

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.: 5849-B

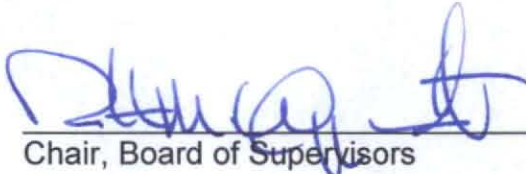
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held November 22, 2016, by the following vote on roll call:

Ayes: DURAN, HOLMES, UHLER, WEYGANDT

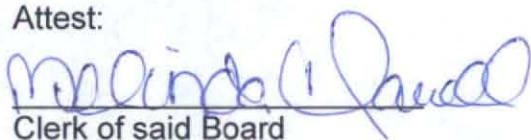
Noes: NONE

Absent: MONTGOMERY

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 October 13, 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 Ovation Senior Living" project that included a rezoning of the west 4.5 acres+- of the 6.9 acres+- contained within the projects boundaries, and the Planning Commission has made recommendations to the Board related thereto.

WHEREAS, on November 22, 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 adopted a Mitigated Negative Declaration for the "The Ovation Senior Living" project, 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:

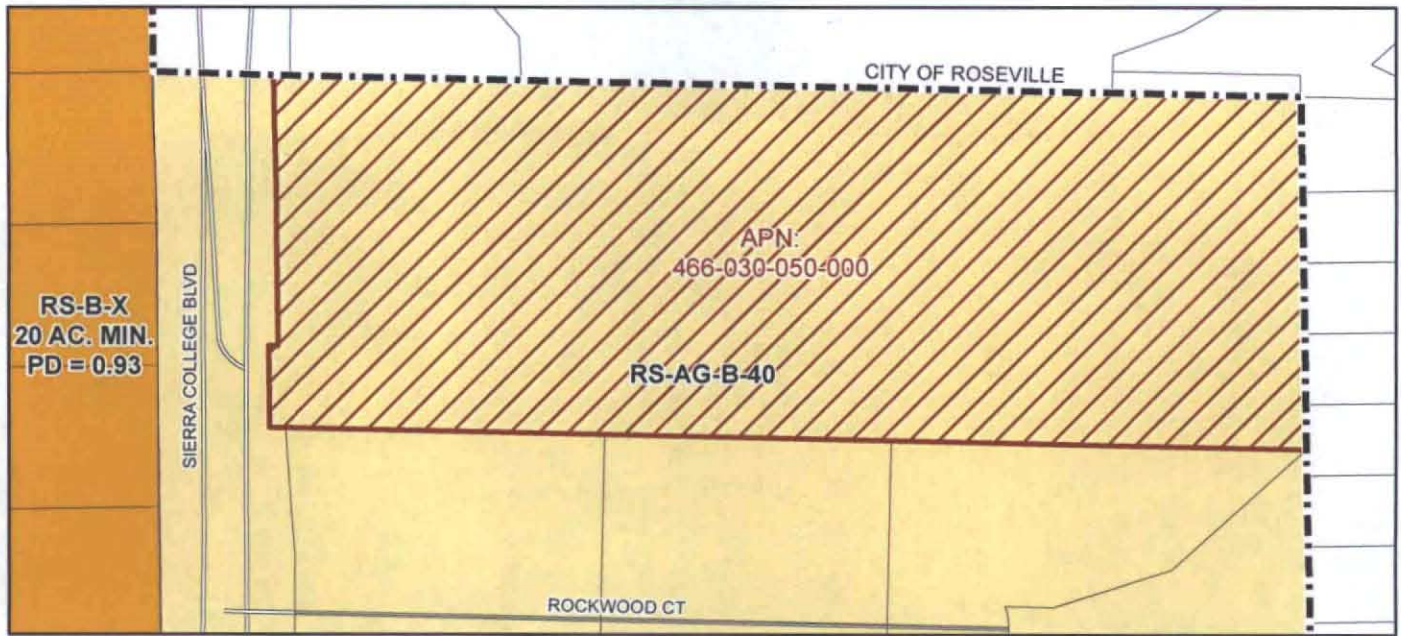
The following property identified by the following Assessor Parcel Number and comprising the west 4.5 acres of Assessor's Parcel 466-030-050-000, is hereby rezoned from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining building site minimum of 40,000 square feet) to RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square feet);

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.

