



ORDINANCE NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING SECTION L-II 1.3.D, CHAPTER II, ARTICLE 1 OF THE LAND USE AND DEVELOPMENT CODE OF THE COUNTY OF NEVADA, TO PERFORM SITE SPECIFIC REZONING OF MULTIPLE SITES CURRENTLY ZONED BUSINESS PARK (BP) TO VARIOUS OTHER ZONING DISTRICTS (Z15-003) AND ESTABLISH “SP” SITE PERFORMANCE DEVELOPMENT STANDARDS FOR AFFECTED PARCELS ON ZONING DISTRICT MAP 40a.

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 amendment to the General Plan is 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, specifically Program 1.2.1.b and those policies of the County General Plan Chapter 1 and Chapter 3 focused on land use and sustainable economic development opportunities including those locations currently zoned Business Park; and
2. That the proposed amendment 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, including the Business Park land use designation and all other proposed designations, 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 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 (SCH#2015102048). The various designations are consistent with uses surrounding each of the various locations.

SECTION II:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 47a, as shown on Exhibit "A" attached and made a part of this Ordinance. Said area is approximately 9.6 acres currently zoned Business Park (BP) and is located along Streeter Road, in southern Nevada County.

APN: 57-071-63 10060 Streeter Rd., Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-01 10062 Streeter Rd. #1, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-02 10062 Streeter Rd. #2, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-03 10062 Streeter Rd. #3, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-04 10062 Streeter Rd. #4, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-05 10064 Streeter Rd. #5, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-06 10064 Streeter Rd. #6, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-07 10064 Streeter Rd. #7, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-08 10064 Streeter Rd. #8, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-09 10064 Streeter Rd. #9, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-10 10066 Streeter Rd. #10, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-11 10066 Streeter Rd. #11, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-12 10066 Streeter Rd. #12, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-13 10068 Streeter Rd. #13, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-14 10068 Streeter Rd. #14, Auburn CA 95602	From: BP-SC To: M1-SC
APN: 57-250-15 10068 Streeter Rd. #15, Auburn CA 95602	From: BP-SC To: M1-SC

APN: 57-250-16
10068 Streeter Rd. #16, Auburn CA 95602

From: BP-SC
To: M1-SC

APN: 57-071-62
10076 Streeter Rd., Auburn CA 95602

From: BP-SC
To: M1-SC

APN: 57-210-05
10091 Streeter Rd., Auburn CA 95602

From: BP-SC
To: M1-SC

APN: 57-210-06
10101 Streeter Rd., Auburn CA 95602

From: BP-SC
To: M1-SC

All that certain territory identified above shall be, and the same is hereby rezoned from BP-SC (Business Park - Scenic Corridor) to M1-SC (Light Industrial - Scenic Corridor).

SECTION III:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 53 and 54, as shown on Exhibit "B" attached and made a part of this Ordinance. Said property contains approximately 50.1 acres and is located between Highway 49 and La Barr Meadows Rd., near the southern gateway to the City of Grass Valley.

APN: 22-140-41
12077 State Highway 49, Grass Valley, CA 95949

From: BP
To: M1

APN: 22-140-43
11750 La Barr Mdws. Rd., Grass Valley, CA 95949

From: BP
To: M1

APN: 22-160-04
11872 La Barr Mdws. Rd., Grass Valley, CA 95949

From: BP
To: M1

APN: 22-160-06
12002 La Barr Mdws. Rd., Grass Valley, CA 95949

From: BP
To: M1

APN: 22-160-33
12270 La Barr Mdws. Rd., Grass Valley, CA 95949

From: BP
To: M1

All that certain territory identified above shall be, and the same is hereby rezoned from BP (Business Park) to M1 (Light Industrial).

SECTION IV:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 16a, as shown on Exhibit "C" attached and made a part of this Ordinance. Said property contains approximately 4.77 acres and is located in the Penn Valley Village Center along Spenceville Road.

APN: 51-151-09
10592 Spenceville Rd., Penn Valley, CA 95946

From: BP-SP
To: C2-SP

All that certain territory identified above shall be, and the same is hereby rezoned from BP-SP (Business Park – Site Performance) to C2-SP (Community Commercial – Site Performance).

SECTION V:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 40a, as shown on Exhibit "D" attached and made a part of this Ordinance. Said property (APN 52-160-45) contains approximately 26.2 acres zoned BP and is located west of Twin Cities Church near the Rough & Ready Hwy and Ridge Rd. intersection, northwest of the City of Grass Valley.

APN: 52-160-45
(no address) Rough & Ready Hwy
Grass Valley, CA 95945

From: BP-SP
To: RA-SP

All that certain territory identified above shall be, and the same is hereby rezoned from BP-SP (Business Park – Site Performance) to RA-SP (Residential Agricultural – Site Performance).

Section L-II 1.3.D Boundary Establishment by Description, by the adoption of an amendment to Zoning District Map No. 40a, as shown on Exhibit "D" attached and made a part of this Ordinance. Said property (APN 07-111-04) contains approximately 23 acres zoned BP divided by Open Space zoning and is located south of Twin Cities Church near the Rough & Ready Hwy and Ridge Rd. intersection, northwest of the City of Grass Valley.

APN: 07-111-04
11613 Rough & Ready Hwy
Grass Valley, CA 95945

From: BP-SP
To: AG-5-SP

All that certain territory encompassing the western BP (Business Park) zone district containing approximately 18 acres of the territory identified above shall be, and the same is hereby rezoned from BP-SP (Business Park – Site Performance) to AG-5-SP (General Agricultural (5-acre min.) – Site Performance).

Section L-II 1.3.D Boundary Establishment by Description, by the adoption of an amendment to Zoning District Map No. 40a, as shown on Exhibit "D" attached and made a part of this Ordinance. Said property (APN 07-111-03) contains approximately 38 acres zoned BP and is located east of Twin Cities Church at the Rough & Ready Hwy and Ridge Rd. intersection, northwest of the City of Grass Valley.

