



ORDINANCE NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING SECTION L-II 1.3.D, ARTICLE 1, CHAPTER II, OF THE LAND USE AND DEVELOPMENT CODE OF THE COUNTY OF NEVADA, TO AMEND ZONING DISTRICT MAPS #15, 16, 16a AND 29a FOR SPECIFIC PARCELS WITHIN THE PENN VALLEY AREA PLAN BOUNDARIES TO: 1) AMEND ASSESSOR'S PARCEL NUMBER (APN) 051-220-015 (WESTERN GATEWAY PARK DISTRICT) FROM RESIDENTIAL AGRICULTURE- 1.5-ACRE MINIMUM (RA-1.5) TO RECREATION (REC) AND APN'S 051-120-005 AND 051-120-013 (NEVADA COUNTY CEMETERY DISTRICT) FROM RA-1.5 TO PUBLIC (P); AND 2) TO ADD THE SITE PERFORMANCE (SP) COMBINING DISTRICT WITH A PARENTHETICAL REFERENCE TO THE ADOPTING ORDINANCE NUMBER TO PARCELS ADDED TO THE AREA PLAN BOUNDARIES (RZN20-0004)

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:

1. That the proposed amendments to the Zoning District Map are consistent with and furthers the goals, objectives, policies, and implementation measures of the General Plan and provisions of the Nevada County Land Use and Development Code Chapter II Zoning Regulations; and
2. That the proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the site development standards of the County's Zoning Code will ensure future projects conform to applicable regulations to ensure that the sites will be compatible with surrounding development. In addition to site development standards, future project specific conditions and mitigation measures will ensure that adequate infrastructure, including sewer, water, access and emergency services will be available to serve the sites at the time of development; and
3. That the Project sites are physically suitable for the various proposed General Plan land use designations, in that the sites do not contain significant areas of excessively steep slopes or sensitive environmental resources, which cannot be avoided through appropriate site planning. The sites have good to adequate access to County maintained roads or can establish access to County maintained roads that will accommodate the anticipated future development of the various proposed primary uses; and

4. That the sites are physically suitable for the proposed land use designations, as reviewed by the Initial Study and Negative Declaration (EIS20-0007). The various designations are consistent with uses surrounding each of the various locations.

SECTION II:

Section L-II 1.3.D, Article 1, of Chapter II, of the Land Use and Development Code of the County of Nevada, is hereby amended to provide as follows:

Section L-II 1.3.D Boundary Establishment by Description, by the adoption of an amendment to Zoning District Map Numbers 16a, as shown on Exhibit "A" (map) attached and made a part of this Ordinance. Said properties contain approximately 7.86-acres and are located within the boundaries of the Penn Valley Area Plan, in Western Nevada County.

Section L-II 1.3.D Boundary Establishment by Description, by the adoption of an amendment to Zoning District Map Numbers 15, 16, 16a, and 29a as shown on Exhibit "B" (map) attached and in Exhibit "C" (list of Parcels Numbers, Owners and Owner Mailing Addresses) and made a part of this Ordinance. The SP shown on each ZDM shall include the adopting Ordinance in parenthesis as required by Land Use and Development Code Chapter II Section L-II 2.7.8.B.3 Said properties contain approximately 600-acres and are located within the expanded boundaries of the Penn Valley Area Plan, in Western Nevada County.

SECTION III:

The overall purpose of the Site Performance (SP) Combining District in relation to the Penn Valley Area Plan is to highlight the applicability of the Area Plan Goals, Policies and Design Guidelines. The Area Plan does not specify any unique or custom standards as provided for by Land Use and Development Code Chapter II Section L-II 2.7.8.B.

