

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

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

Ord. No. _____
First Reading _____

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.

Attest:
Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

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

WHEREAS, on July 16, 2007, the Placer County Board of Supervisors adopted the Placer Vineyards Specific Plan by Resolution No. 2007-232. ("Adopted Plan"), and the Land Use and Development Standards for the Placer Vineyards Specific Plan by Ordinance No. 5475-B ("Adopted Development Standards") and

WHEREAS, the Adopted Development Standards serve as the zoning and use regulations within the Adopted Plan area, outside of the Special Planning Area, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Adopted Plan and Adopted Development Standards, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Adopted Plan and Adopted Development Standards, and

WHEREAS, on _____(date), the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed amendments to the Adopted Plan and Adopted Development Standards , and to receive written and oral testimony on the same, and

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, and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Development Standards, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Placer Vineyards Specific Plan, as amended;
3. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Placer Vineyards Specific Plan supported by findings thereto.

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

Section 1: The amendments to the Land Use and Development Standards to the Placer Vineyards Specific Plan, dated November 2014 ("Amended 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.

Section 2: The Amended 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 and once effective shall replace and supersede the Adopted Development Standards.

Section 3: To the extent that a provision contained in the Amended Development Standards is in conflict with a provision that may be contained within Placer County Code Chapter 17 or within the Placer County Land Development Manual, the provision of the Amended Development Standards shall apply and shall take precedence. To the extent no specific provisions within the Amended Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 4: This ordinance shall apply upon its effective date to each of the following properties within the Placer Vineyards Specific Plan, as identified by Placer County Assessor Parcel Number: 023-200-037, 023-200-041, 023-200-045, 023-010-004, 023-010-006, 023-010-013, 023-010-014, 023-010-021, 023-010-022, 023-010-023, 023-010-026, 023-010-029, 023-150-026, 023-150-027, 023-160-004, 023-160-011, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-200-006, 023-200-008, 023-200-009, 023-200-010, 023-200-011, 023-200-012, 023-200-013, 023-200-017, 023-200-018, 023-200-068, 023-200-067, 023-200-005, 023-200-071, 023-200-069, 023-200-066, 023-221-002, 023-221-057, and 023-221-058.

Section 5: This ordinance shall apply to each of the following properties within the Placer Vineyard 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, as identified by Placer County Assessor Parcel Number: 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 6: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Section 7: The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.