

ATTACHMENT D

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

In the matter of: AN ORDINANCE
REZONING CERTAIN REAL PROPERTIES
WITHIN UNINCORPORATED PLACER COUNTY

Ordinance No.: _____

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the proposed Housing-Related Code Amendments includes the rezone of certain real properties within unincorporated Placer County ("Proposed Rezoning") which rezoning is intended to increase the availability and mix of housing types by eliminating impediments to the same caused by certain existing zoning designations. This action will bring County housing policies consistent with State housing law; implement adopted General Plan policies that support housing development through higher density, mixed use, transit oriented and infill development projects; reduce Vehicle Miles Traveled (VMT); align the General Plan, Zoning Code and Multifamily and Mixed Use Design Manual with adopted specific plans, community plans, master and area plans; and implement a portion of the Board of Supervisors' adopted Strategic Plan

which supports new housing construction for existing and future residents of all income ranges; and

WHEREAS, the Housing-Related Code Amendment proposals, including the Proposed Rezoning, involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations and various Placer County Municipal Advisory Councils; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17 (Zoning), Article 17.60 (Zoning Administration), Section 17.60.140 (Public hearings), and on October 7, 2021, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing to consider the proposed Housing-Related Code Amendments, including the Proposed Rezoning, with individual mailed notice being sent to the owners of the real property identified in Exhibit 1, attached hereto and incorporated herein by reference, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C) (Chapter or plan amendments and rezonings – Planning Commission Recommendation), the Planning Commission has made recommendations to the Board of Supervisors (“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, with individual mailed notice being sent to the owners of the real property identified in Exhibit 1, attached hereto and incorporated herein by reference, and on November 16, 2021, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) (Chapter or plan amendments and rezonings – Board of Supervisors Hearing and Decision) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Housing-Related Code Amendments, including the Proposed Rezoning; and

WHEREAS, the Board has reviewed the proposed Housing-Related Code Amendments, including 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 “Housing-Related Code Amendments – County of Placer (SCH#2019080460)”; and

WHEREAS, the Board finds the Proposed Rezoning in alignment with applicable requirements of State law and is consistent with the General Plan and is in the best interests of the County. The Board also finds as follows:

The Proposed Rezoning is consistent with General Plan policies on affordable housing by enabling zoning to promote the creation of compact mixed use development and remove housing development barriers caused by certain zoning designations on underutilized land in existing communities near services and jobs, and where municipal infrastructure exists.

The Proposed Rezoning will facilitate achieving high quality design for multifamily and mixed use housing in unincorporated areas of Placer County and will promote creation of compact mixed use development so people can afford to live and work in Placer County, specifically within existing established communities.

The Proposed Rezoning will streamline the project approval process for multifamily and mixed use projects, making it easier to navigate not only for projects that have an

affordable housing component, which must be allowed “by right” under State law, but also for those that include solely market rate housing.

The Proposed Rezoning will establish a housing opportunity framework to create mixed use, urban/suburban centers adjacent to employment centers, which will provide retail goods, services, and multifamily housing that benefit from proximity to job clusters.

The Proposed Rezoning includes areas, places, sites, where multifamily and mixed use development projects could be located and the application of the design review combining district will serve to minimize any adverse impacts of conflicting land uses; and to provide special project review procedures for lands and uses which by their nature require special attention to architectural design and massing, landscaping, circulation, and/or energy conservation; and

WHEREAS, the Board finds the Proposed Rezoning will serve to protect and enhance the health, safety, and general welfare of the residents of the 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 values; 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:

1. Pursuant to Placer County Code Chapter 17 (Zoning), Article 17.06 (Zoning Districts Established), Section 17.06.020 (Zoning Maps Adopted), the real properties, identified by Assessor Parcel Number, and set forth in Exhibit “1” are hereby rezoned from their respective current zoning designations to those zoning designations shown in Exhibit “1”.
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 1 – List of Certain Real Properties for Proposed Rezoning

EXHIBIT 1

List of Certain Real Properties for Proposed Rezoning