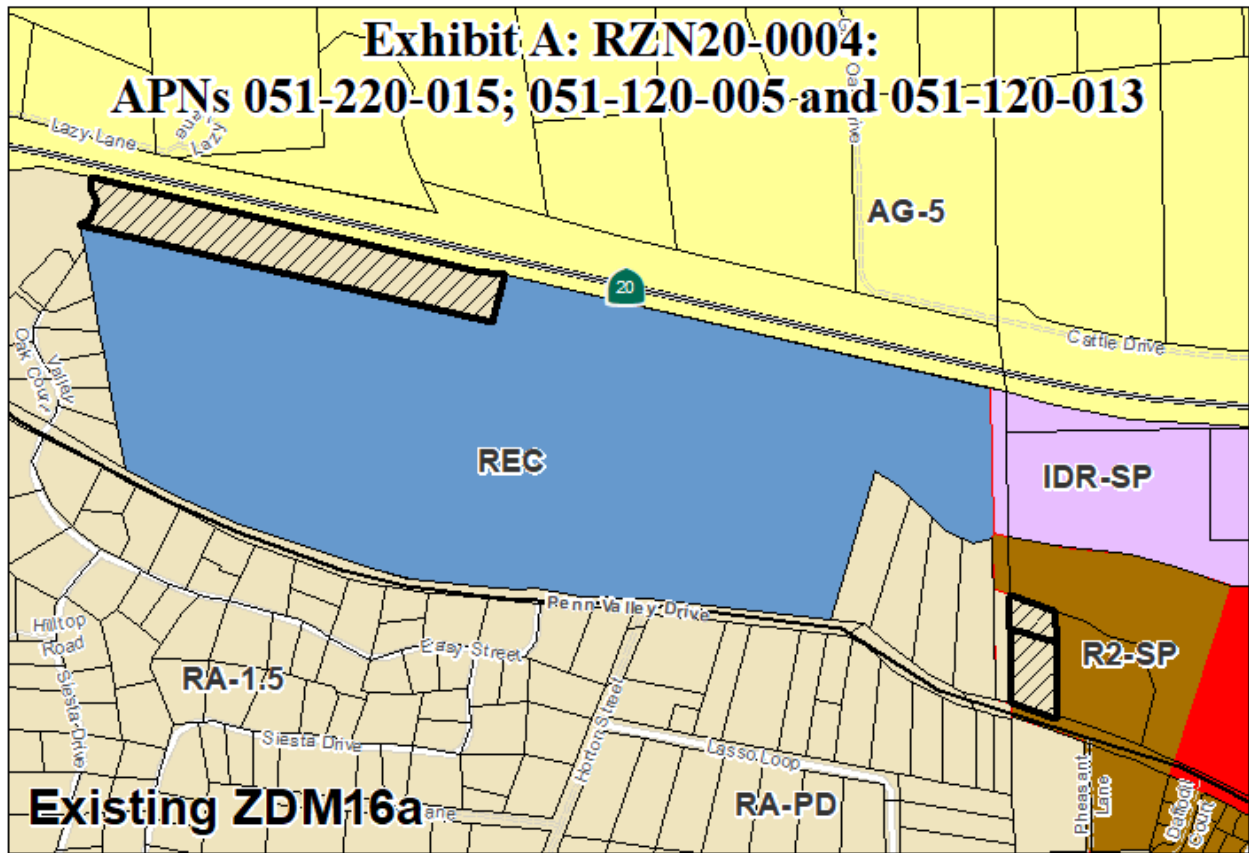
SECTION IV:

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.

