



ORDINANCE No. 2553

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE FOR THE PROPOSED AMENDMENT TO ZONING DISTRICT MAP NO. 016a (RZN24-0003) TO REZONE ASSESSOR'S PARCEL NUMBER 051-240-014 TO INCREASE THE AMOUNT OF LAND ZONED NEIGHBORHOOD COMMERCIAL, SITE PERFORMANCE COMBINING (C1-SP) FROM APPROXIMATELY 1.9 ACRES TO APPROXIMATELY 4.3 ACRES AND DECREASE THE AMOUNT OF LAND ZONED LIGHT INDUSTRIAL, SITE PERFORMANCE COMBINING (M1-SP) FROM APPROXIMATELY 3.6 ACRES TO APPROXIMATELY 1.2 ACRES

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

SECTION I:

That Assessor's Parcel Number 051-240-014, located at 18805 and 18807 Pine Shadows Lane, Penn Valley, CA, accessed via Pine Shadows Lane, a private road, and located approximately 1.5 miles northwest of central Penn Valley and one mile south of the entrance to the Lake Wildwood community in unincorporated western Nevada County, CA, be approved to increase the amount of land zoned C1-SP from approximately 1.9 acres to approximately 4.3 acres and decrease the amount of land zoned M1-SP from approximately 3.6 acres to approximately 1.2 acres, 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, more specifically General Plan Policy 1.1.3, which states that within Nevada County, *Community Regions* are established as the areas of the County within which growth should be directed to provide compact areas of development where such development can be served most efficiently and effectively with necessary urban services and facilities; General Plan Policy 1.2.4.g, which states Neighborhood Commercial (NC) is intended to provide for local needs of nearby neighborhoods and limited mixed use employment opportunities within *Community Regions* or as part of the development of *Rural Centers*; General Plan Policy 1.6.1, which encourages the establishment of land uses which protect, enhance, and complement existing communities and neighborhoods; and
- B. That the proposed rezone will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, and is consistent with General Plan Policy EP-

10.1.4 which has the goal of providing for adequate evacuation routes in areas of high fire hazard, and General Plan Policy SF-10.6.3 which has the goal of providing land use patterns and development standards that shall minimize hazards resulting from wildfire, flooding, earthquake, slope failure, avalanche, and other natural occurrences. The project will not result in an increase in population in the Penn Valley area. The project site is located approximately 0.25 mile north of State Highway 20 and adequate access to the highway is provided via Pleasant Valley Road. The project has been reviewed by the Penn Valley Fire Protection District, the County Fire Marshal's office, and the Nevada County Public Works Department and no concerns with regard to potential impacts to evacuation routes have been noted; and

- C. That for the Zoning District map amendment, the site is physically suitable for the requested Plan designation(s) and anticipated land use development(s). Factors considered to evaluate suitability 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. The project parcel is located off of Pleasant Valley Road, classified as a Major Collector in the Circulation Element of the General Plan, and is within an existing commercial-industrial corridor within the Penn Valley Community Region. Public facilities and utilities are available, the project is consistent with nearby land uses, and is consistent with the County's Resource Standards.

SECTION II:

Pursuant to Title 12, Chapter 1, Section 12.01.030 of Volume 1 of the Nevada County Code, Zoning District Map No. 016a is hereby amended as follows:

Zoning District Map No. 016a is hereby amended as shown on Exhibit "A" attached hereto and made a part of this Ordinance. Said property comprises approximately 5.5-acres and is located at 18805 and 18807 Pine Shadows Lane in Penn Valley, in unincorporated Nevada County, California; and

