

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

**In the matter of: AN ORDINANCE  
REZONING PROPERTIES WITHIN THE  
GRANITE BAY COMMUNITY PLAN**

Ordinance No.: 5842-B

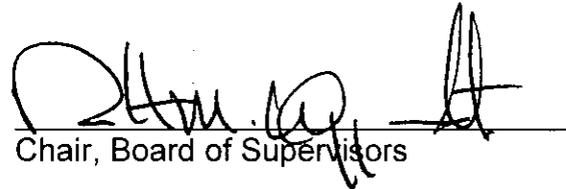
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held October 11, 2016, by the following vote on roll call:

Ayes: DURAN, HOLMES, UHLER, WEYGANDT

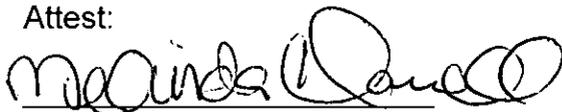
Noes: MONTGOMERY

Absent: NONE

Signed and approved by me after its passage.

  
Chair, Board of Supervisors

Attest:

  
Clerk of said Board

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

WHEREAS, on August 25, 2016, the Placer County Planning Commission ("Planning Commission") held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C) to consider the "The Park at Granite Bay" project that included a rezoning of all the area contained within the projects boundaries, and the Planning Commission has made recommendations to the Board related thereto.

WHEREAS, on October 11, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to and the Board then closed the public hearing, and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the Granite Bay Community Plan, having received and considered the written and oral comments submitted by the public thereon, the Board elected to accept the Planning Commission's recommendation of approval of the rezoning based on the following finding:

*The Rezoning is consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and Granite Bay Community and State law and support and enhance the general health, safety and welfare of the residents of the County.*

WHEREAS, the Board has certified the Final Environmental Impact Report for the "The Park at Granite Bay" project, and adopted Resolution No. 2016-198 to approve the amend the Granite Bay Community Plan, and

WHEREAS, the Board has determined that the proposed rezoning is consistent with the General Plan, Granite Bay Community Plan and Placer County Code Chapter 17, Article 17.50.010 (Residential Single Family) and in the best interests of the County by facilitating logical and efficient land use within the Granite Bay Community Plan area.

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:

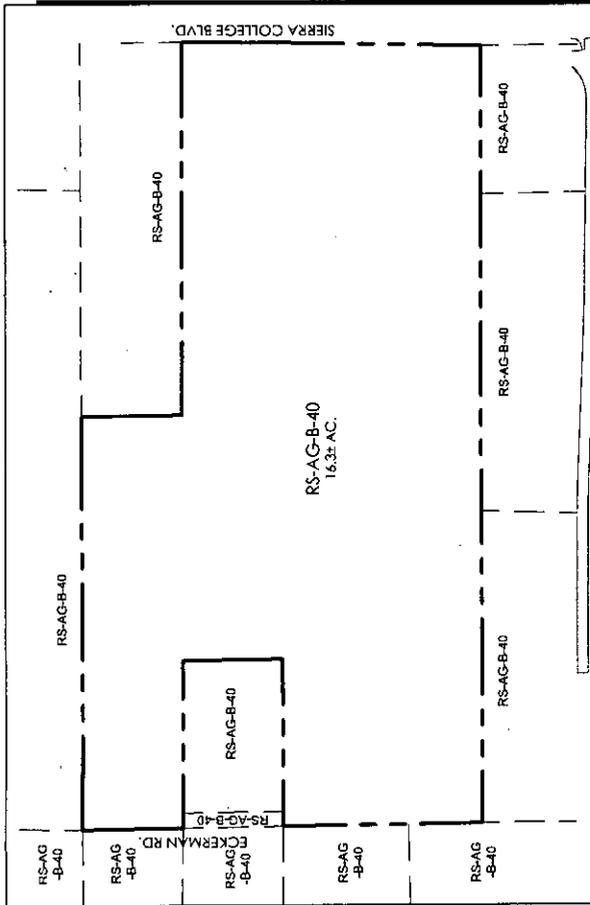
The following properties identified by the following Assessor Parcel Numbers and comprising 16.3 ± acres, are hereby rezoned from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) to RS-B-X 7,000 (Residential Single-Family, combining a minimum Building Site of 7,000 square feet): 468-050-016-000, 468-050-024-000, 468-050-026-000; 468-060-039, 468-060-040-000, 468-060-041-000, and 468-060-042-000

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.

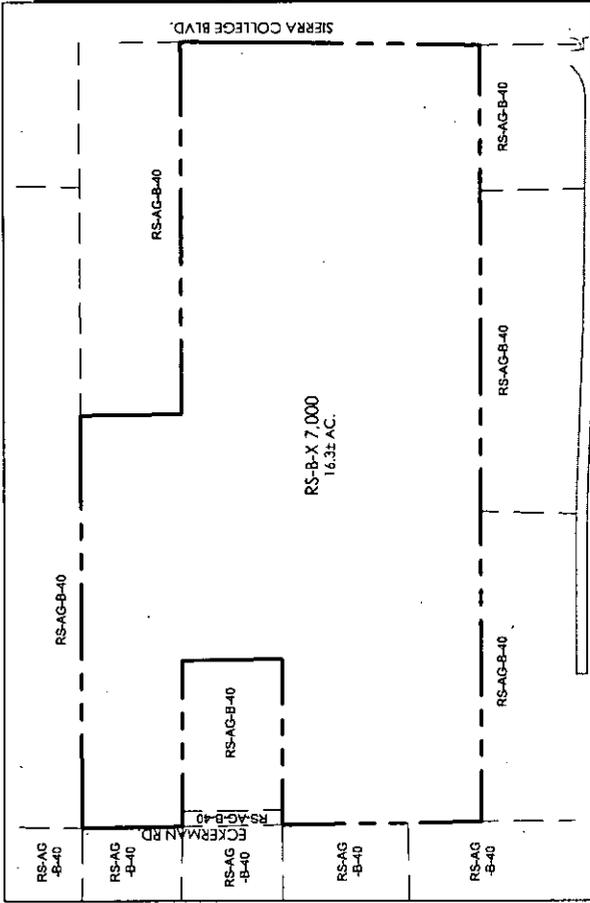
Exhibit A: The Park at Granite Bay Rezone Map

**REZONE EXHIBIT**  
**THE PARK AT GRANITE BAY**  
 PLACER COUNTY, CALIFORNIA  
 JUNE 17, 2016

Existing Zoning



Proposed Zoning



**REZONE SUMMARY TABLE**

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
RS-AG-B-40	RESIDENTIAL SINGLE FAMILY	16.3 AC.	0.0 AC.	-16.3 AC.
RS-B-X 7,000	RESIDENTIAL SINGLE FAMILY	0.0 AC.	16.3 AC.	16.3 AC.
		16.3 AC.	16.3 AC.	

