

ATTACHMENT E

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

In the matter of: AN ORDINANCE ADOPTING
DEVELOPMENT STANDARDS AND DESIGN GUIDELINES
FOR THE VILLAGE AT SQUAW VALLEY 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 _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

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

WHEREAS, on August 11, 2016, the Placer County Planning Commission (“Planning Commission”) held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) to consider the Village at Squaw Valley Specific Plan Development Standards and Design Guidelines (the “Development Standards and Design Guidelines”) among other land use approvals related to the Village at Squaw Valley Specific Plan, and the Planning Commission has made recommendations to the Board related thereto.

WHEREAS, on _____, 2016, the Board held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission and to receive public input regarding the Village at Squaw Valley Specific Plan and the Plan’s Development Standards and Design Guidelines, among other issues, and the Board then closed the public hearing.

WHEREAS, the Board has considered the recommendations of the Planning Commission, has reviewed the Village at Squaw Valley Specific Plan and the Development Standards and Design Guidelines, has received and considered the written and oral comments submitted by the public

thereon, and has adopted Resolution No. 2016-_____ certifying the Final Environmental Impact Report and Errata for the Village at Squaw Valley Specific Plan and related entitlements and has adopted Resolution No. 2016-_____ to approve the Village at Squaw Valley Specific Plan.

WHEREAS, the Board has considered the recommendations of the Squaw Valley Citizen’s Design Review Committee, which completed a comprehensive review of the Village at Squaw Valley Specific Plan Development Standards and Design Guidelines and made substantial recommendations for revisions to the document, all of which but one were incorporated into the final version presented to the Board.

WHEREAS, the Board has determined that the proposed ordinance is consistent with the General Plan and the Village at Squaw Valley Specific Plan and is in the interests of the County.

WHEREAS, 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 Village at Squaw Valley Specific Plan Development Standards and Design Guidelines, 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 Village at Squaw Valley Specific Plan Area.

Section 2: The Village at Squaw Valley Specific Plan Development Standards and Design Guidelines are hereby incorporated herein by reference into Placer County Code Chapter 17 in accordance with Subsection (E) of Section 17.51.010 thereof and into Appendix A of Chapter 17. To the extent that a provision contained within the Development Standards and Design Guidelines is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or other applicable County Code provisions (collectively referred to as the “County Codes”), the provision of the Development Standards and Design Guidelines shall apply and shall take precedence. To the extent no specific provision within the Development Standards and Design Guidelines is applicable, the County Codes shall apply and shall take precedence.

Section 3: This ordinance shall apply upon its effective date to the following properties within the Village at Squaw Valley Specific Plan:

096-020-015, 096-020-021, 096-060-065, 096-060-066, 096-104-001, 096-221-012, 096-221-013, 096-221-014, 096-221-016, 096-221-017, 096-221-018, 096-221-019, 096-221-021, 096-221-029, 096-221-038, 096-230-035, 096-340-030, 096-340-023, 096-490-015, 096-490-019, 096-540-009, 096-540-015, 096-540-016.

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 the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Exhibit A:
The Village at Squaw Valley Specific Plan Development Standards and Design Guidelines