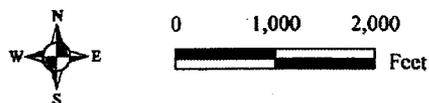


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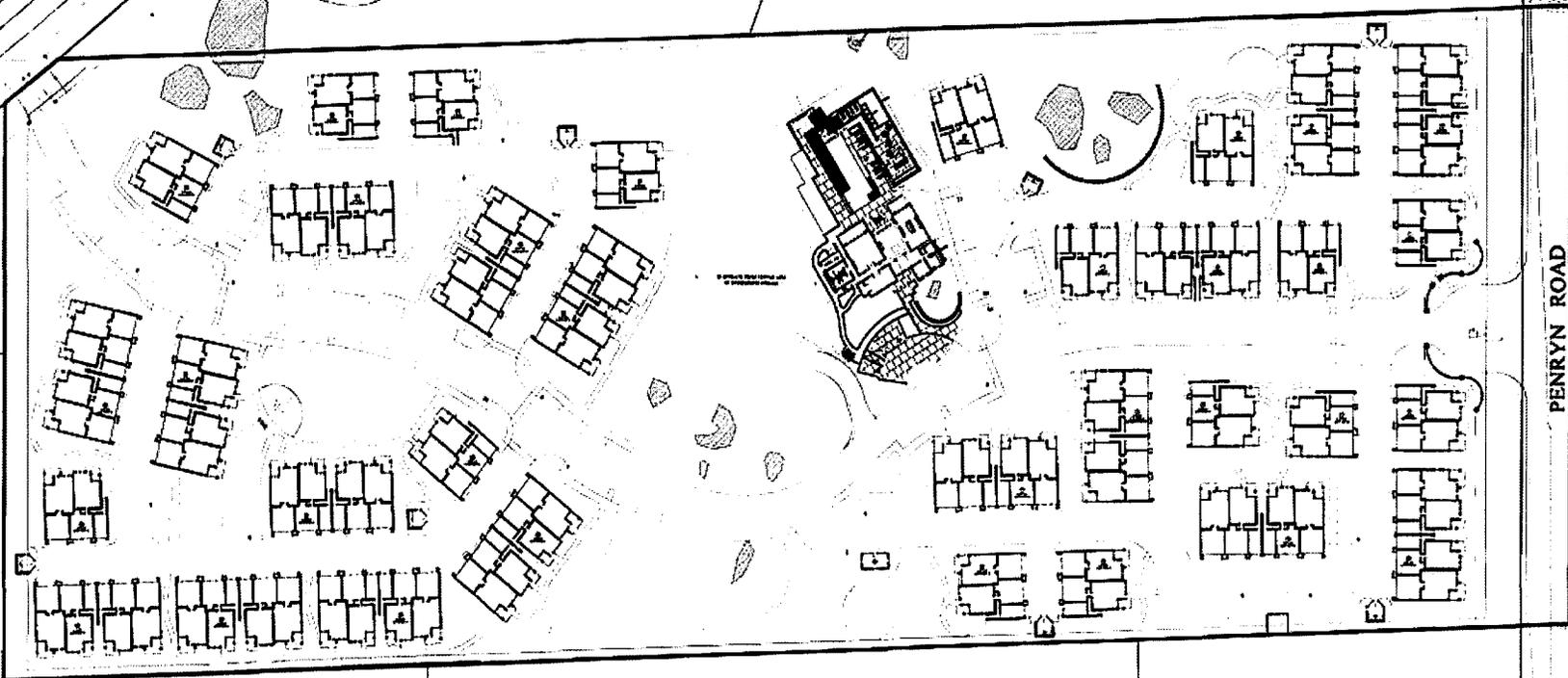
Map Date: June 2014



**Figure 1 - Site & Vicinity**  
 ORCHARD AT PENRYN  
 BIOLOGICAL RESOURCES EVALUATION  
**ATTACHMENT A**

TAYLOR ROAD

PENRYN ROAD

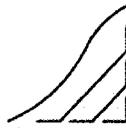


ATTACHMENT B

2D

**THE ORCHARD @ PENRYN**  
 The ConAm Group

SCALE: 1" = 50'



