



ORDINANCE No.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING ZONING DISTRICT MAP NO. 52c AS AN ADDITION TO BOARD ADOPTED ORDINANCE NO. 2401, ADOPTED ON OCTOBER 27, 2015, TO PERFORM SITE SPECIFIC REZONING TO ADD THE REGIONAL HOUSING NEED (RH) COMBINING DISTRICT AND INCREASE THE COUNTY'S HIGH DENSITY RESIDENTIAL (R3) ZONING BY AN EQUIVALENT OF AT LEAST 43.7-ACRES IN CONNECTION WITH THE HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT (Z12-002)

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

SECTION I:

Pursuant to Land Use and Development Code Section L-II 5.9.G, the Board of Supervisors hereby finds and determines as follows:

- A. That the proposed Zoning District Map Amendments, including the addition of the Regional Housing Need (RH) Combining District and the increase in High Density Residential (R3) Zoning (the "Amendments") are consistent with and further the goals, objectives, policies, programs and implementation measures of the General Plan as outlined in Tables 4.21 and 4.2.2 of Chapter 4 of the project specific Environmental Impact Report (EIR12-002/SCH NO.2009072070) and the provisions of the Land Use and Development Code Chapter II Zoning Regulations; and
- B. That the project sites subject to the Amendments are physically suitable to accommodate future high density housing, including minimizing impacts to sensitive environmental resources as found in the County Resource Standards, as determined by the project specific Environmental Impact Report and as a result of the individual properties having access to publicly maintained roads, public sewer and water, and other reasonably available public infrastructure; and
- C. That the addition of the Regional Housing Need (RH) Combining District will ensure the project sites subject to the Amendments will meet minimum site

APN: 35-412-18: From: R2-PD
To: R3-RH (71-DU)

SECTION III:

Pursuant to Land Use and Development Code Section L-II 2.7.11.B.3, the following site specific Regional Housing Need Combining District minimum densities shall be established:

**Table 1.
Regional Housing Need Combining District Minimum Residential
Densities Per Site**

<i>Site Number</i>	<i>APN</i>	<i>Total Acreage</i>	<i>Size of Development Footprint (acres)</i>	<i>Ultimate Density (units)</i>
3	35-412-15	9.15	7.39	118
5	35-412-18	4.50	4.48	71

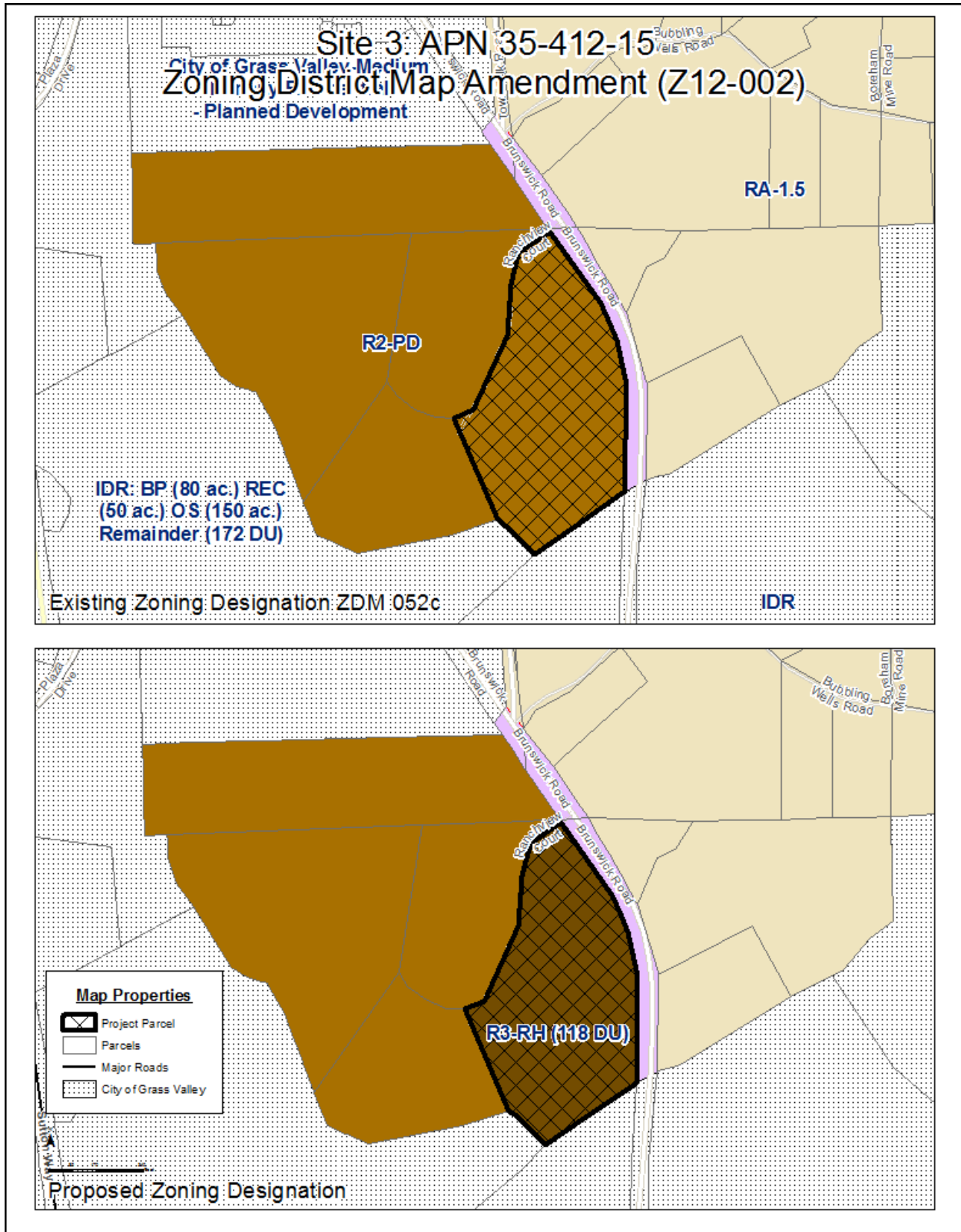
SECTION IV:

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:

Pursuant to Government Code Section 25131, 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 _____, 2015, and before the expiration of fifteen (15) days after its passage an ordinance summary 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



Site 5: APN 35-412-18
 City of Grass Valley - Medium Density Zoning District Map Amendment (Z12-002)
 - Planned Development

