



# **ORDINANCE NO.**

## **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

### **AN ORDINANCE FOR ADOPTION OF THE PROPOSED AMENDMENT TO ZONING DISTRICT MAP NO. 037 TO REZONE ASSESSOR'S PARCEL NUMBER 060-150-063 FROM GENERAL AGRICULTURAL – 20-ACRE MINIMUM PARCEL SIZE (AG-20) TO GENERAL AGRICULTURAL – 10-ACRE MINIMUM PARCEL SIZE (AG-10) (RZN24-0002)**

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

#### SECTION I:

That Assessor's Parcel Numbers 060-150-063, which is located at 12100 Scenic Drive in Nevada City, CA. The site is accessed via Scenic Drive, a private road, and is approximately 1.8 miles southeast of downtown North San Juan and 6.8 miles northwest of downtown Nevada City in unincorporated western Nevada County, California, be approved from being rezoned from from AG-20 to AG-10 based on the following findings:

- A. That the proposed rezone is consistent with the provisions of the Nevada County Code, and furthers the goals, objectives, policies, and implementation measures of this Code; and,
- B. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County; and,
- C. That for Zoning District map amendment, the site is physically suitable for the requested zoning district(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of public facilities and utilities, compatibility with nearby land uses, and presence or absence of resources and constraints as found in the Resource Standards.

#### SECTION II:

Pursuant to Title 12, Chapter 1, Section 12.01.030 of Article 1 of Chapter II of the Nevada County Code, Zoning District Map No. 037 is hereby amended as follows:

Zoning District Map No. 037 is hereby amended as shown on Exhibit "A" attached hereto and made a part of this Ordinance. Said property comprises approximately 21.41-acres and is located at 12100 Scenic Drive in Nevada City, in unincorporated Nevada County, California; and

All that certain property described on Exhibit “A”, is hereby rezoned as follows: From General Agricultural with a minimum parcel size of 20 acres (AG-20) to General Agricultural with a minimum parcel size of 10 acres (AG-10), as defined in Chapter II of the Nevada County Code, and is hereby subject to the restrictions and allowable uses set forth therein.

SECTION III:

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 IV:

This Ordinance shall take effect and be in full force thirty (30) days from and after its adoption, and it shall become operative on the 22<sup>nd</sup> day of August, 2025, 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.