

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

In the matter of:

A Resolution Amending the
Granite Bay Community Plan Related
to Assessor's Parcel Number
048-151-061-000

Resolution No.: 2019-083

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held April 23, 2019, by the following vote on roll call:

Ayes: GORE, WEYGANDT, HOLMES, UHLER

Noes: NONE

Absent: NONE

Abstain: GUSTAFSON

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, the proposed Whitehawk II Planned Residential Development ("Whitehawk II Project") includes an amendment to the Granite Bay Community Plan to amend the land use designation on Assessor Parcel Number 048-151-061-000 to Low Density Residential (0.4 to .9 acre per dwelling) and Open Space as shown in Exhibit A; and

WHEREAS, the proposed Whitehawk II Project, including the proposed amendments to the Granite Bay Community Plan were presented to the Granite Bay Municipal Advisory Council ("MAC") on August 8, 2016, and the MAC voted 3-1 to forward a recommendation to the Placer County Planning Commission ("Planning Commission") and Board of Supervisors ("Board") to approve the proposed Project and the amendments to the Granite Bay Community Plan with a condition that staff and the applicant explore ways to modify the 'transitional' areas on site to provide additional screening where existing residences are closest to proposed unit; and

WHEREAS, On March 14, 2019, the Planning Commission held a public hearing pursuant to Placer County Code Section 17.60.140 to consider the Whitehawk II Project including the proposed amendment to the Granite Bay Community Plan to change the land use designation

on Assessor Parcel Number 048-151-061-000 from Rural Low Density Residential (.9 to 2.3 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to .9 acre per dwelling) and Open Space and the Planning Commission has made a recommendation to the Board related thereto; and

WHEREAS, on April 22, 2019, the Board held a public hearing pursuant to Placer County Code Section 17.60.140 to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendment to the Community Plan; and

WHEREAS, the Board has reviewed the proposed amendment to the Community Plan, considered the recommendations of the Planning Commission, and received and considered the written and oral comments submitted by the public thereon; and

WHEREAS, the Board of Supervisors has certified a Final Environmental Impact Report for the Whitehawk II Project; and

WHEREAS, the Board finds that the proposed amendment will serve to protect and enhance the health, safety and general welfare of the residents of the Community Plan area and the county as a whole; and

WHEREAS, the Board further finds the proposed amendment is consistent with the provisions of the Placer County General Plan and other provisions of the Community Plan and are in compliance with applicable requirements of State law; and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds the foregoing recitals setting forth the actions of the County are true and correct.

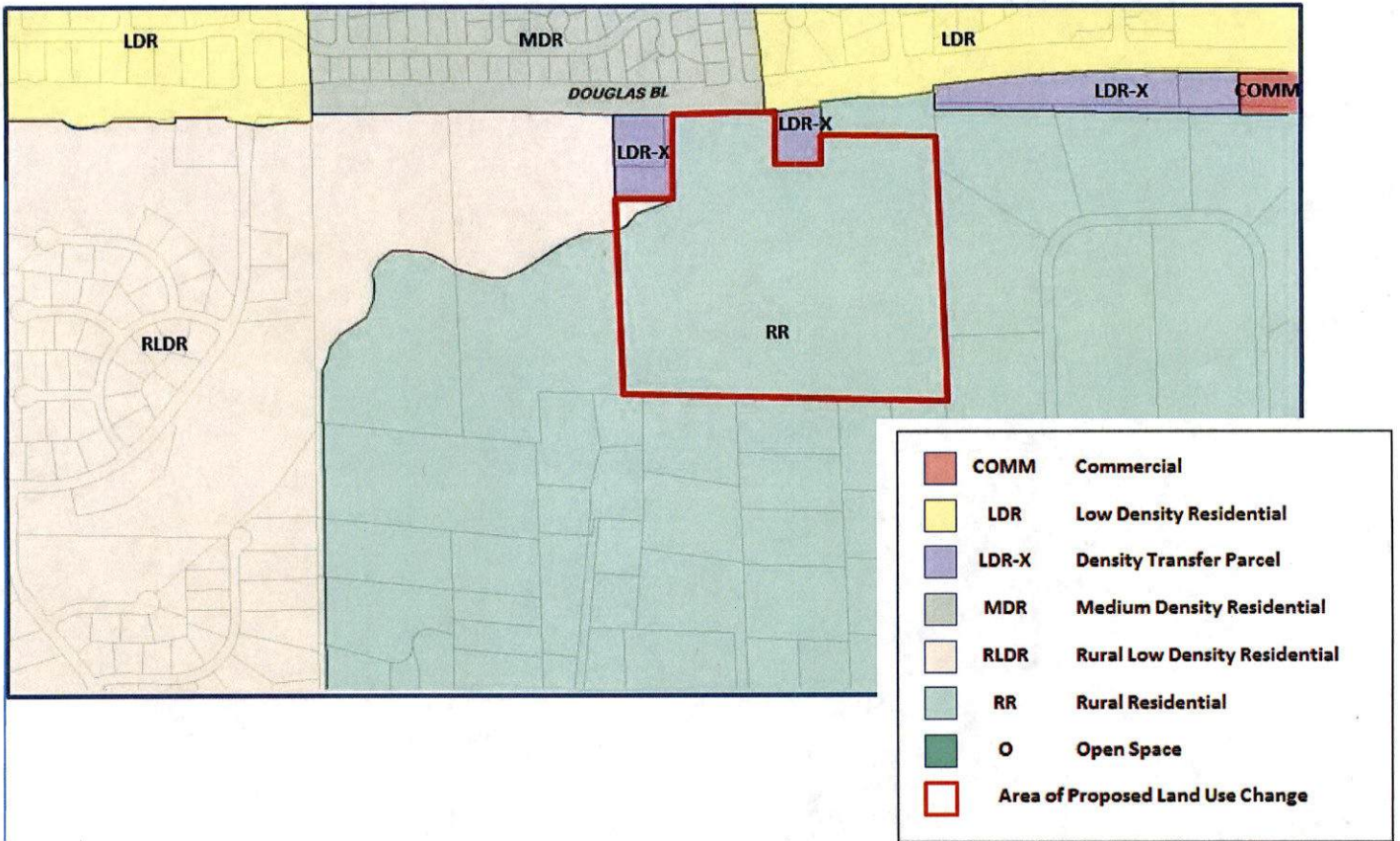
BE IT RESOLVED, the Placer County Board of Supervisors hereby amends the Granite Bay Community Plan to change the land use designation on Assessor's Parcel Number 048-151-061-000 to Low Density Residential (0.4 to .9 acre per dwelling unit) and Open Space as shown in Exhibit A.

BE IT FURTHER RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that this Resolution shall take force and become effective upon the effective date of the ordinance rezoning the real property for the Whitehawk II Planned Residential Development, located at Assessor's Parcel No. 048-151-061-000.

Exhibit A: Granite Bay Land Use Designation

EXHIBIT A

Granite Bay Community Plan Existing Land Use



Granite Bay Community Plan Proposed Land Use