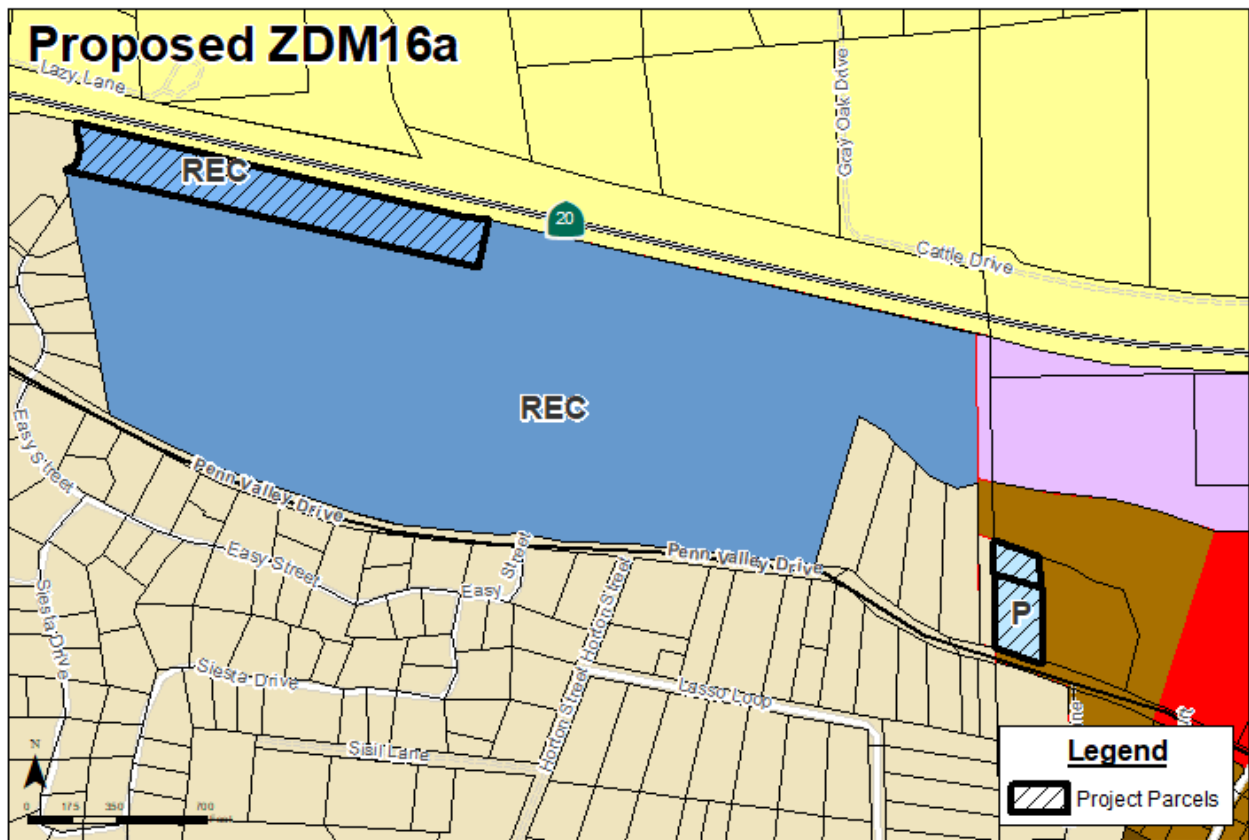
SECTION IV:

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 September 25, 2020, 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: RZN20-0004:
APNs 051-220-015; 051-120-005 and 051-120-013**



