



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 development standards and infrastructure requirements, including providing adequate water, sewage disposal, access, public services and fire protection to be developed with high density housing and will assist the County in meeting past and future Regional Housing Need Allocation very-low and low income category units; and

- D. That adequate public services are available to serve the project sites subject to the Amendments, as required by the RH Combining District and by the mitigation measures provided within the project specific Environmental Impact Report, as found in the Mitigation Monitoring and Reporting Program and incorporated into the project's Regional Housing Need Implementation Plan pursuant to Land Use and Development Code Section L-II 2.7.11.C.3; and
- E. That the application of the standards of the RH Combining District, the Regional Housing Need Implementation Plan, and applicable standards of the Land Use and Development Code to each rezoned site, in accordance with the RH Combining District and as more fully set forth in the project approvals adopted concurrently herewith, will ensure that future projects developed as a result of the Amendments will remain consistent with each site's respective Zoning and General Plan designations; and
- F. 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, including the RH Combining and the Residential High Density (R3) Zoning District will ensure future projects meet applicable setbacks, impervious surfacing coverage and provide sufficient landscaping and lighting to ensure that the sites will be compatible with surrounding development. Additionally, the standards for site development as well as the 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.

SECTION II:

Pursuant to Section L-II 1.3.D of Article 1 of Chapter II of the Land Use and Development Code of the County of Nevada, Zoning District Maps No. 052c is hereby amended as follows:

Zoning District Map No. 052c is amended as shown on Exhibit "A" attached hereto and made a part of this Ordinance. Said properties comprises of three parcels totaling approximately 13.65 acres (Site 3: 9.15-ac.; Site 5: 4.50-ac.;) and are located at 11791 and 11840 Ranchview Court, Grass Valley, CA respectively;

All that certain property described on Exhibit "A" and numbered as APNs 35-412-15 (Site 3), and 35-412-18 (Site 5), are hereby rezoned as defined in Chapter II of the Land Use and Development Code of the County of Nevada as follows:

APN: 35-412-15: From: R2-PD
To: R3-RH (118-DU)

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

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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

