

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

In the matter of:

A RESOLUTION AMENDING THE
DRY CREEK WEST PLACER COMMUNITY PLAN
RELATED TO ASSESSOR'S PARCEL NUMBERS
023-221-020-000 and 023-221-021-000

Resolution No.: 2021-253

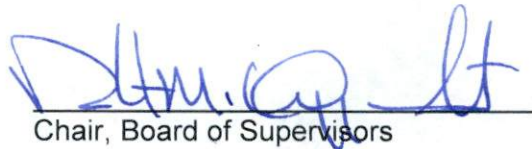
The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on July 6, 2021, by the following vote:

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

WHEREAS, the proposed Baseline Commercial Center project includes an amendment to the Dry Creek West Placer Community Plan to amend the land use designation on Assessor Parcel Number 023-221-020-000 and an 0.8 acre portion of Assessor Parcel Number 023-221-021-000 from Rural Low Density Residential (RLDR 1-2.3 ac. min.) to Commercial (C) as shown in Exhibit A; and

WHEREAS, the land use designation of a 1.1 portion of Assessor Parcel Number 023-221-021-000 created through a Minor Boundary Line Adjustment as part of the project remains unchanged at Rural Low Density Residential (RLDR 1-2.3 ac. min.); and

WHEREAS, on March 25, 2021, the Planning Commission held a 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 proposed amendment to the Dry Creek West Placer Community Plan to change the land use designation on Assessor Parcel Number 023-221-020-000 and an 0.8 acre portion of Assessor Parcel Number 023-221-021-000 from Rural Low

Density Residential (RLDR 1-2.3 ac. min.) to Commercial (C), the Planning Commission has made a recommendation to the Board related thereto; 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 amendment to the Community Plan; and

WHEREAS, the Board has reviewed the proposed Brady Baseline Commercial Center project and the proposed amendment to the 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 the Mitigated Negative Declaration and Mitigation Monitoring Program for the Baseline Commercial Center project; and

WHEREAS, the Board finds the proposed amendment to the Dry Creek West Placer Community Plan is in compliance with the applicable requirements of State law and is consistent with the General Plan and the Dry Creek West Placer Community Plan, including but not limited to the following:

Placer County General Plan

- 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.
- Policy 1.A.1. The County will promote the efficient use of land and natural resources.
- Policy 1.A.3. The County shall distinguish among urban/suburban and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.
- Policy 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.

- 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.
- Policy 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian and cyclist circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- Policy 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas from public roadways and existing residential uses.
- Policy 1.D.3. The County shall require that new, urban, community commercial centers be located adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.

Dry Creek West Placer Community Plan General Goals

1. Ensure a balanced environment where physical development can occur with minimal adverse effect on the natural resources of the area.
2. Encourage land uses that are compatible with those uses existing and planned by adjoining jurisdictions.
3. Manage land as a resource, not as a commodity, in order that its future use is beneficial to the community.

6. Locate urban and suburban development in areas where urban services, including school facilities, commercial facilities, and transportation facilities are readily available or can be made available in a timely fashion and at a level necessary to meet the anticipated rate of growth.
10. Protect and enhance the character of the Dry Creek-West Placer Community Plan area in a way that is compatible with the physical and natural constraints and features present in the community.
14. Ensure that the rate of development not exceed capacity of the County, community, special districts and utility companies to provide all needed services and facilities in a timely, orderly and economic manner.

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, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS, COUNTY OF PLACER, STATE OF CALIFORNIA that the Dry Creek-West Placer Community Plan is hereby amended to change the land use designation on Assessor Parcel Number 023-221-020-000 and an 0.8 acre portion of Assessor Parcel Number 023-221-021-000 from Rural Low Density Residential (RLDR 1-2.3 ac. min.) to Commercial (C) and that Exhibit A, attached hereto and incorporated herein by reference, is hereby adopted.

BE IT FURTHER RESOLVED that this Resolution shall take force and become effective upon the effective date of the ordinance rezoning the real property for the Baseline Commercial Center, located at Assessor's Parcel Nos. 023-221-020-000 and 023-221-021-000.

Exhibit A

