



ORDINANCE No.
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING 1) ZONING DISTRICT MAP 064a, TO REZONE 0.80 ACRES (APN 36-170-17) LOCATED AT 13376 QUAKER HILL CROSS ROAD, FROM PUBLIC (P) TO SINGLE FAMILY RESIDENTIAL WITH THE SUBDIVISION LIMITATION COMBINING DISTRICT (R1-X) (Z16-002) AND; 2) ZONING DISTRICT MAP 044, TO REZONE 0.61 ACRES (APN 56-470-17) LOCATED AT 10085 LIME KILN ROAD, FROM PUBLIC (P) TO RESIDENTIAL AGRICULTURE WITH A THREE ACRE DENSITY LIMITATION (RA-3) (Z16-003) (NEVADA COUNTY CONSOLIDATED FIRE DISTRICT, PROPERTY OWNER)

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION I:

That Assessor's Parcel Number 36-170-17, which is located at 13376 Quaker Hill Cross Road, Nevada City, California be rezoned from Public (P) to Single Family Residential with the Subdivision Limitation Combining District (R1-X), and Assessor's Parcel Number 56-470-17, which is located at 10085 East Lime Kiln Road, Grass Valley, California be rezoned from Public (P) to Residential Agriculture with a three acres density limitation (RA-3) based on the following findings A-E:

- A. That the proposed amendment is consistent with and furthurs the goals, objectives, policies, programs and implementation measures of the General Plan and the provisions of the Land Use and Development Code Chapter II Zoning Regulations, including Land Use and Development Code section L-II 2.2, to provide for the redevelopment of the site potential residential use; and
- B. That the project site is physically suitable for the requested R1-X and RA-3 zoning for the anticipated use of the site for residential use as the project site's have access to publicly maintained roads and available infrastructure such as water and sewage disposal; and
- C. That the proposed amendment for the project site will not conflict with uses and zoning that surround the subject parcels as the proposed zoning is consistent with those established uses; and
- D. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County; and

- E. That the Nevada County Planning Commission after taking public testimony and deliberating on the project recommended that the Board of Supervisors adopt this Ordinance by a 3-0 (2 absent) vote as required by Nevada County Land Use and Development Code section L-II 5.9.E.

SECTION II:

Pursuant to Section L-II 1.3.D of Article 1 of Chapter II of the Land Use and Development Code of the County of Nevada, Zoning District Map No. 064a is hereby amended as follows:

Zoning District Map No. 064a is hereby amended as shown on Exhibit "A" attached hereto and made a part of this Ordinance. Said property comprises approximately 0.80-acres and is located at 13376 Quaker Hill Cross Road, Nevada City, California; and

All that certain property described on Exhibit "A", is hereby rezoned as follows: From Public (P) District to Single Family Residential with the Subdivision Limitation Combining District (R1-X), as defined in Chapter II of the Land Use and Development Code of the County of Nevada, and is hereby subject to the restrictions and allowable uses set forth therein.

SECTION III:

Pursuant to Section L-II 1.3.D of Article 1 of Chapter II of the Land Use and Development Code of the County of Nevada, Zoning District Map No. 044 is hereby amended as follows:

Zoning District Map No. 044 is hereby amended as shown on Exhibit "B" attached hereto and made a part of this Ordinance. Said property comprises approximately 0.61-acres and is located at 10085 East Lime Kiln Road, Grass Valley, California; and

All that certain property described on Exhibit "B", is hereby rezoned as follows: From Public (P) District to the Residential Agriculture with a three acre density limitation (RA-3) as defined in Chapter II of the Land Use and Development Code of the County of Nevada and is hereby subject to the restrictions and allowable uses set forth therein.

SECTION IV:

If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION V:

This Ordinance shall take effect and be in full force thirty (30) days from and after introduction and adoption, and it shall become operative on the _____ day of July, 2016, and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the Supervisors voting for and against same in the Union, a newspaper of general circulation printed and published in the County of Nevada.

