



ORDINANCE No.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING ZONING DISTRICT MAP 043, TO REZONE ASSESSOR'S PARCEL NUMBER 025-220-054 FROM COMMERCIAL HIGHWAY (CH) TO NEIGHBORHOOD COMMERCIAL (C1) (FILE NOs. PLN21-0281; RZN21-0003; CUP21-0005; PFX21-0006; EIS22-0003) (AAB PROPERTY LLC, PROPERTY OWNER)

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

SECTION I:

That Assessor's Parcel Numbers 025-220-054, which is located at 15638 Johnson Place in Grass Valley, approximately 600 feet North of Alta Sierra Drive and State Highway 49., unincorporated Nevada County, California be rezoned from Commercial Highway (CH) to Neighborhood Commercial (C1) based on the following findings A-E:

- A. That the proposed amendment is consistent with and furthers the goals, objectives, policies, programs and implementation measures of the General Plan and the provisions of the Land Use and Development Code Chapter II Zoning Regulations, including Land Use and Development Code Section L-II 2.4; and
- B. That the project site is physically suitable for the requested "C1" zoning district for 49er Self-Storage and Alta Sierra Family Automotive to occupy and operate a self-storage facility and auto repair facility; and
- C. That the proposed amendment for the project site will not conflict with uses and zoning that surround the subject parcels as the proposed zoning is consistent with those established uses; and
- D. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County; and
- E. That the Nevada County Planning Commission after taking public testimony and deliberating on the project recommended that the Board of Supervisors adopt this Ordinance by a 4-0 (1 absent) vote as required by Nevada County Land Use and Development Code Section L-II 5.9.E.

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 Map No. 043 is hereby amended as follows:

Zoning District Map No. 043 is hereby amended as shown on Exhibit "A" attached hereto and made a part of this Ordinance. Said property comprises approximately 4.7-acres and is located at 15638 Johnson Place in Grass Valley, in unincorporated Nevada County, California; and

All that certain property described on Exhibit "A", is hereby rezoned as follows: From Commercial Highway (CH) to Neighborhood Commercial (C1), as defined in Chapter II of the Land Use and Development Code of the County of Nevada, 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 28th day of July, 2022, 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.