APN: 07-111-03
(no address) Rough & Ready Hwy at Ridge Rd.
Grass Valley, CA 95945

From: BP-SP
To: RA-SP

All that certain territory identified above shall be, and the same is hereby rezoned from BP-SP (Business Park – Site Performance) to RA-SP (Residential Agricultural – Site Performance).

For each of the parcels described above the “SP” combining district specifies:

- Use permit shall be required for any subsequent development (subject to environmental review).
- Full site master plan showing all proposed phases of the development.
- Circulation plan that takes into account connections with adjacent properties.

SECTION VI:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 52b, as shown on Exhibit "E" attached and made a part of this Ordinance. Said property contains approximately 152.99 acres and is located east of the Grass Valley Community Region between Idaho Maryland Rd. and East Bennet St.

APN: 09-560-46
11336 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-25
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-47
11352 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-37
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-35
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-10
10966 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-38
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-31
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-550-38
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-39
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-550-32
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-36
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-550-37
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-550-39
10344 Centennial Dr.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-550-40
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-16
11452 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-14
11542 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-18
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-45
11452 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-29
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-30
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-19
(no address) East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-560-13
11612 East Bennett St.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-680-52
(no address) Whispering Pines Dr.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-680-51
(no address) Whispering Pines Dr.
Grass Valley, CA 95945

From: BP
To: M1

APN: 09-680-48
(no address) Whispering Pines Dr.
Grass Valley, CA 95945

From: BP
To: M1

All that certain territory encompassing the eastern BP (Business Park) zone district of the territory identified above containing approximately 152.99 acres shall be, and the same is hereby rezoned from BP (Business Park) to M1 (Light Industrial).

SECTION VII:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 12, as shown on Exhibit "F" attached and made a part of this Ordinance. Said property (APN 52-070-48) contains approximately 1.56 acres and is located along Bitney Springs Rd.

APN: 52-070-48
12370 Bitney Springs Rd.
Grass Valley, CA 95945

From: BP
To: P

All that certain territory identified above shall be, and the same is hereby rezoned from BP (Business Park) to P (Public).

SECTION VIII:

Section L-II 1.3.D of Chapter II, Article 1 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 No. 63, as shown on Exhibit "G" attached and made a part of this Ordinance. Said property (APN 34-060-81) is approximately 23 acres and is located at 14858 North Bloomfield-Graniteville Rd.

APN: 34-060-81
14858 N. Bloomfield-Graniteville Rd.
Nevada City, CA 95959

All that certain territory encompassing the existing BP (Business Park) zoning with 100-foot Open Space buffer on the parcel identified above, containing approximately 8.32 acres, is hereby reconfigured in accordance with the recorded Lot Line Adjustment Map for Dylan Murty (File No. LA15-003).

SECTION IX:

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 X:

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 25th day of February, 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 B

