

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

**In the matter of: AN ORDINANCE ADOPTING
A DEVELOPMENT AGREEMENT FOR A PORTION
OF THE PROPERTY COMPRISING THE
RIOLO VINEYARD SPECIFIC PLAN**

Ordinance No. _____

**The following ordinance was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held on March 10, 2009,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage

**F. C. Rockholm, Chair
Board of Supervisors**

Attest:

**Ann Holman
Clerk of said Board**

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

1. On December 18, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing pursuant to Section 17.58.240(A) of the Placer County Code to consider, among other land use approvals related to the Riolo Vineyard Specific Plan ("Specific Plan"), a development agreement (the "Development Agreement") by and between the County of Placer ("County") and the Bryte Gardens Associates, Ltd., the landowner owning a portion of the property within the boundaries of the Specific Plan, and the Planning Commission has made written recommendations to the Board.
2. On March 10, 2009, the Board held a noticed public hearing pursuant to Section 17.58.240(B) of the Placer County Code to consider the recommendations of the Planning Commission, and to receive public input regarding the approval of the Development Agreement and this ordinance.
3. Having considered the recommendations of the Planning Commission, having reviewed the Development Agreement and the Riolo Vineyard Specific Plan and related **Attachment "H"** *376*

received and considered the written and oral comments submitted by the public thereon, and having adopted Resolution No. 2009-_____ certifying the Riolo Vineyard Specific Plan Final Environmental Impact Report, pursuant to Section 17.58.240(C) of the Placer County Code, the Board finds:

- a. The Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the Placer County General Plan;
 - b. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property subject to the Development Agreement is located;
 - c. The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
 - d. The Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County;
 - e. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.
4. Notice of all hearings required by Section 17.58.240 of the Placer County Code and Section 65867 of the Government Code have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve the Development Agreement.

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

Section 1: The Development Agreement by and between the County of Placer and Bryte Gardens Associates, Ltd., a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

Section 2: The Chair of the Board of Supervisors is hereby authorized to execute two (2) original copies of the Development Agreement on behalf of the County.

Section 3: The Planning Director is directed to record the Development Agreement at landowner's cost within ten (10) days in accordance with Section 17.58.240(D) of the Placer County Code.

Section 4: This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.