

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

**In the matter of: AN ORDINANCE ADOPTING
THE LAND USE AND DEVELOPMENT STANDARDS
FOR THE PLACER VINEYARDS SPECIFIC PLAN**

Ord. No. _____

**The following ordinance was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held on July 16, 2007,
by the following vote:**

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Board of Supervisors

**Ann Holman
Clerk of said Board**

Bruce Kranz, Chair

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

1. On January 25, 2007, the Placer County Planning Commission ("Planning Commission") held public hearings pursuant to Sections 17.58.200(E)(1) and 17.58.240(A) of the Placer County Code to consider the Placer Vineyards Specific Plan Land Use and Development Standards (the "Land Use and Development Standards") among other land use approvals related to the Placer Vineyards Specific Plan, and the Planning Commission has made recommendations to the Board related thereto.
2. On July 16, 2007, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the Land Use and Development Standards, among other issues.
3. The Board has considered the recommendations of the Planning Commission, has reviewed the Placer Vineyards Specific Plan and the Land Use and Development Standards, has received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. _____ certifying the Final Environmental Impact Report for the Placer Vineyards Specific Plan and related entitlements.

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

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

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

Section 2: This ordinance shall apply upon its effective date to each of the following properties within the Placer Vineyards Specific Plan: APN Nos. 023-221-057, 023-221-058, 023-221-002, 023-200-005, 023-200-006, 023-200-017, 023-200-037, 023-200-064, 023-200-065, 023-200-018, 023-200-045, 023-200-066, 023-200-041, 023-200-010, 023-200-012, 023-200-013, 023-200-009, 023-200-011, 023-200-067, 023-200-068, 023-010-026, 023-010-004, 023-010-029, 023-200-008, 023-010-006, 023-010-014, 023-010-013, 023-010-021, 023-010-022, 023-010-023, 023-150-026, 023-150-027, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-160-011 and 023-160-004.

Section 3: This ordinance shall apply to each of the following properties within the Placer Vineyards Specific Plan upon the effective date of an ordinance adopted by the Board of Supervisors which rezones the property, or any portion thereof, to SPL-PVSP (Specific Plan—Placer Vineyards Specific Plan): APN Nos. 023-200-062, 023-200-063, 023-200-015, 023-200-028, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028.

Section 4: 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.

EXHIBIT A

NOTE: Exhibit A is the Placer Vineyards Specific Plan ("Base Plan") Land Use and Development Standards dated July, 2007, a copy of which is on file with the Clerk of the Board and which has been transmitted to each member of the Board of Supervisors under separate cover.