

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

In the matter of:

AN ORDINANCE REZONING
ASSESSOR'S PARCEL NUMBERS
023-221-020-000 and 023-221-021-000
(BASELINE COMMERCIAL CENTER)

Ordinance No.: 6090-B

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on July 6, 2021 by the following vote:

Ayes: GORE, GUSTAFSON, WEYGANDT

Noes: HOLMES, JONES

Absent: NONE

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 ORDAINS AS FOLLOWS:

WHEREAS, On March 25, 2021, 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 Baseline Commercial Center project including the rezoning of Assessor Parcel Number 023-221-020-000 and a 0.8-acre portion of Assessor Parcel Number 023-221-021-000 from RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit/acre) to CPD-UP-Dc (Commercial Planned Development, combining Use Permit, combining Design Scenic Corridor), 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 RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit/acre) zoning of a 1.1-acre portion of Assessor Parcel Number 023-221-021-000 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 _____, 2021, 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 Baseline Commercial Center project; and

WHEREAS, the Board has reviewed the proposed Baseline Commercial Center 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 the Mitigated Negative Declaration for the Baseline Commercial Center 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 allow for a limited neighborhood commercial area for the convenience of surrounding residents, so as to discourage unnecessarily long trips by automobile to reduce fuel consumption and maintain high air quality.
- 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 adequate, convenient shopping areas for the commercial needs of residents and others where major transportation corridors connect the Dry Creek Community Plan area to other areas.
- The proposed project provides for compatibility between neighboring land uses.
- The proposed project provides for a land use that is compatible with those uses existing and planned by adjoining jurisdictions and where infrastructure is readily available.
- The proposed project meets the intent of the Dry Creek Community Plan's design guidelines and has been designed to encourage human interaction and to be compatible with the surrounding environment.
- The proposed project retains natural features as a buffer between different, potentially incompatible uses.

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 CPD-UP-Dc (Commercial Planned Development, combining Use Permit, combining Design Scenic Corridor),

APNs 023-221-020-000 and 023-221-021-000 (0.8-acre portion). 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