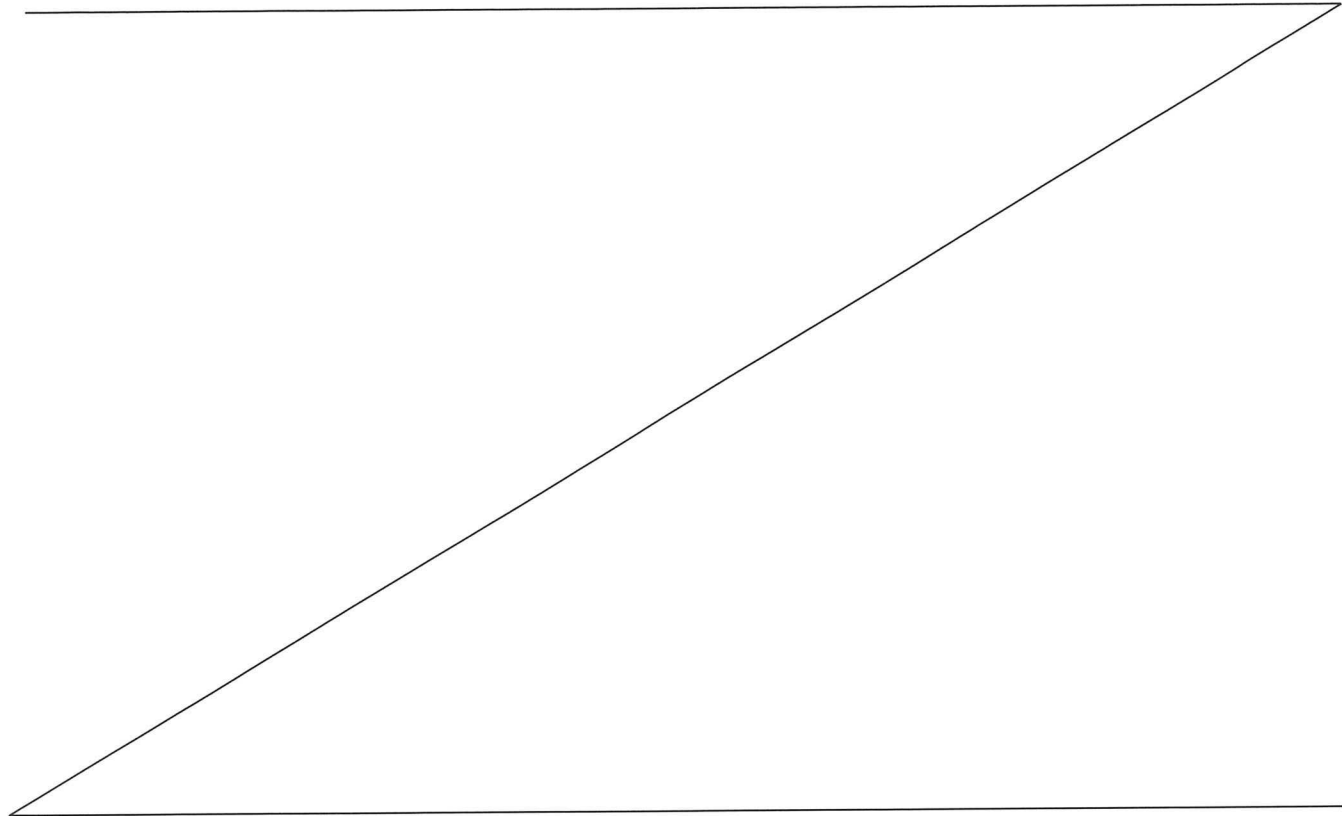
All that certain property described on Exhibit "A", is hereby rezoned as follows: Increase the amount of land on the subject property zoned C1-SP from approximately 1.9 acres to approximately 4.3 acres and decrease the amount of land zoned M1-SP from approximately 3.6 acres to approximately 1.2 acres, 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 introduction and adoption, and it shall become operative on the 19th day of March, 2026, 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.

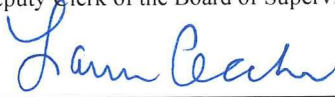


PASSED AND ADOPTED by a majority vote of the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 17th day of February 2026, by the following vote of said Board:

- Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek and Hardy Bullock.
- Noes: None.
- Absent: None.
- Abstain: None.
- Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By: 