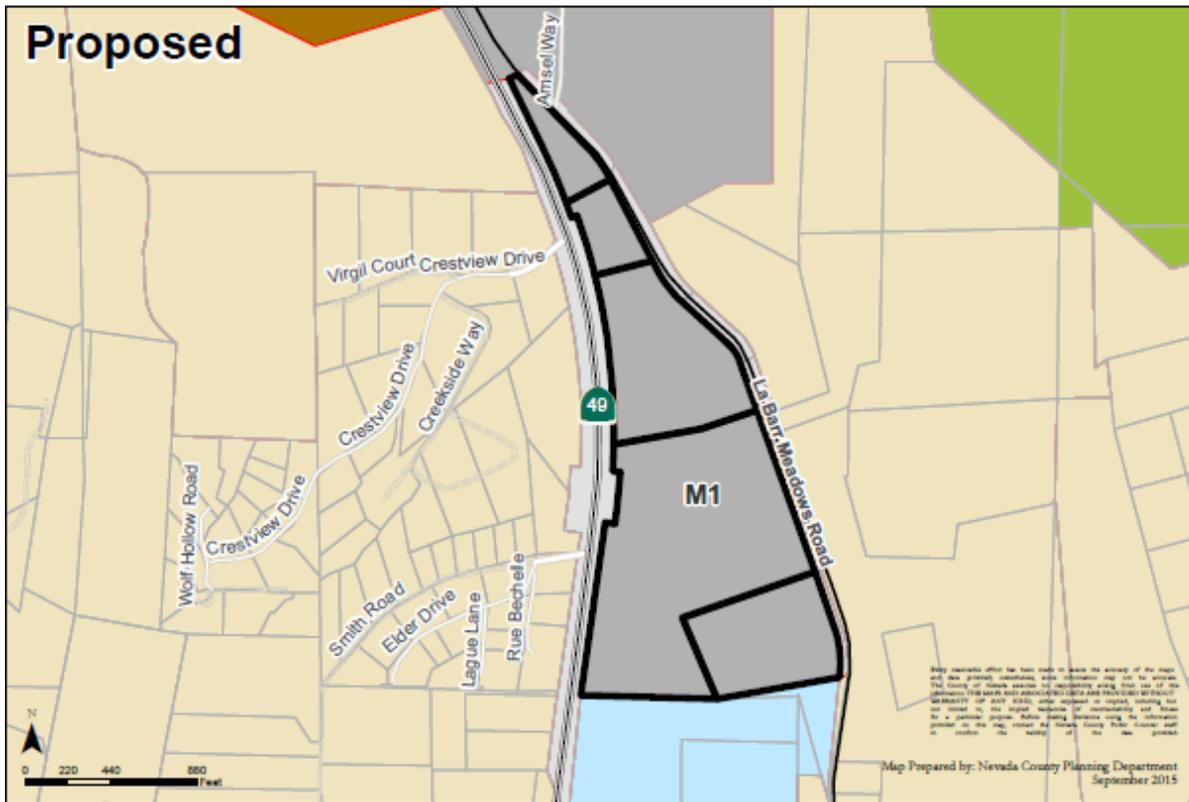
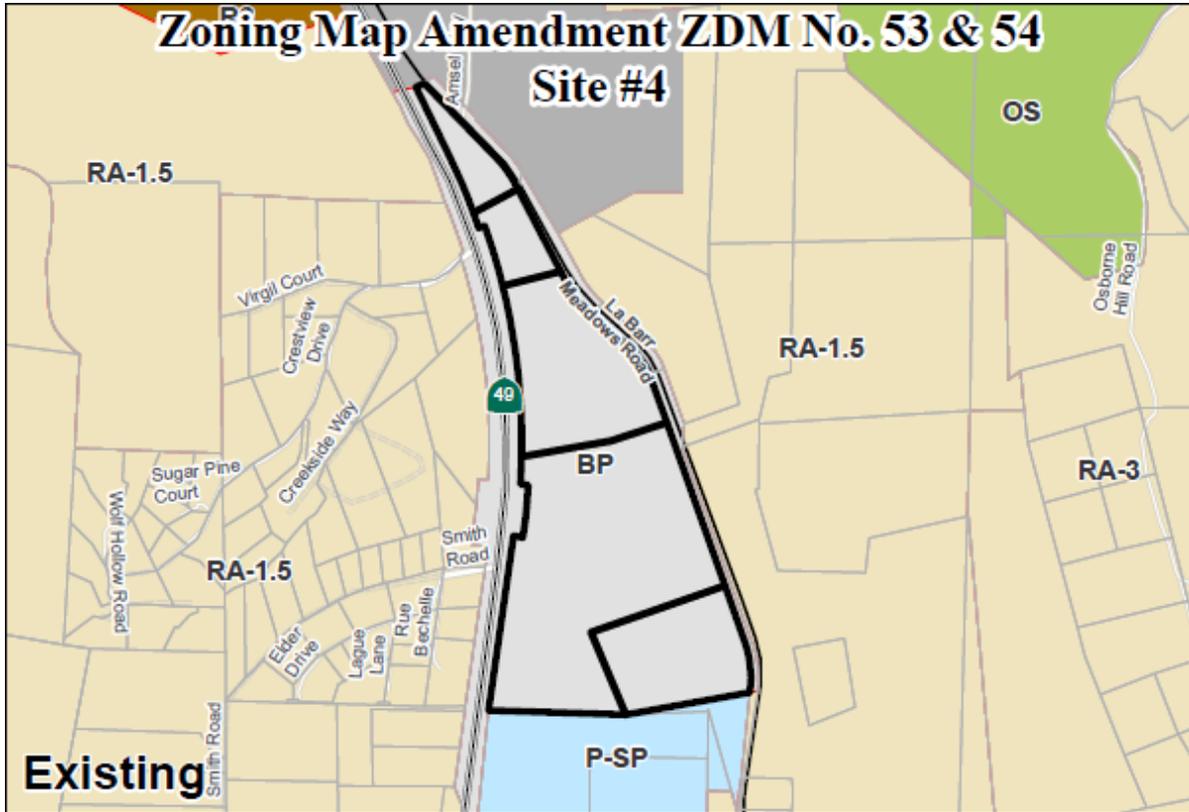