THE MCKINLEY ASSOC., INC.  
November 12, 2012

**Project Information**

Number of Units 150

2 Br 1150 S.F. 50  
Coverage Unit

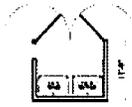
2 Br 1275 S.F. 50  
Townhome

3 Br 1400 S.F. 50  
Townhome

Parking 356 provided  
250 garages  
306 open

Parking 338 required  
300 tenants  
38 guests

Site acreage 15.12 gross acres



Typical Trash Enclosure



SHEET A-1



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

In the matter of:  
AN ORDINANCE REZONING PARCELS  
APN 043-060-052 and APN 043-060-053

Ordinance No.: \_\_\_\_\_  
FIRST READING: \_\_\_\_\_

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

\_\_\_\_\_  
Clerk of the Board Signature

\_\_\_\_\_  
Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY FIND:

WHEREAS, on April 9, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve the proposed rezone of certain properties, APN 043-060-052 and APN 043-060-053 within the Horseshoe Bar/Penryn Community Plan area, and

WHEREAS, on May 19, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.60.090(D) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents, including written and oral testimony, related to the proposed project, including the proposed rezone, and

WHEREAS, the Board has determined that the proposed rezoning is consistent with the General Plan, Article 17.50 of the County Zoning Ordinance, the Horseshoe Bar/Penryn Community Plan and is in the best interests of the County by facilitating logical and efficient land use within the Community Plan area, and