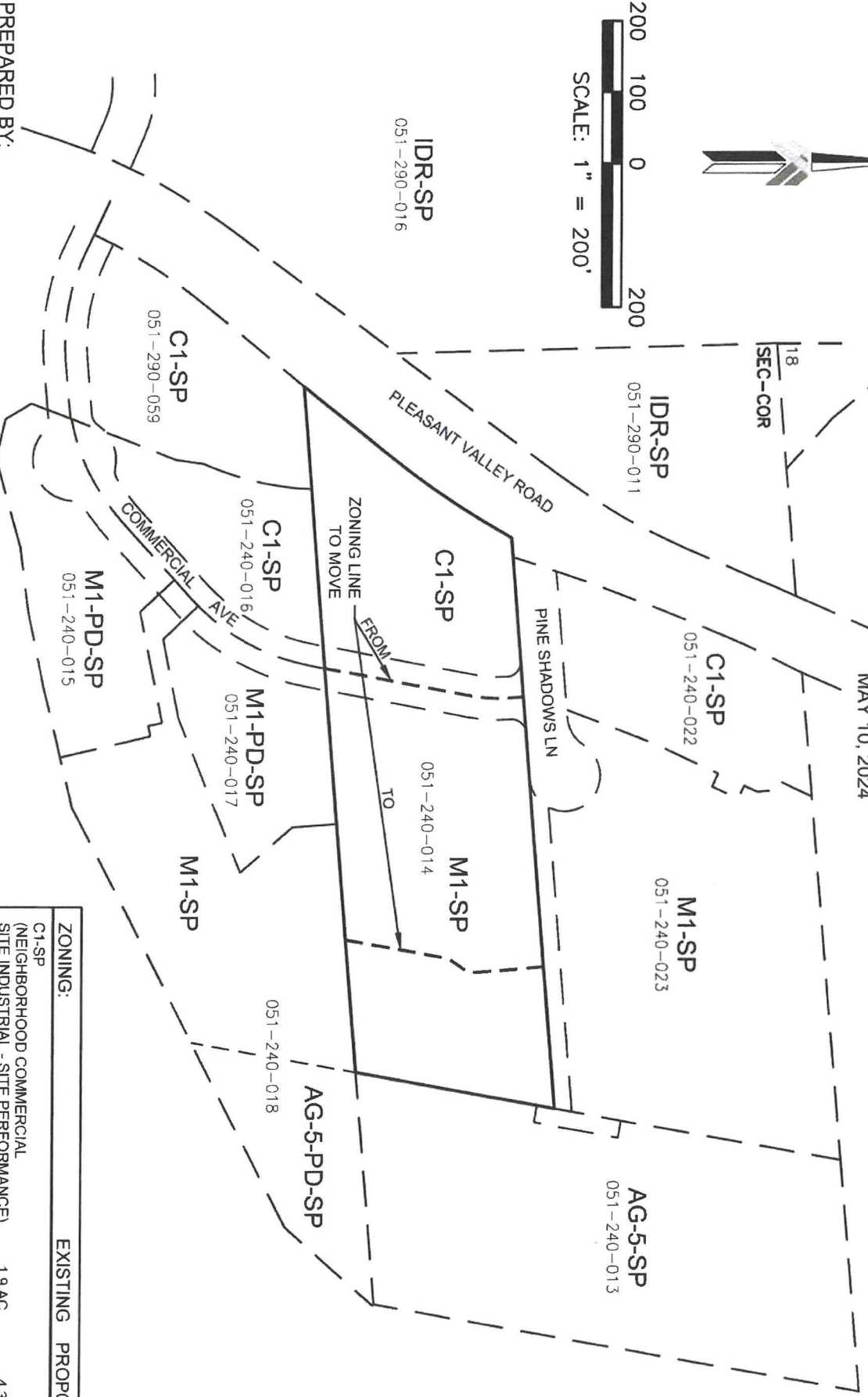

Lisa Swarthout, Chair

HOLIDAY MARKET - PENN VALLEY EXISTING AND PROPOSED ZONING EXHIBIT

PENN VALLEY, NEVADA COUNTY

APN: 051-240-014
MAY 10, 2024

STATE OF CALIFORNIA

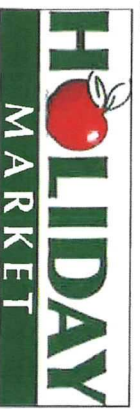


PREPARED BY:



APPLICANT:
NORTH STATE
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ZONING:	EXISTING	PROPOSED
C1-SP (NEIGHBORHOOD COMMERCIAL SITE INDUSTRIAL - SITE PERFORMANCE)	1.9 AC	4.3 AC
M1-SP (LIGHT INDUSTRIAL - SITE PERFORMANCE)	3.6 AC	1.2 AC
TOTAL:	5.5 AC	5.5 AC