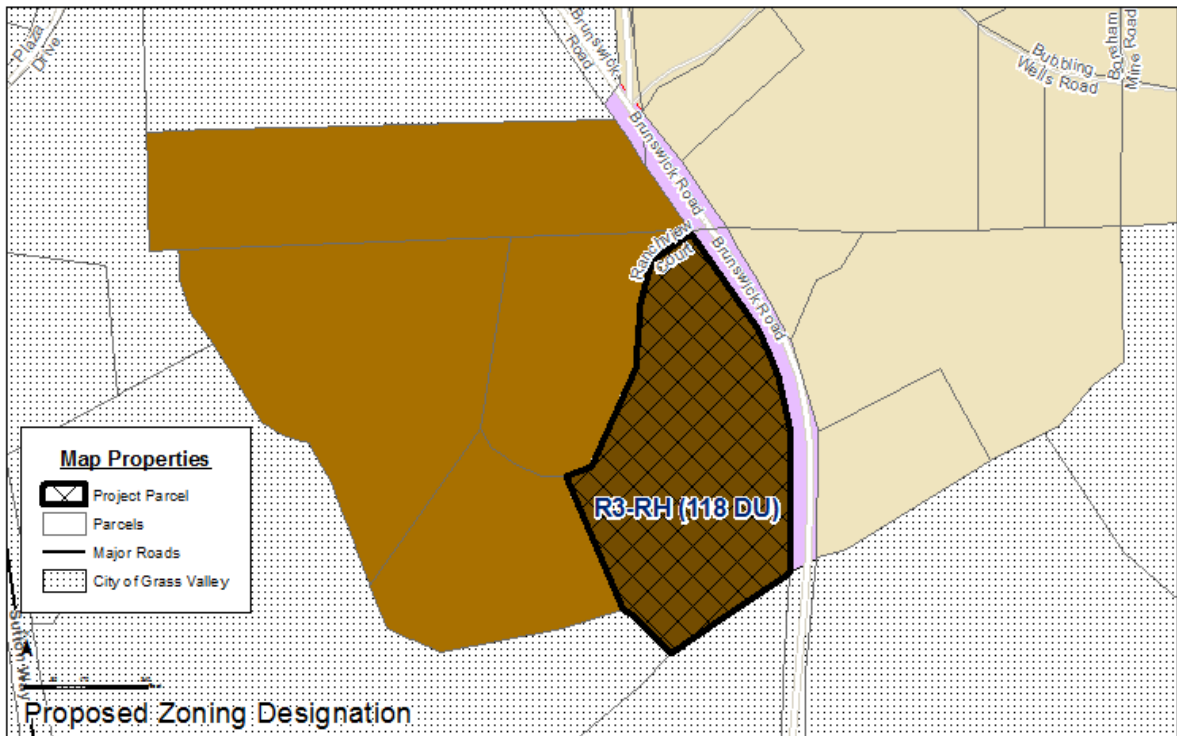
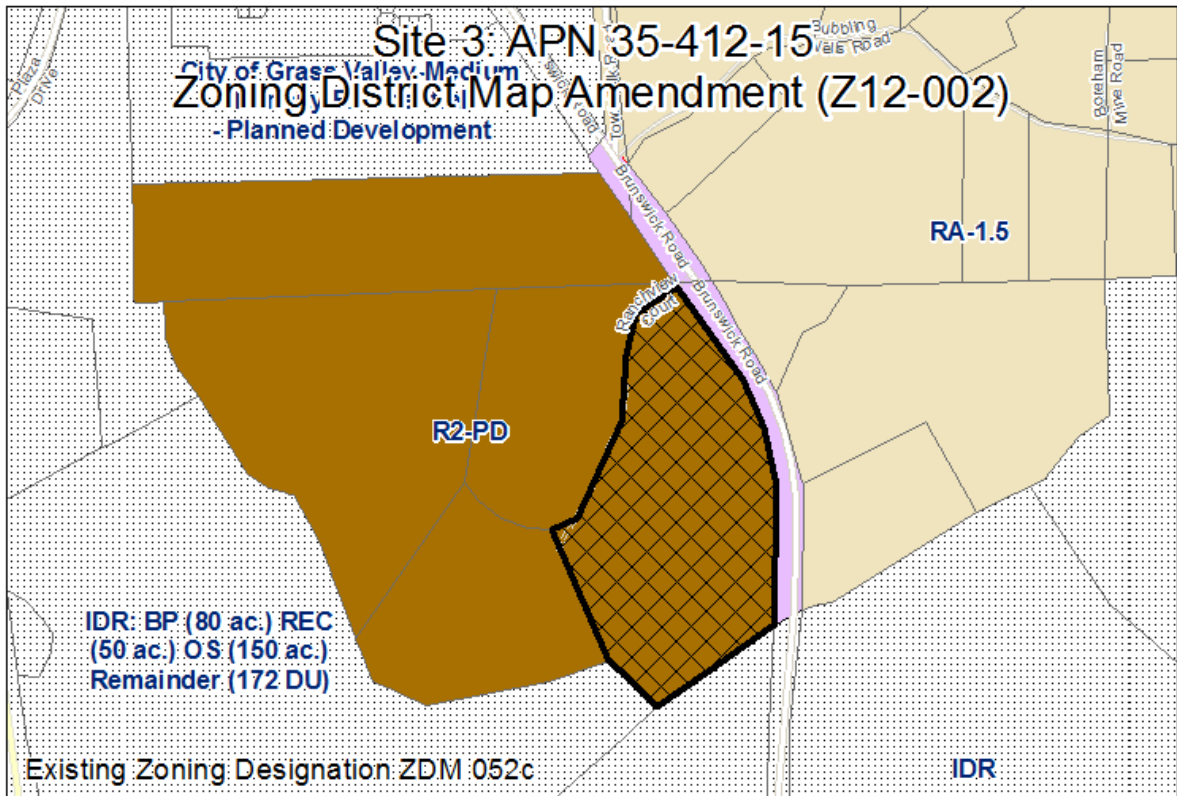
SECTION IV:

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
 Zoning District Map Amendment (Z12-002)
 - Planned Development