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

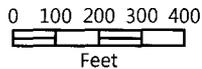
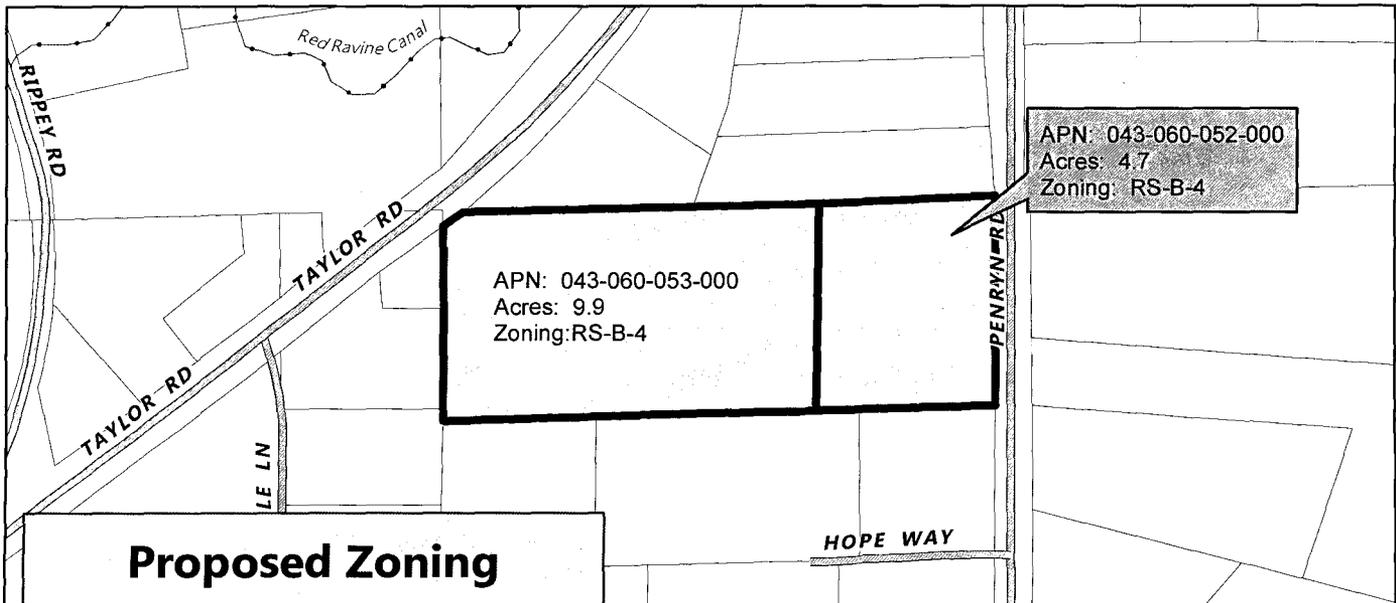
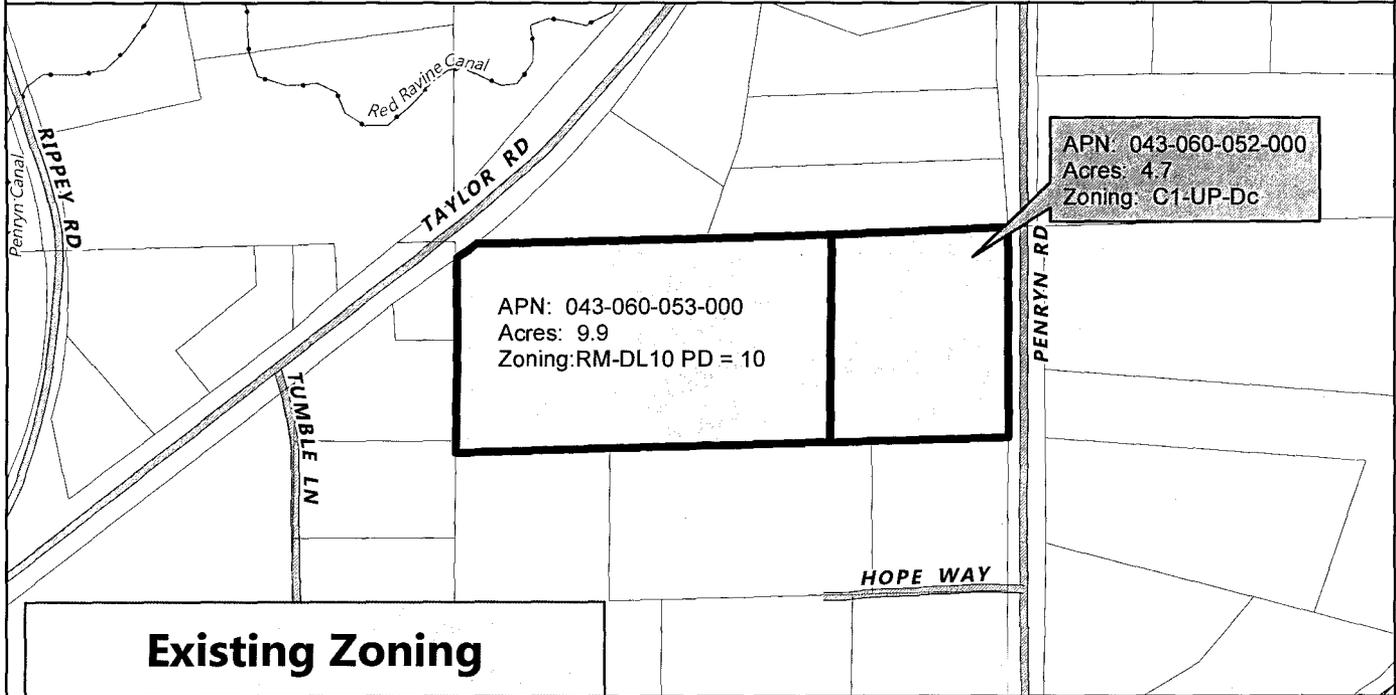
NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1:** The following properties, (Assessor's Parcel Numbers 043-060-052 and 043-060-053) are rezoned from their respective current zoning designation(s) of C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor) and RM-DL10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) to RS-B-4 (Residential Single-Family, combining Building Site of 4,000 square feet). A map of the property subject to this rezoning is attached as Exhibit A.

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

# EXHIBIT A

## Orchard at Penryn Rezone



**DATA DISCLAIMER:**

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies

**LEGEND**

-  Area of Rezone
-  Parcels
-  Roads