Exhibit C

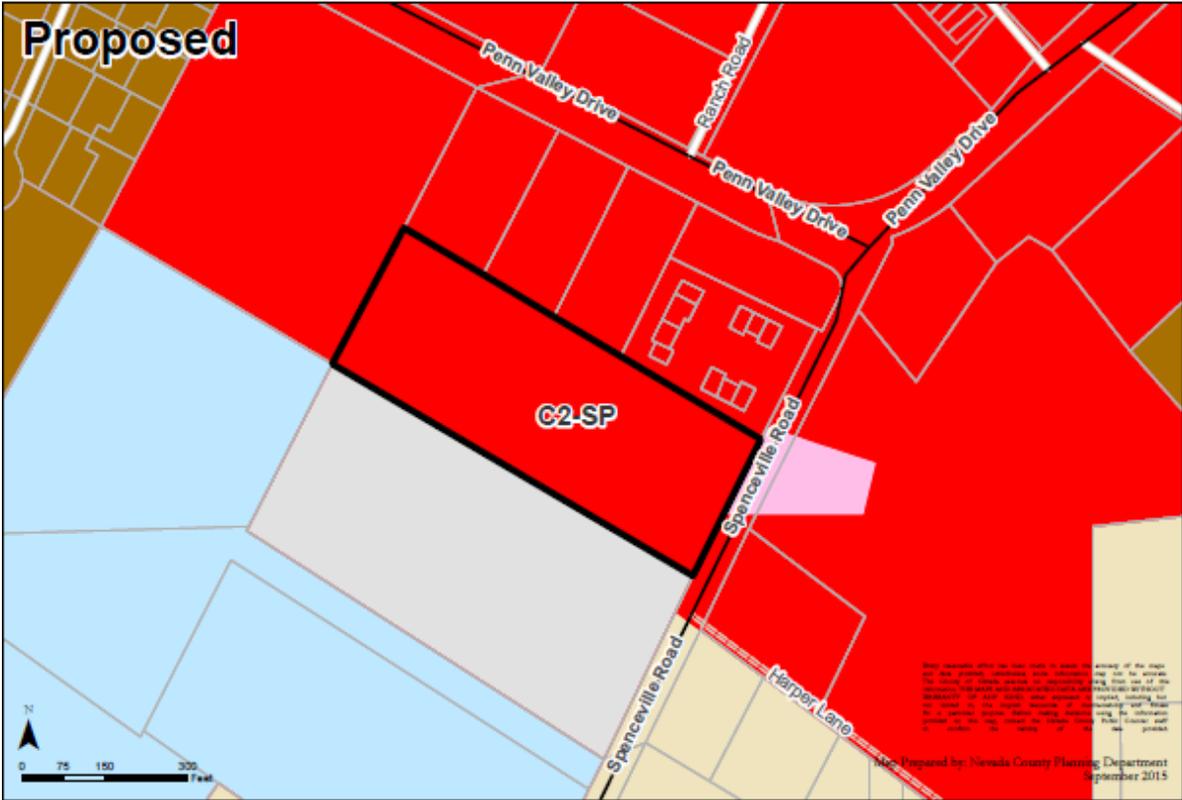
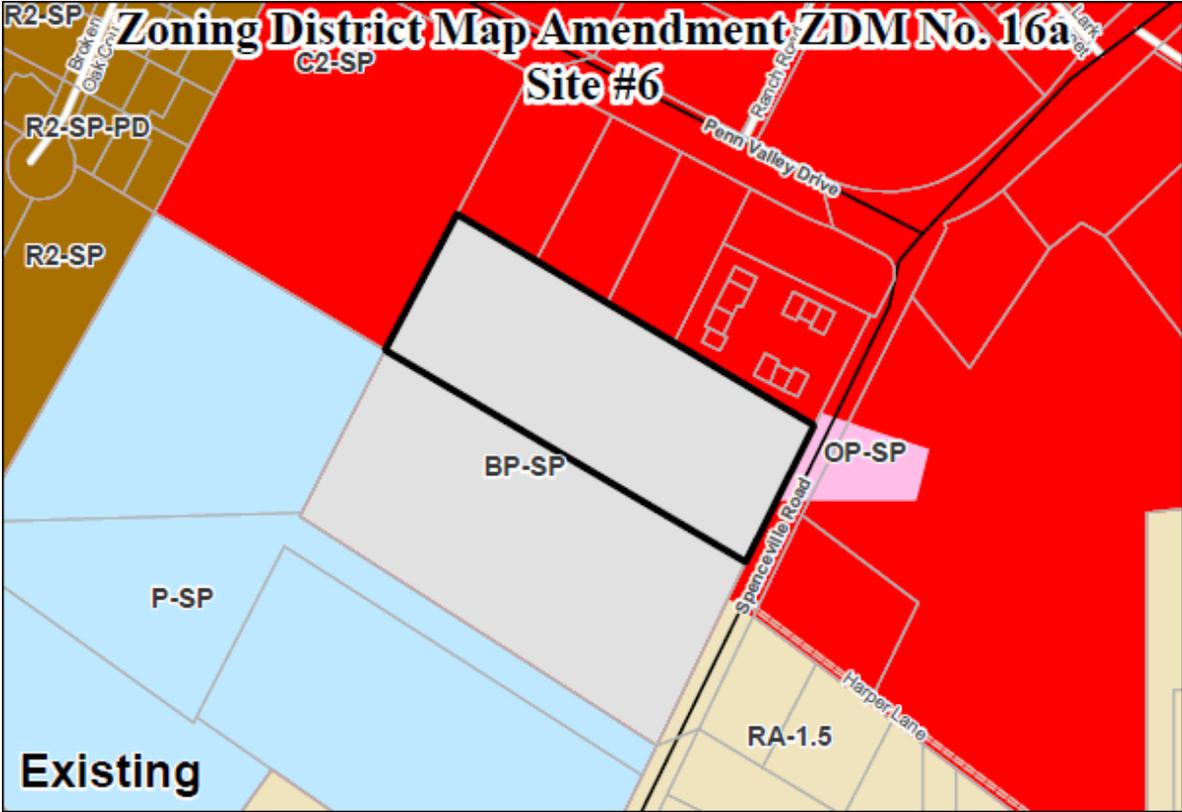


