

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

In the matter of:

A RESOLUTION AMENDING THE
AUBURN/BOWMAN COMMUNITY PLAN AS
RELATES TO THE PLACER COUNTY
GOVERNMENT CENTER MASTER PLAN UPDATE

Resolution No.: 2019-079

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 Placer County Government Center Master Plan Update (“PCGC Master Plan”) includes an amendment to the Auburn/Bowman Community Plan Land Use Map to re-designate land uses within the PCGC Master Plan area (Exhibit A), and to replace all references to the “Dewitt Center” with the “Placer County Government Center Master Plan” (Exhibit B); and

WHEREAS, the proposed PCGC Master Plan, including the proposed amendments to the Auburn/Bowman Community Plan were presented to the North Auburn Municipal Advisory Council (“MAC”) on March 12, 2019 and the MAC voted 5:0:0 to forward a recommendation to the Placer County Planning Commission (“Planning Commission”) and Board of Supervisors (“Board”) to approve the proposed PCGC Master Plan update and the amendments to the Auburn/Bowman Community Plan; and

WHEREAS, on March 14, 2019, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.140 to consider the proposed PCGC Master Plan update and the proposed amendments to the Auburn/Bowman Community Plan, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of public hearing was given in compliance with Placer County Code Chapter 17 Article 17.60, Section 17.60.140 and on April 9, 2019, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed PCGC Master Plan update and amendments to the Auburn/Bowman Community Plan; and

WHEREAS, the Board has reviewed the proposed PCGC Master Plan update and amendments to the Auburn/Bowman Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2019-077 certifying the Final Environmental Impact Report for the "Placer County Government Center Master Plan Update"; and

WHEREAS, the Board finds the proposed Auburn/Bowman Community Plan amendments to re-designate land uses within the PCGC Master Plan and associated references are in compliance with applicable requirements of State law and are consistent with and will implement the Auburn/Bowman Community Plan adopted in June 1994 based on the following:

- The proposed Master Plan, will help to achieve a balanced mixed-use vision for the Government Center campus including civic, park/open spaces, commercial, and multi-family residential uses; and
- The proposed Master Plan focuses on promoting economic development within the North Auburn community; and
- The proposed Master Plan will provide for a variety of housing types and will encourage a sense of community by creating a compact, activated, mixed-use town center; and
- The proposed Master Plan will provide a pedestrian and bicycle friendly community which will help reduce vehicle trips, increase mobility, and improve public health.

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety, and general welfare of the residents of the Auburn/Bowman Community Plan area and the County as a whole; and

WHEREAS, portions of Placer County Government Center campus fall within the boundaries of the Placer County Airport Land Use Compatibility Plan's Compatibility Zone Map for the Auburn Municipal Airport; and

WHEREAS, the proposed PCGC Master Plan, including the amendments to the Auburn/Bowman Community Plan were presented to the Placer County Airport Land Use Commission on March 27, 2019 and by unanimous vote, the ALUC found the PCGC Master Plan Update to be consistent with the Auburn Municipal ALUCP; and

