

OFFICE OF THE COUNTY COUNSEL

To: Honorable Board of Supervisors

From: Scott H. Finley, Supervising Deputy County Counsel 

Date: July 6, 2007

Subject: Actions for Approval of the Placer Vineyards Specific Plan ("Base Plan") and Related Entitlements

Your Board of Supervisors is being presented with the Placer Vineyards Specific Plan and related entitlements for its consideration. Should your Board choose to approve the "Base Plan" as the Project, your Board should consider all of the following actions, in the order suggested:

- (1) Adopt the Resolution Certifying the Final Environmental Impact Report, Adopting a Statement of Findings, a Statement of Overriding Considerations and a Mitigation Monitoring Plan for the Placer Vineyards Specific Plan, Related Entitlements and Development Agreement.** The proposed Resolution is attached as Attachment 1.
- (2) Adopt the Resolution Approving Amendments to the Placer County General Plan.** The proposed Resolution is attached as Attachment 2.
- (3) Adopt the Resolution Approving Amendments to the Dry Creek/West Placer Community Plan.** The proposed Resolution is attached as Attachment 3.
- (4) Adopt the Resolution Adopting the Placer Vineyards Specific Plan.** The proposed Resolution is attached as Attachment 4.
- (5) Adopt the Ordinance Approving the Placer Vineyards Land Use and Development Standards.** The proposed Ordinance is attached as Attachment 5.
- (6) Adopt the Ordinance Rezoning Certain Properties Within Placer Vineyards Specific Plan.** The proposed Ordinance is attached as Attachment 6.
- (7) Adopt the Ordinance Adopting Development Agreements for Certain Properties Within Placer Vineyards Specific Plan.** The proposed Ordinance is attached as Attachment 7. Note: The attached Ordinance references twenty-one (21) Development Agreements with the owners of different properties within the Specific Plan area. Each of these Developments Agreements is identical in content, with the exception of Exhibits A-1 (Property Legal Description), A-2 (Property Map) and 2.2 (Property Specific Land Use Plan and Table of Permitted Uses), which must be

Memo Re: Actions for Approval of Placer Vineyards Specific Plan
Dated: July 6, 2007

individualized to describe each of the properties and the specific entitlements the property is receiving. All of the executed Development Agreements are on file with the Clerk of the Board and copies will be affixed to the Ordinance upon its approval. The copy of the proposed Ordinance attached to this memo includes a representative copy of the Development Agreement.