Exhibit D

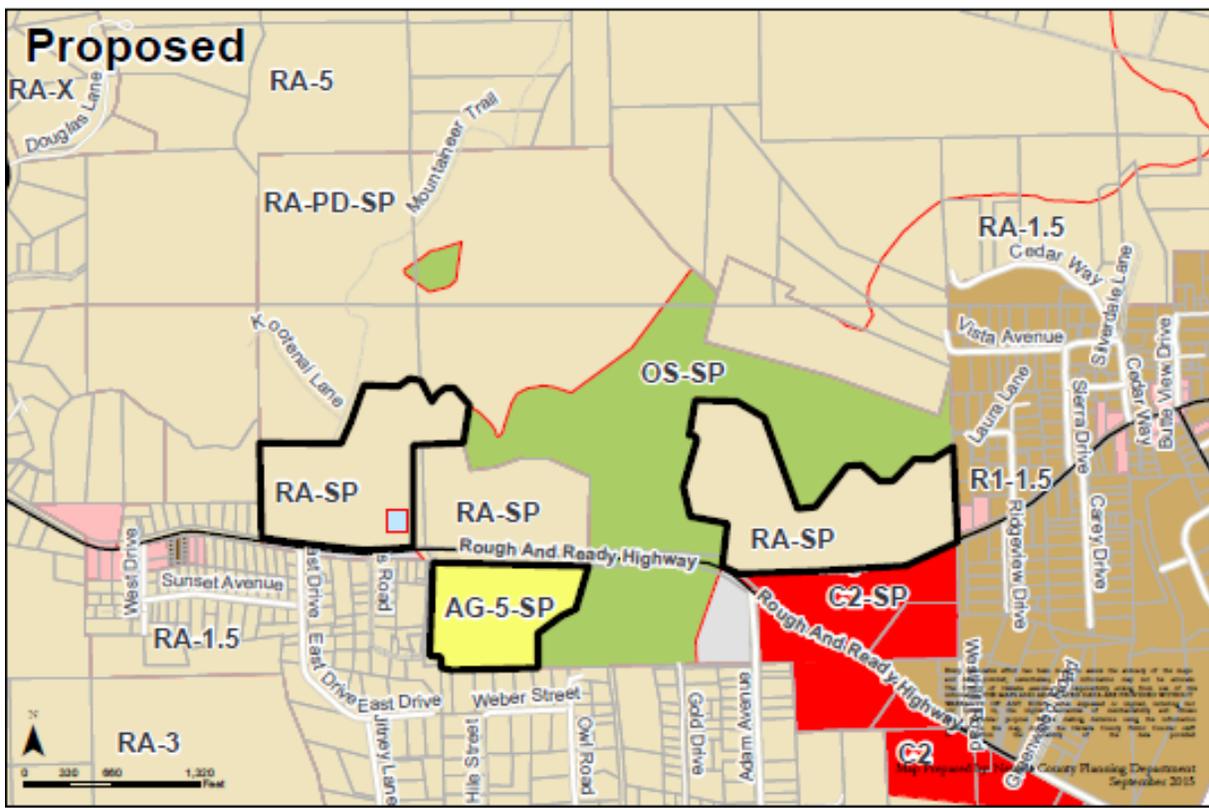
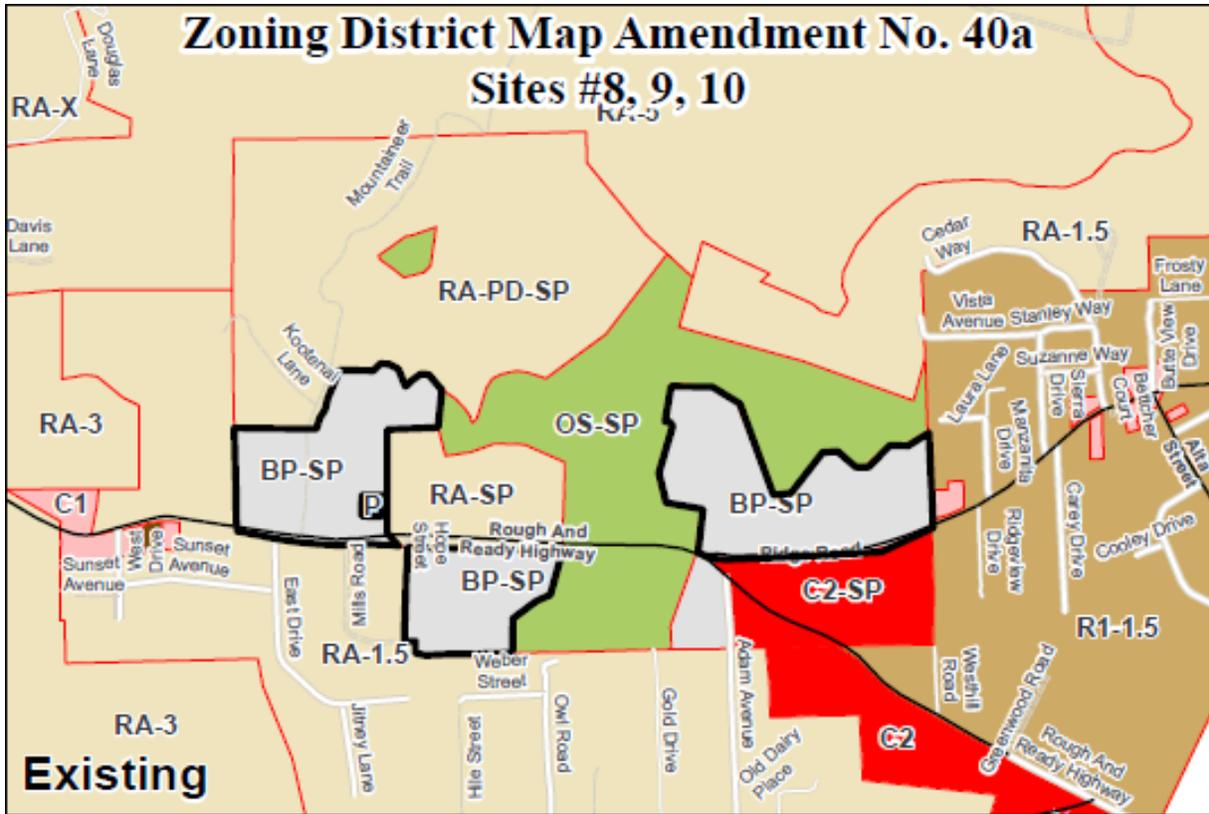