Existing ZDM16a



Proposed ZDM16a

Legend
Project Parcels

Exhibit B: RZN20-0004 Site Performance (SP) Combining District

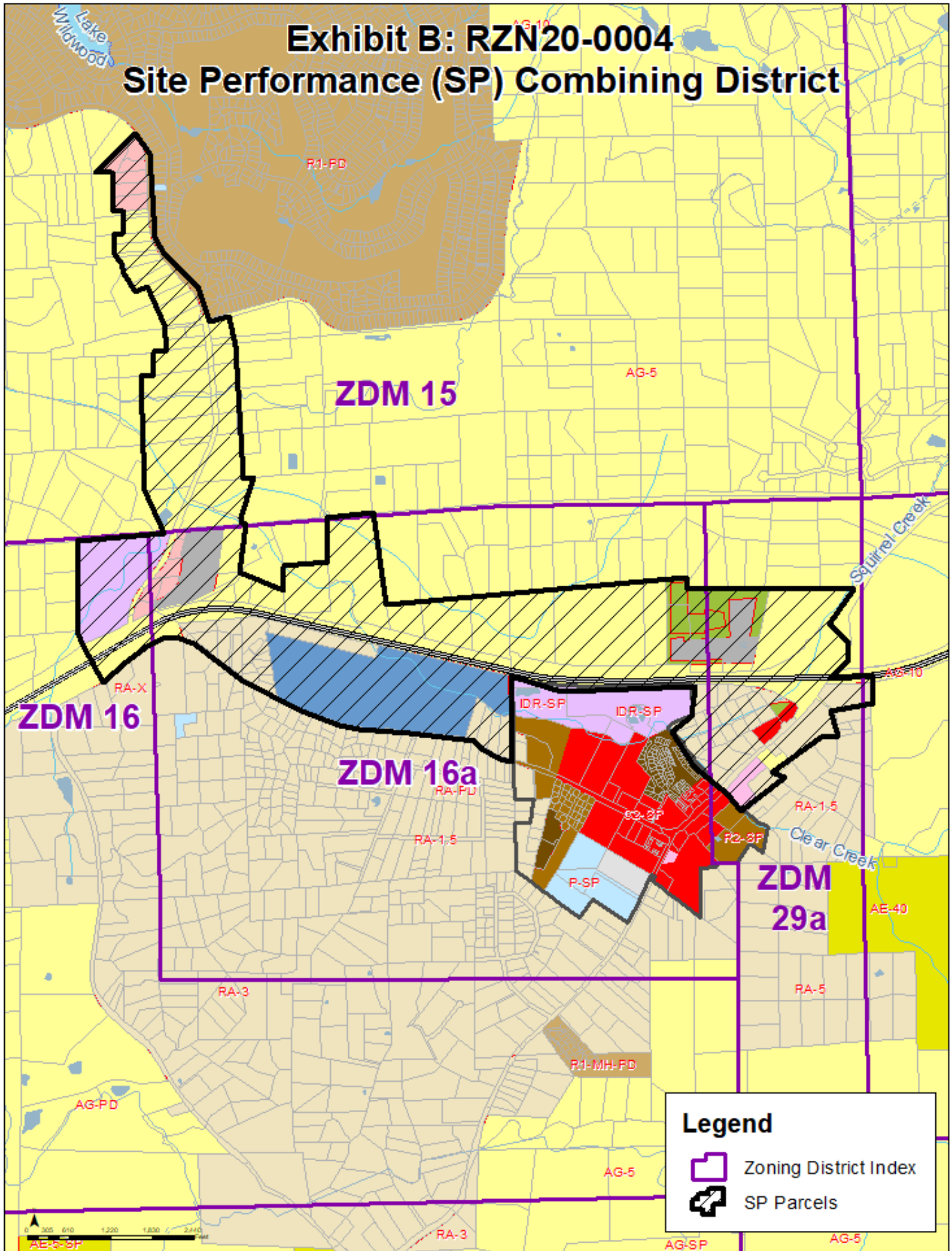


Exhibit C. Site Performance Parcels

051-020-077 10334 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-030-002 11300 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-030-011 9519 CUMMINGS RD DURHAM, CA 95938
051-030-015 11196 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-040-005 10941 BLACKLEDGE RD PENN VALLEY, CA 95946	051-040-016 11054 PLEASANT VALLEY RD PENN VALLEY, CA 95946
051-050-002 10716 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-050-006 2101 BOULTON WAY MARYSVILLE, CA 95901	051-050-010 2101 BOULTON WAY MARYSVILLE, CA 95901
051-060-013 10546 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-060-014 10546 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-060-034 POB 2006 PENN VALLEY, CA 95946
051-110-006 POB 171 UPPER LAKE, CA 95485	051-120-003 17296 CLOVER RD PENN VALLEY, CA 95946	051-120-004 17296 CLOVER RD PENN VALLEY, CA 95946
051-130-005 12144 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-130-009 17139 CLOVER RD PENN VALLEY, CA 95946	051-130-016 17195 CLOVER RD PENN VALLEY, CA 95946
051-130-021 17232 LADINO AVE PENN VALLEY, CA 95946	051-130-025 17259 CLOVER RD PENN VALLEY, CA 95946	051-130-026 17045 CLOVER RD PENN VALLEY, CA 95946
051-130-028 17204 LADINO AVE PENN VALLEY, CA 95946	051-131-003 POB 8308 REDLANDS, CA 92375	051-131-008 POB 295 PENN VALLEY, CA 95946
051-131-014 10263 QUINCY LN PENN VALLEY, CA 95946	051-131-015 POB 1586 PENN VALLEY, CA 95946	051-131-019 POB 1272 PENN VALLEY, CA 95946
051-140-006 10525 LAZY VALLEY RD PENN VALLEY, CA 95946	051-140-009 10514 LAZY VALLEY RD PENN VALLEY, CA 95946	051-140-011 10438 LAZY VALLEY RD PENN VALLEY, CA 95946