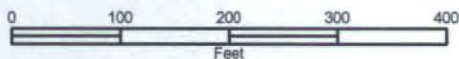
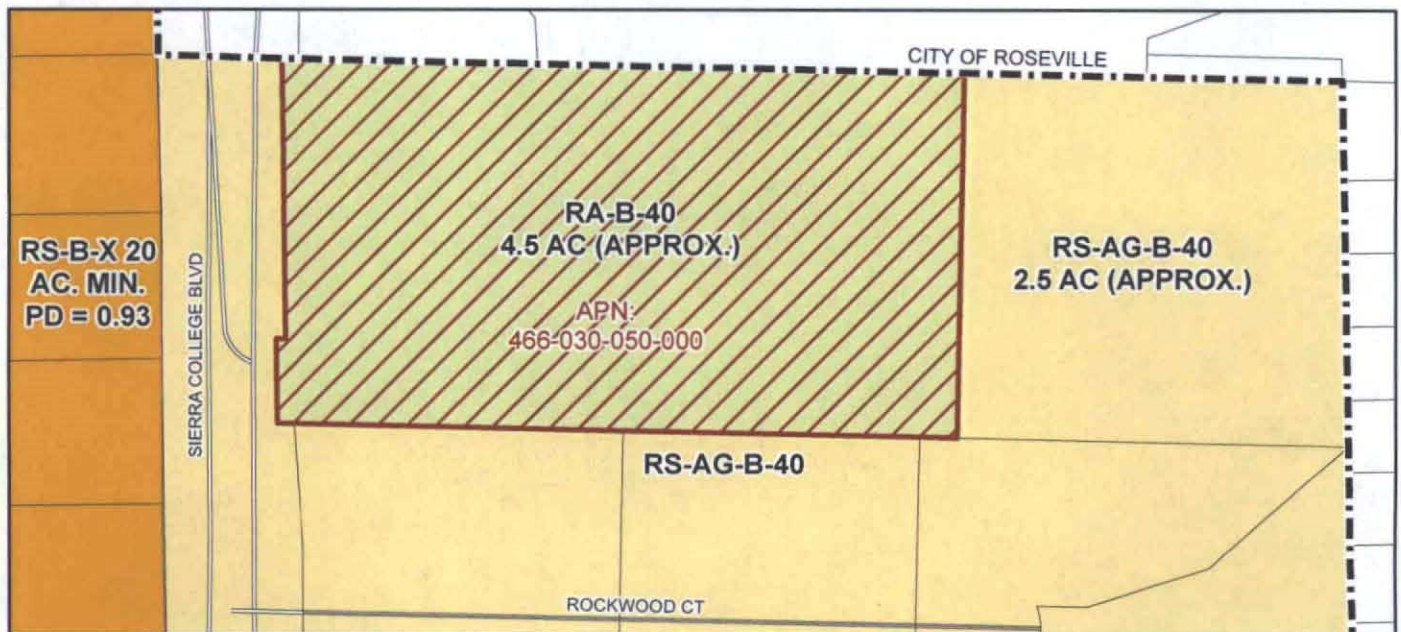
Exhibit A: The Ovation Senior Living Rezone Map

Existing Zoning

EXHIBIT A



Proposed Zoning







DATA DISCLAIMER:

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies

LEGEND

ZONING

-  RA-B-40
-  RS-AG-B-40
-  RS-B-X 20 AC. MIN. PD = 0.93
-  Area Of Proposed Rezone



Roseville City Limits



Parcels



Roads