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the County of Placer.

Tom Neely
Land Specialist
Real Estate Services
(916) 732- 6417

cc: RCH Group/Dave Cook & T Bollinger

CP * TB 238- F, G, H, J – 3 & 4
COPY OF LETTER SENT TO PLANNER
SMUD FILE: CoP 10-0207

SMUD GIS MAP


Dry Creek
Walerga Road
12kV OH
R/W UO 39/3
12kV OH
R/W 39/21
12kV OH
R/W 39/20
12kV OH
Lot PQP-1
SMUD
Substation
R/W 39/1023
12kV OH
R/W 39/1150 Rev 1
12kV OH
12kV OH
69kV &
12kV OH
69kV & 12kV OH
PFE Road

SMUD
SACRAMENTO MUNICIPAL UTILITY DISTRICT
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P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

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,

Erline Applegate

Erline Applegate, SR/WA
Land Specialist