051-140-019 17230 SWEETBRIAR LN PENN VALLEY, CA 95946	051-140-036 POB 1375 PENN VALLEY, CA 95946	051-220-011 18130 CATTLE DR ROUGH AND READY, CA 95975
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051-220-015 POB 597 PENN VALLEY, CA 95946	051-230-015 10450 MCLAND CT PENN VALLEY, CA 95946	051-240-009 230 E EMPIRE ST GRASS VALLEY, CA 95945
051-240-013 12957 GOLDEN TROUT WAY PENN VALLEY, CA 95946	051-240-014 POB 514 PENN VALLEY, CA 95946	051-290-016 2331 RITCHIE CT CHICO, CA 95926
051-290-059 1300 NATONAL DR STE 100 SACRAMENTO, CA 95834	051-440-007 POB 106 PENN VALLEY, CA 95946	051-440-010 4120 DOUGLAS BLVD STE 306-524 GRANITE BAY, CA 95746
051-440-012 10817 ALTA HILL MINE RD GRASS VALLEY, CA 95945	051-450-005 10111 VALLEY OAK CT PENN VALLEY, CA 95946	050-320-040 11464 PLEASANT VALLEY RD PENN VALLEY, CA 95946
051-030-001 11300 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-040-006 10908 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-040-009 10880 BLACKLEDGE RD PENN VALLEY, CA 95946
051-040-010 10920 BLACKLEDGE RD PENN VALLEY, CA 95946	051-040-015 11076 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-050-003 10652 PLEASANT VALLEY RD PENN VALLEY, CA 95946
051-050-004 17690 SILVER PINE RD PENN VALLEY, CA 95946	051-060-016 POB 213 NEVADA CITY, CA 95959	051-110-004 441 WASHINGTON ST NEVADA CITY, CA 95959
051-110-008 16510 SOUTHRIDGE DR PENN VALLEY, CA 95946	051-120-005 17250 LADINO AVE PENN VALLEY, CA 95946	051-130-006 451 COLLEGE AVE SANTA ROSA, CA 95401
051-130-011 17098 CLOVER RD PENN VALLEY, CA 95946	051-130-018 17280 CLOVER RD PENN VALLEY, CA 95946	051-130-020 17190 LADINO AVE PENN VALLEY, CA 95946

051-130-024 POB 1225 PENN VALLEY, CA 95946	051-130-027 17110 LADINO AVE PENN VALLEY, CA 95946	051-130-030 17108 PENN VALLEY DR PENN VALLEY, CA 95946
051-140-002 POB 241 PENN VALLEY, CA 95946	051-140-013 POB 2684 GRASS VALLEY, CA 95945	051-140-023 POB 332 PENN VALLEY, CA 95946

051-140-030 10581 WILLOWBROOK LN PENN VALLEY, CA 95946	051-210-007 POB 1226 PENN VALLEY, CA 95946	051-240-007 18590 LAZY LANE PENN VALLEY, CA 95946
051-240-016 7090 WELLS AVE LOOMIS, CA 95650	051-250-023 140 NEW MONTGOMERY ST SAN FRANCISCO, CA 94105	051-250-026 POB 283 PENN VALLEY, CA 95946
051-250-027 18904 PENN VALLEY DR PENN VALLEY, CA 95946	050-320-039 11376 PLEASANT VALLEY RD PENN VALLEY, CA 95946	050-320-041 11408 PLEASANT VALLEY RD PENN VALLEY, CA 95946
051-030-014 POB 3621 INCLINE VILLAGE, NV 89450	051-050-005 2101 BOULTON WAY MARYSVILLE, CA 95901	051-050-011 2101 BOULTON WAY MARYSVILLE, CA 95901
051-440-009 POB 325 CEDAR RIDGE, CA 95924	051-440-016 POB 106 PENN VALLEY, CA 95946	051-440-017 POB 106 PENN VALLEY, CA 95946
051-450-004 POB 843 NEVADA CITY, CA 95959	051-130-012 17179 CLOVER RD PENN VALLEY, CA 95946	051-130-014 POB 1084 PENN VALLEY, CA 95946
051-130-023 2348 W HEDDING ST SAN JOSE, CA 95128	051-130-029 17126 PENN VALLEY DR PENN VALLEY, CA 95946	051-131-016 3859 FENWAY CIR ROCKLIN, CA 95677
051-140-001 POB 241 PENN VALLEY, CA 95946	051-140-016 10318 LAZY VALLEY RD PENN VALLEY, CA 95946	051-140-018 10341 QUINCY LN PENN VALLEY, CA 95946

