

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

**In the matter of: AN ORDINANCE AMENDING
PLACER COUNTY CODE CHAPTER 17,
RELATING TO THE REZONING OF THE
PROPERTY CONSTITUTING THE
TIMBERLINE AT AUBURN PROJECT**

Ordinance No. _____

**The following Ordinance was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held August 9, 2011,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage.

**Robert Weygandt, Chair
Board of Supervisors**

Attest:

**Ann Holman
Clerk of said Board**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY
FINDS THE FOLLOWING RECITAL IS TRUE AND CORRECT:**

The proposed rezoning of the following described real property comprising the Timberline at Auburn Project is compatible with the objectives, policies, and general land uses specified by the Auburn Bowman Community Plan, and is otherwise consistent with the existing uses in the immediate area surrounding the Project site:

APN 051-180-058 from Residential Single Family combining Agriculture with a minimum building site of 40,000 square feet; Open Space; Residential Single Family with a Density Limitation of 5; Residential Multi-Family with a Density Limitation of 15 and Office Professional Residential Multi-Family combining Design Control (old designation) to Residential single

Attachment C

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Family with a Density Limitation of 5; Open Space; Residential Multi-Family with a Density Limitation of 15 and General Commercial (new designation) and,

APN 051-080-059 from Office Professional combining Design Control (old designation) to General Commercial (new designation) and,

APN 051-140-056 from Office Professional Residential Multi Family combining Design Control (old designation) to General Commercial (new designation) and,

APN 051-140-057 from Office Professional Residential Multi Family combining Design Control (old designation) to General Commercial (new designation) and,

2. 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: That portion of Chapter 17 of the Placer County Code relating to the zoning of the property constituting the Timberline at Auburn Project in the North Auburn area of Placer County, as shown on Exhibit A attached hereto and incorporated herein by reference, is hereby amended as follows:

APN 051-180-058 from Residential Single Family combining Agriculture with a minimum building site of 40,000 square feet; Open Space; Residential Single Family with a Density Limitation of 5; Residential Multi-Family with a Density Limitation of 15 and Office Professional Residential Multi-Family combining Design Control (old designation) to Residential single Family with a Density Limitation of 5; Open Space; Residential Multi-Family with a Density Limitation of 15 and General Commercial (new designation) and,

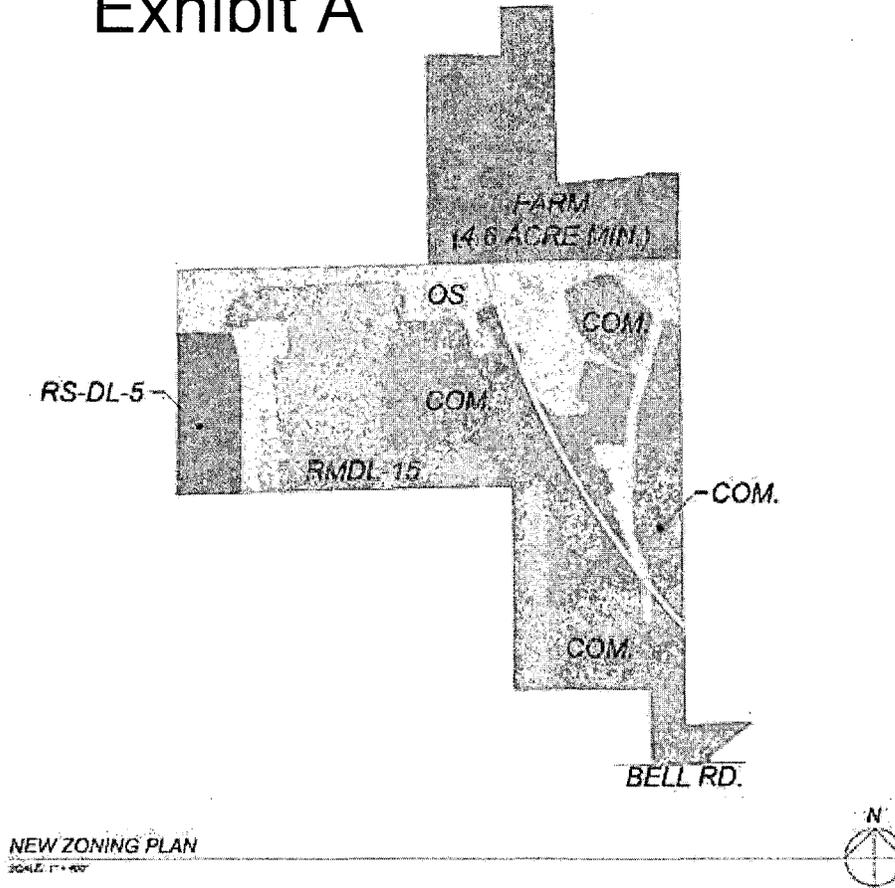
APN 051-080-059 from Office Professional combining Design Control (old designation) to General Commercial (new designation) and,

APN 051-140-056 from Office Professional Residential Multi Family combining Design Control (old designation) to General Commercial (new designation) and,

APN 051-140-057 from Office Professional Residential Multi Family combining Design Control (old designation) to General Commercial (new designation) and,

Section 2: 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 this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Exhibit A



NEW ZONING DATA

		MAX. RESIDENTIAL UNITS PER ACRE	
	OPEN SPACE	0	= 25 ACRES
	RMDL-15 ZONE 15 Dwelling Units Per Acre	15	= 22.3 ACRES
	GENERAL COMMERCIAL (C2) 22 Dwelling Units Per Acre	22	= 41.5 ACRES
	RS-DL-5 5 Dwelling Units Per Acre	5	= 0.2 ACRES
	FARM **** (4.6 Acre Min.)	-	= 24 ACRES
TOTAL SITE AREA		42	= 119 ACRES

THE PROJECT WITH THE NEW ZONING IS PROPOSING A TOTAL OF 858 RESIDENTIAL UNITS AND A MAXIMUM OF 228,500 SQ/FT OF COMMERCIAL SPACE.