

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

**In the matter of:**

AN ORDINANCE REZONING  
ASSESSOR'S PARCEL NUMBERS  
473-020-002-000 and 473-020-013-000  
(BRADY VINEYARD SUBDIVISION)

Ordinance No.: \_\_\_\_\_

Introduced: \_\_\_\_\_

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, 2020, by the following vote:

Ayes:

Noes:

Absent:

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 April 23, 2020, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.140 to consider the Brady Vineyard Subdivision project including the rezoning of Assessor Parcel Number 473-020-013 from RS-AG-B-20 (Residential Single Family, combining Agricultural, combining minimum Building Site of 20,000 square feet) to RS-B-4 (Residential Single Family, combining minimum Building Site of 4,000 square feet) and Assessor Parcel Number 473-020-002-000 from RS-AG-B-20 (Residential Single Family, combining Agricultural, combining minimum Building Site of 20,000 square feet), F-DR 4.6 AC.MIN. (Farm, combining Development Reserve, minimum Building Site of 4.6 acres), and O (Open Space) to RS-B-4 (Residential Single-Family, combining minimum Building Site of 4,000

square feet) and O (Open Space), and pursuant to Placer County Code Chapter 17, Article 17, Section 17.60.090(C), the Planning Commission has made recommendations to the Placer County Board of Supervisors (“Board”) related thereto; and

WHEREAS, the O (Open Space) and F-DR 4.6 AC.MIN. (Farm, combining Development Reserve, minimum Building Site of 4.6 acres) zoning of a three-acre portion of Assessor Parcel Number 473-020-002 created through a Minor Boundary Line Adjustment as part of the project remains unchanged; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on \_\_\_\_\_, 2020, 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 rezoning, among other issues pertaining to the Brady Vineyard Subdivision project; and

WHEREAS, the Board has reviewed the proposed Brady Vineyard Subdivision project and the proposed rezoning, 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. \_\_\_ - \_\_\_\_\_ certifying the Final Environmental Impact Report for the Brady Vineyard Subdivision project, and.

WHEREAS, the Board finds the proposed rezoning is in compliance with the applicable requirements of State law and is consistent with the General Plan, the Dry Creek West Placer Community Plan, and is in the best interests of the County based upon the following:

- The proposed rezoning will provide a well-designed community in close proximity to retail and restaurants, jobs and services;
- The proposed rezoning will provide affordable housing pursuant to Placer County Housing Element Policy B-14;
- The proposed rezoning will facilitate logical and efficient land use within the Dry Creek West Placer Community Plan and will promote growth and economic development within the West Placer area;
- The proposed project provides for planned County roadway and sewer improvements;
- The proposed project preserves twenty-two percent of the project site as common area and open space including the Dry Creek Vineyard Road tributary corridor;
- The proposed project provides a public trail that helps implement the Dry Creek Greenway Vision; and
- The proposed rezoning will help to address State housing shortages.

WHEREAS, the Board finds the proposed rezoning will serve to protect and enhance the health, safety and general welfare of the residents of the Dry Creek West Placer Community Plan and the County as a whole; and

WHEREAS, the Board finds the proposed rezoning is in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property valued; and

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

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:**

**Section 1:** Pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090, the following property are rezoned from their respective current zoning designation to RS-B-4

(Residential Single-Family, combining minimum Building Site of 4,000 square feet) and O (Open Space):

APNs 473-020-002-000 and 473-020-013-000. A map of the properties subject to this rezoning is attached as Exhibit A.

**Section 2:** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

Exhibit A