EXHIBIT A

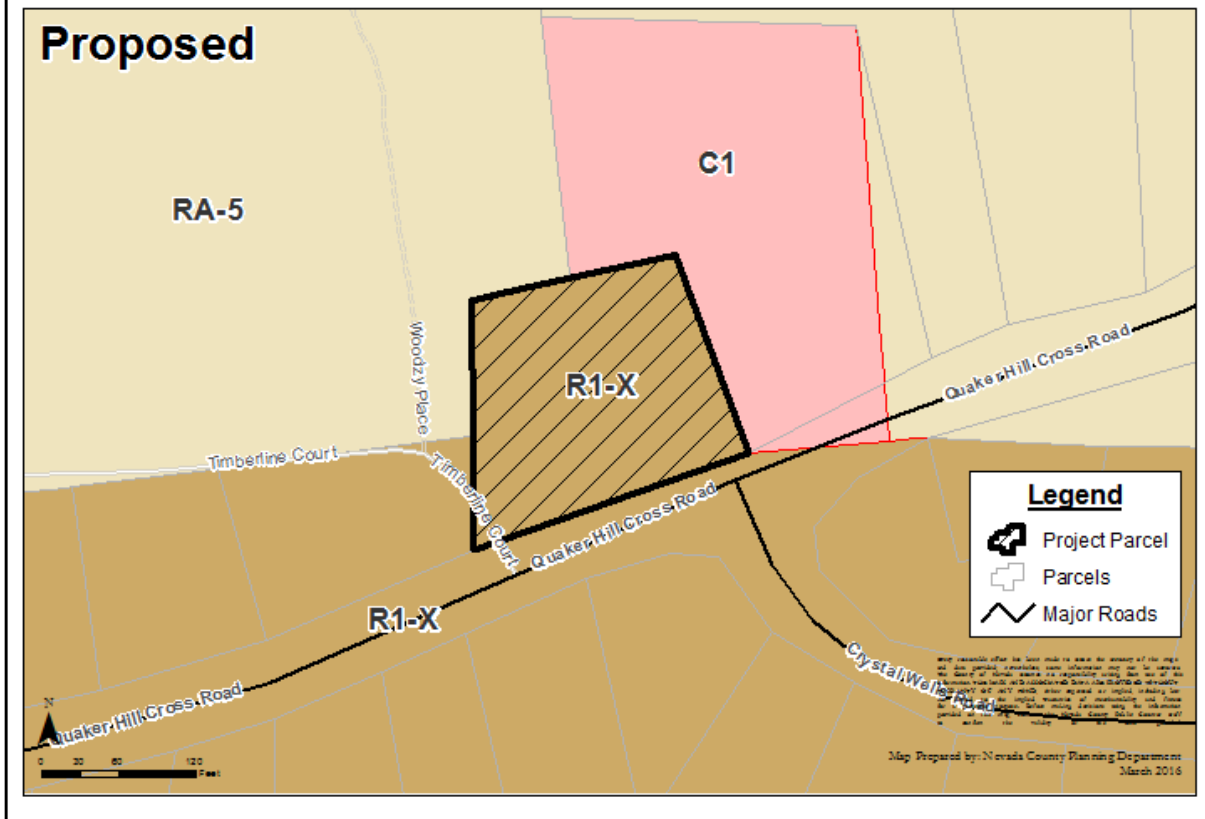
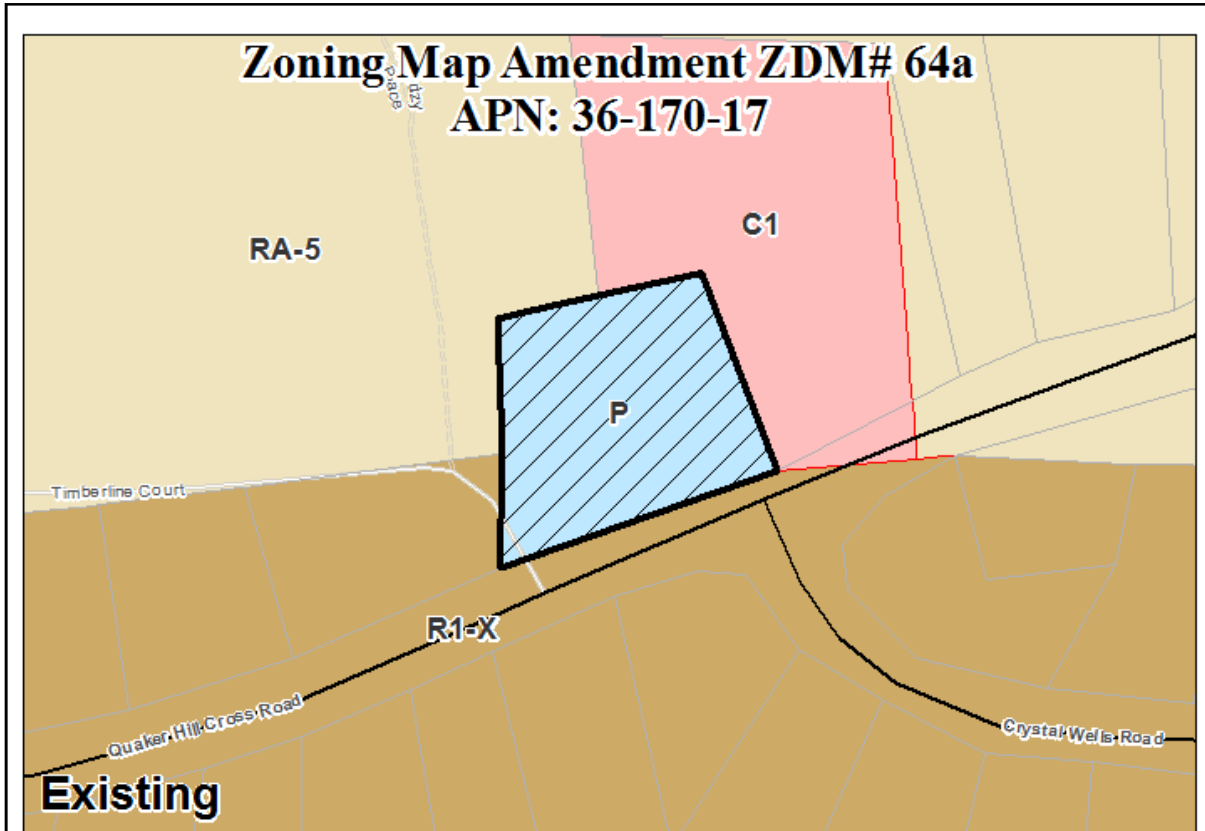


EXHIBIT B