Exhibit E

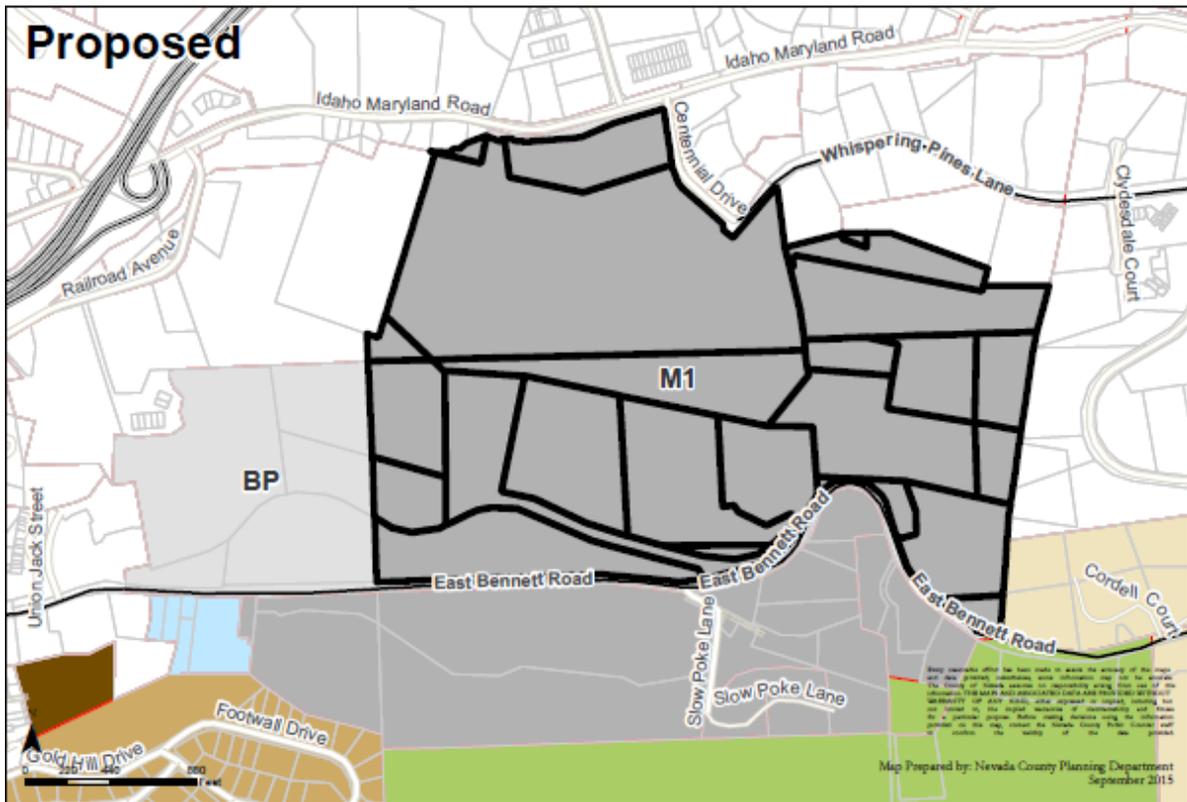
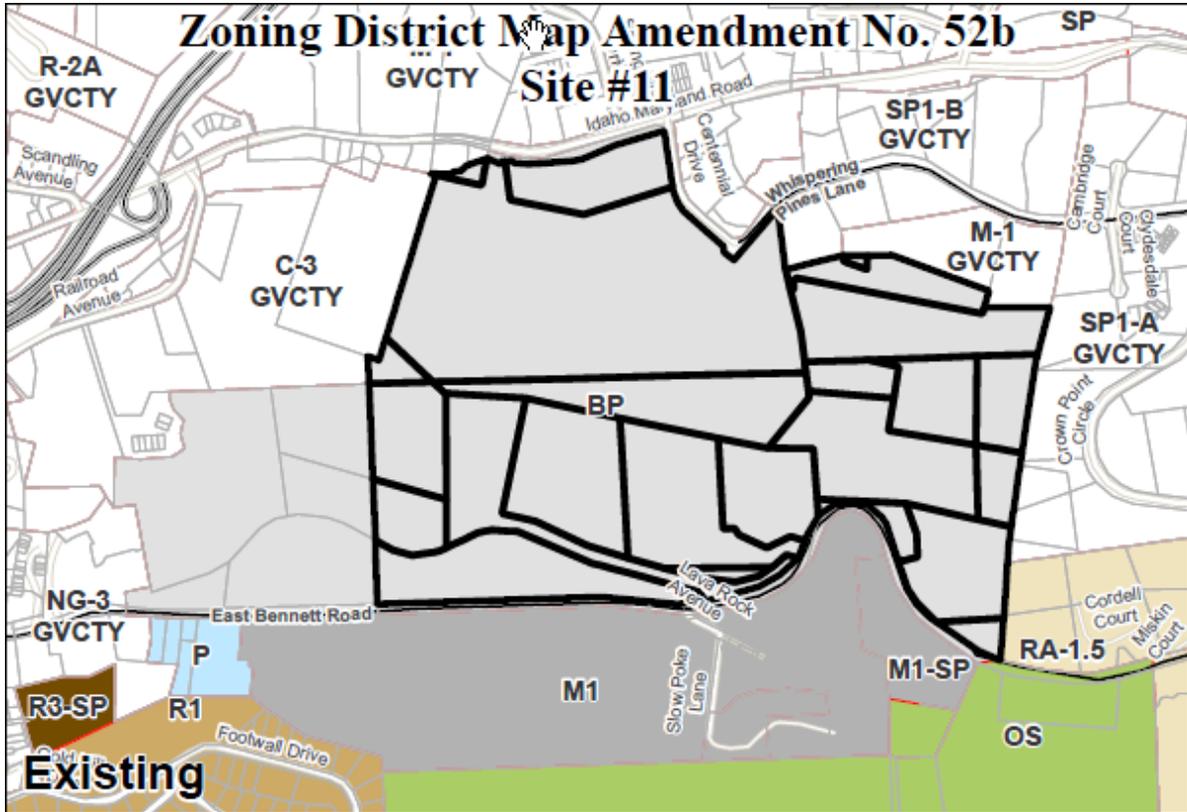


