

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

In the matter of:

A RESOLUTION ADOPTING THE
PLACER COUNTY GOVERNMENT CENTER
MASTER PLAN UPDATE

Resolution No.: 2019-080

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 ("PCGC") Master Plan campus is comprised of approximately 200 acres and is bounded by Bell Road on the north and Atwood Road on the south. The PCGC Master Plan update is intended to implement a campus-wide land use plan; and

WHEREAS, the proposed PCGC Master Plan update was presented to the North Auburn Municipal Advisory Council ("MAC") on March 12, 2019 and the MAC voted 5:0:0:0 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

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 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

WHEREAS, the Board has reviewed the proposed PCGC Master Plan update, 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 PCGC Master Plan update will serve to protect and enhance the health, safety, and general welfare of the residents of the County as a whole; and

WHEREAS, the Board finds the proposed PCGC Master Plan update is in compliance with applicable requirements of State law and consistent with the Placer County General Plan goals and policies, including but not limited to the following:

- Goal 1.A. To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.
- Goal 1.B. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
- Goal 1.F To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.
- Goal 1.D To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintain economic vitality.
- Goal 1.M To work toward a jobs-housing balance.
- Goals III.A.2 a. Ensure that sound and adequate housing is provided to all residents at desirable locations, including consideration of transportation facilities, school facilities, and proximity to major employment centers; b. Provide housing to meet future needs anticipated in current population projections for all economic segments of the population anticipated within the plan area while ensuring compatibility with existing land uses; c. Promote safe, innovative, and energy efficient residential development; d. Provide the opportunity for a variety of housing types; e. Provide for residential development which creates functional, attractive, cohesive neighborhoods which are closely tied to adjoining neighborhoods.
- Goal III.C.2 a. Encourage new development in the Auburn/Bowman area to contribute to the creation of a mixed-use, compact, readily identifiable foothill town while maintaining the existing rural character of the area outside urban boundaries generally increasing the intensity of development otherwise possible.

WHEREAS, the Board finds the proposed PCGC Master Plan update 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 area 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, portions of PCGC Master Plan area 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 update was 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 Placer County Government Center Master Plan Update, dated February 15, 2019 ("Master Plan") is hereby adopted as set forth in Exhibit "A" attached hereto and incorporated by reference.

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

**Draft Environmental Impact Report ("EIR")
Final Environmental Impact Report ("EIR")
(SCH# 2017092020)**

**Master Plan Update
Master Plan Update – Appendices MP-A1 Volume 1
Master Plan Update – Appendices MP-A2 Volume 2**

On file with Clerk of the Boards Office