

# ATTACHMENT 5

**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 REGIONAL UNIVERSITY 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 December 9, 2008,  
by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

\_\_\_\_\_  
**Jim Holmes, Chairman**

**Attest:**

\_\_\_\_\_  
**Ann Holman  
Clerk of said Board**

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

1. On September 25, 2008, 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 Regional University Specific Plan Development Standards and Design Guidelines (the "Development Standards and Design Guidelines") among other land use approvals related to the Regional University Specific Plan, and the Planning Commission has made recommendations to the Board related thereto.
2. On November 4, 2008, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the Development Standards and Design Guidelines, among other issues, and the Board then closed the public hearing, adopted a motion of intent to approve the Specific Plan, continued the matter to December 9, 2008, and directed staff to return with final documents for approval on that date.
3. The Board has considered the recommendations of the Planning Commission, has reviewed the Regional University 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

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adopted Resolution No. 2008-\_\_\_\_\_ certifying the Final Environmental Impact Report for the Regional University Specific Plan and related entitlements.

4. The Board has determined that the proposed ordinance is consistent with the General Plan and the Regional University 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 Regional University 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 Placer Vineyards Specific Plan Area outside of the Special Planning Area. The Regional University Specific Plan Development Standards and Design Guidelines 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 Development Standards and Design Guidelines 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 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 2:** This ordinance shall apply upon its effective date to the following property within the Regional University Specific Plan:

**PLACER 2780 PROPERTY:**

All that certain real property situated in the County of Placer, State of California, being a portion of Sections 21, 22 and 27, Township 11 North, Range 5 East, Mount Diablo Meridian, and being more particularly described as follows:

Parcels 2 and 3 as shown on Parcel Map No. DPM 20080287 recorded in Book \_\_\_\_\_ of Parcel Maps, at Page \_\_\_\_\_, Official Records of Placer County.

**TSAKOPOULOS/CUMMINGS PROPERTY:**

All that certain real property situated in the County of Placer, State of California, being a portion of Section 20, Township 11 North, Range 5 East, Mount Diablo Meridian, and being more particularly described as follows:

Parcels A, B, C and D as shown on that Certain Waiver of Parcel Map, Number 73228W, as filed for record in Book 2121 at Page 295, Official Records of Placer County.

**Section 3:** 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.

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# REGIONAL UNIVERSITY SPECIFIC PLAN

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES  
SEPTEMBER 10, 2008

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