Exhibit F

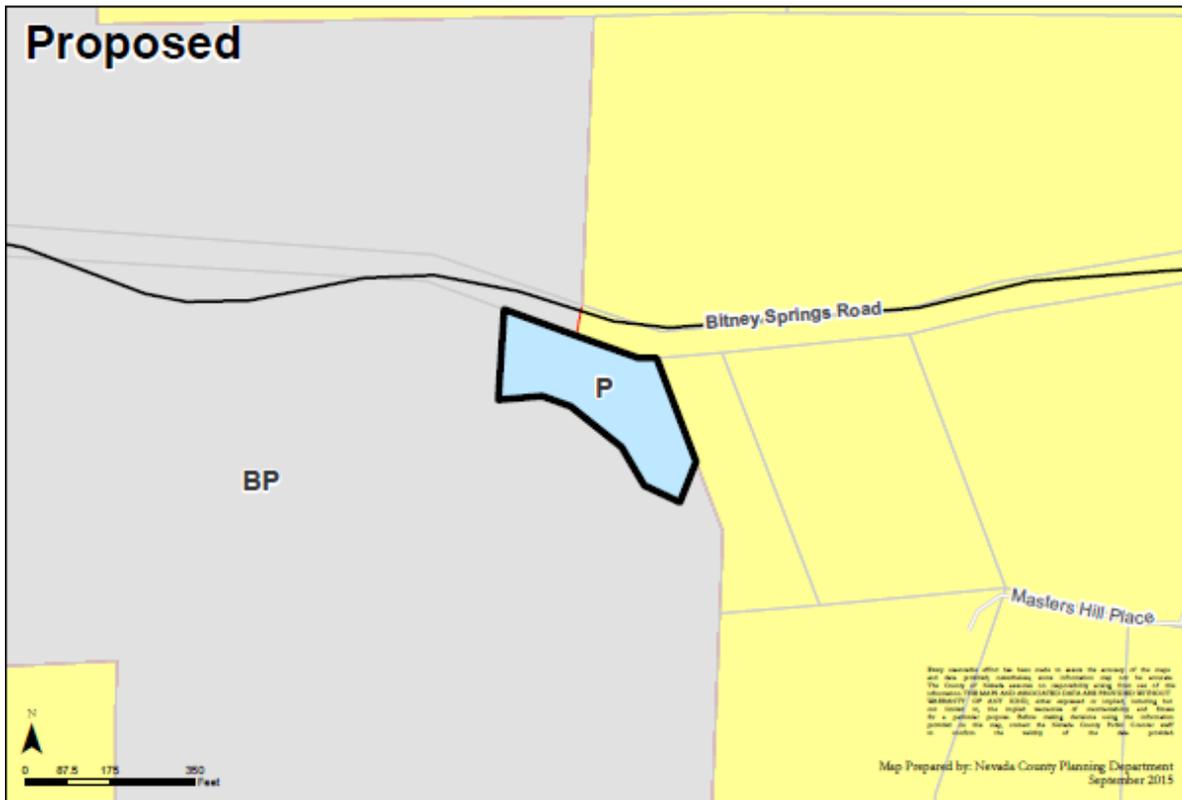
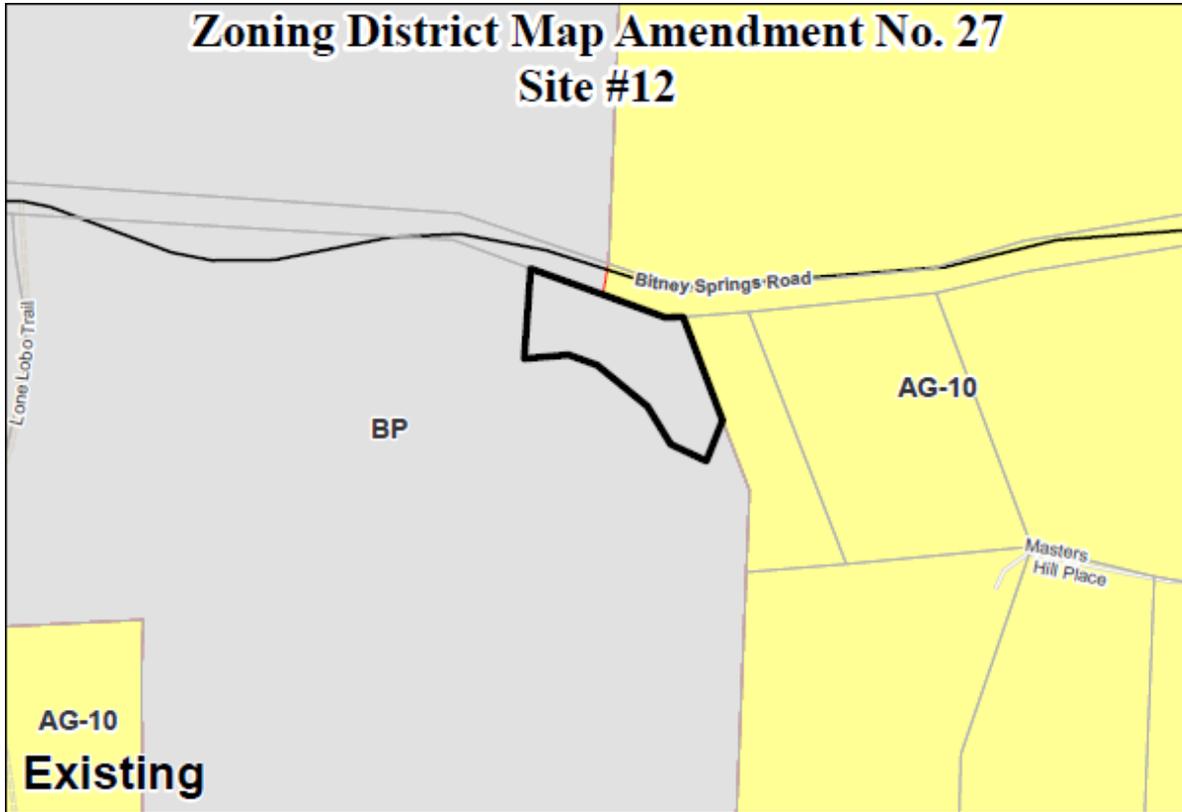
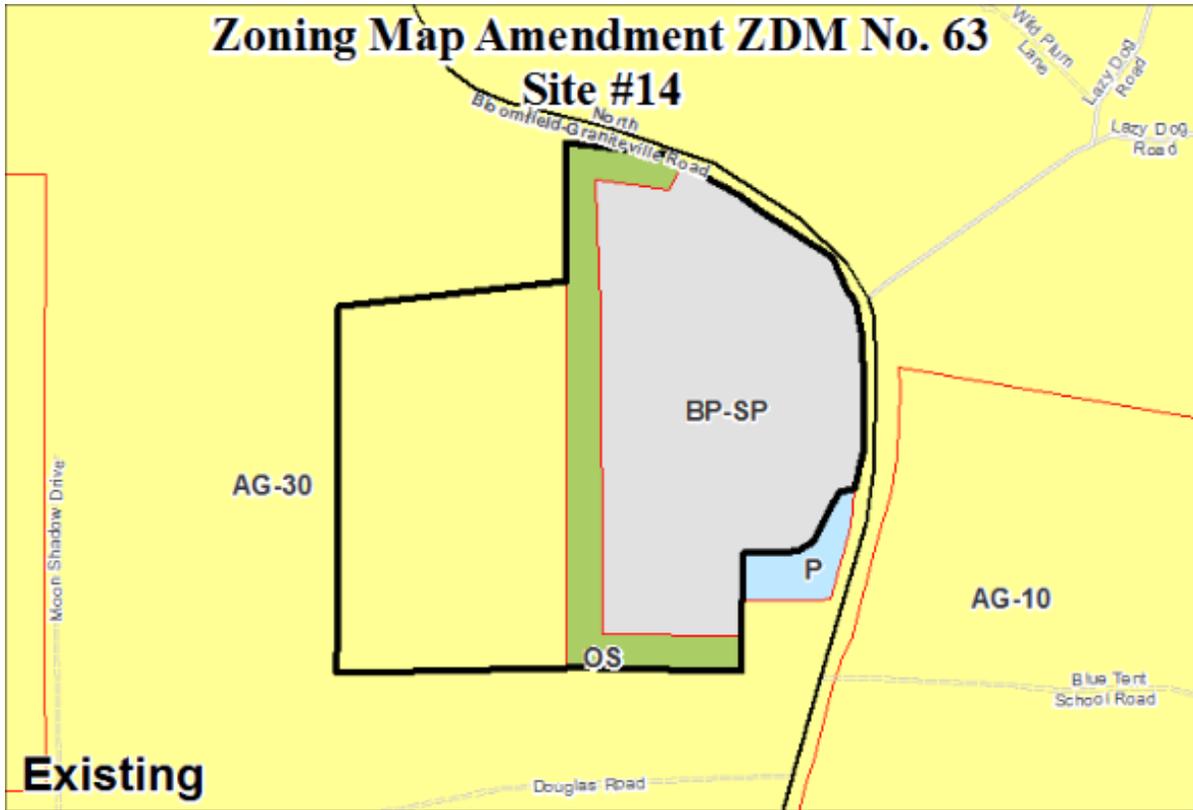