051-140-024 POB 8308 REDLANDS, CA 92375	051-140-035 10654 WILLOW BROOK LN PENN VALLEY, CA 95946	051-210-013 18038 PENN VALLEY DR PENN VALLEY, CA 95946
051-220-012 18074 CATTLE DR ROUGH & READY, CA 95975	051-220-014 1120 13TH ST STE C MODESTO, CA 95354	051-240-005 18468 LAZY LN PENN VALLEY, CA 95946
051-240-017 7090 WELLS AVE LOOMIS, CA 95650	051-250-025 18804 PENN VALLEY DR PENN VALLEY, CA 95946	051-250-028 18828 PENN VALLEY DR PENN VALLEY, CA 95946

051-290-011 2331 RITCHIE CT CHICO, CA 95926	051-290-060 1020 WINDING CREEK RD #100 ROSEVILLE, CA 95678	051-440-004 13515 PLEASANT LN GRASS VALLEY, CA 95945
051-440-014 POB 106 PENN VALLEY, CA 95946	051-450-003 89061 STELLAR LN WARRENTON, OR 97146	051-450-007 10145 VALLEY OAK CT PENN VALLEY, CA 95946
051-450-008 10167 VALLEY OAK CT PENN VALLEY, CA 95946	051-030-005 11300 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-030-013 11134 PLEASANT VALLEY RD PENN VALLEY, CA 95946
051-040-003 9522 PALOMINO TRL BROWNS VALLEY, CA 95918	051-040-004 10988 PLEASANT VALLEY RD PENN VALLEY, CA 95946	051-040-008 10838 PLEASANT VALLEY RD PENN VALLEY, CA 95946
051-050-007 2101 BOULTON WAY MARYSVILLE, CA 95901	051-050-018 2101 BOULTON WAY MARYSVILLE, CA 95901	051-050-023 POB 1477 PENN VALLEY, CA 95946
051-060-012 8840 MINNIE CIR ELK GROVE, CA 95624	051-110-007 POB 1203 CORVALLIS, OR 97339	051-130-003 17150 LADINO AVE PENN VALLEY, CA 95946
051-130-010 2110 PYRAMID CT ROCKLIN, CA 95765	051-130-017 17180 CLOVER RD PENN VALLEY, CA 95946	051-130-031 17210 CLOVER RD PENN VALLEY, CA 95946

051-130-032 17242 CLOVER RD PENN VALLEY, CA 95946	051-131-007 POB 1445 PENN VALLEY, CA 95946	051-131-012 10217 QUINCY LN PENN VALLEY, CA 95946
051-131-017 POB 8308 REDLANDS, CA 92375	051-140-003 POB 241 PENN VALLEY, CA 95946	051-140-008 3104 MINNESOTA ST LOS ANGELES, CA 90031
051-140-010 10474 LAZY VALLEY RD PENN VALLEY, CA 95946	051-140-012 10380 LAZY VALLEY RD PENN VALLEY, CA 95946	051-140-020 POB 633 SAN MARTIN, CA 95046
051-140-025 10474 LAZY VALLEY RD PENN VALLEY, CA 95946	051-210-005 17968 PENN VALLEY DR PENN VALLEY, CA 95946	051-210-014 18930 SIESTA PENN VALLEY, CA 95946

051-220-009 POB 1203 CORVALLIS, OR 97339	051-220-010 230 E EMPIRE ST GRASS VALLEY, CA 95945	051-220-016 POB 597 PENN VALLEY, CA 95946
051-240-006 22467 QUEEN ST CASTRO VALLEY, CA 94546	051-240-015 7090 WELLS AVE LOOMIS, CA 95650	051-240-018 7090 WELLS AVE LOOMIS, CA 95650
051-440-005 13515 PLEASANT LANE GRASS VALLEY, CA 95945	051-440-006 POB 970 PENN VALLEY, CA 95946	051-440-008 POB 106 PENN VALLEY, CA 95946
051-440-011 POB 106 PENN VALLEY, CA 95946	051-440-013 POB 106 PENN VALLEY, CA 95946	051-440-015 POB 106 PENN VALLEY, CA 95946
051-440-018 18563 PENN VALLEY DR PENN VALLEY, CA 95946	051-440-019 POB 430 CEDAR RIDGE, CA 95924	051-450-001 10204 VALLEY OAK CT PENN VALLEY, CA 95946
051-450-002 10176 VALLEY OAK CT PENN VALLEY, CA 95946	051-450-006 12888 SPENCEVILLE RD PENN VALLEY, CA 95946	051-450-009 10167 VALLEY OAK CT PENN VALLEY, CA 95946