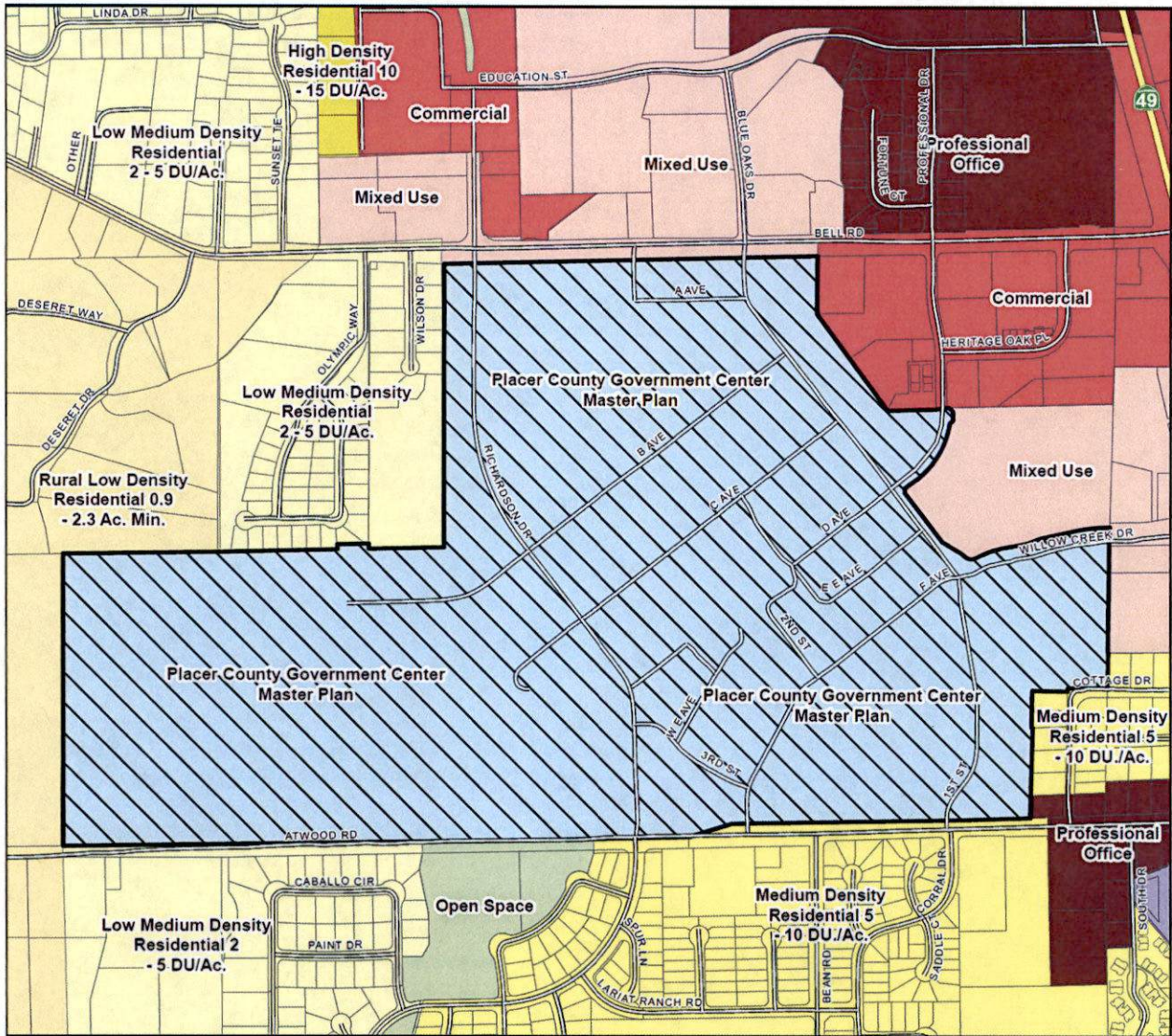
WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, that the amendments to the Auburn/Bowman Community Plan, as set forth in Exhibits A and B, attached hereto and incorporated herein by reference, are hereby adopted.















BE IT FURTHER RESOLVED that this Resolution shall take force and become effective upon the effective date of the ordinance rezoning the Placer County Government Center real property.

Exhibit A

Placer County Government Center Master Plan Update Community Plan Land Use



LEGEND

	Placer County Government Center		Medium Density Residential 5 - 10 DU./Ac.		PCGC Master Plan
	Commercial		Mixed Use		Parcels
	High Density Residential 10 - 15 DU./Ac.		Open Space		Highway
	Industrial		Professional Office		Existing Roads
	Low Medium Density Residential 2 - 5 DU./Ac.		Rural Low Density Residential 0.9 - 2.3 Ac. Min.		

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

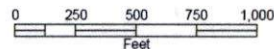


EXHIBIT B

Amendment to the Auburn/Bowman Community Plan

The Auburn Bowman Community Plan is hereby amended to replace and supersede the references to the "Dewitt Center" on pages 49-53 with the "Placer County Government Center Master Plan Update".

The Auburn Bowman Community Plan is hereby amended to replace and supersede all references to the "Dewitt Center" with the "Placer County Government Center Master Plan Update".

The Auburn Bowman Community Plan is hereby amended to replace and supersede all mixed use standards related to the "Dewitt Center" with the "Placer County Government Center Master Plan Update".