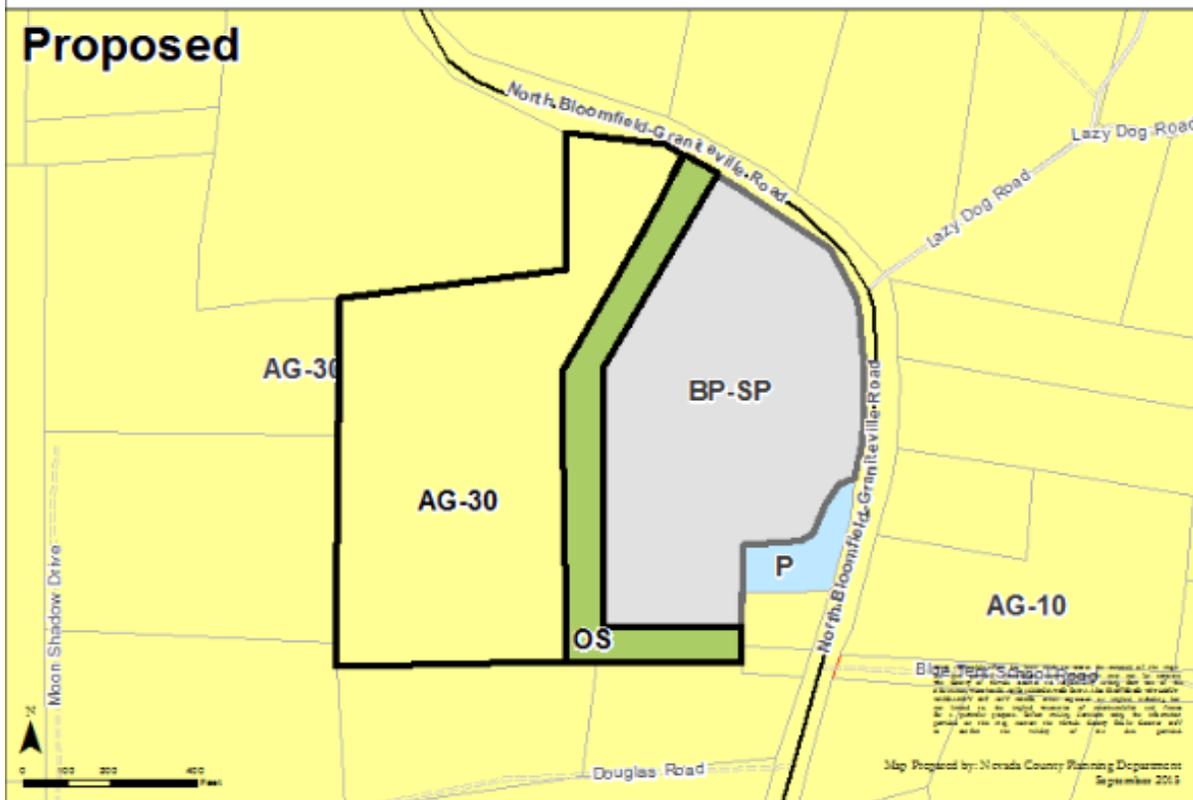
Exhibit G

Zoning Map Amendment ZDM No. 63

Site #14



Existing



Proposed