



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING THE PETITION FOR EXCEPTIONS TO THE COUNTY DRIVEWAY STANDARD (PFX20-0002) TO ALLOW FOR A 15-FOOT WIDE DRIVEWAY EASEMENT, ASSOCIATED WITH THE SITE SPECIFIC GENERAL PLAN LAND USE MAP AMENDMENT (GPA20-0002) AND ZONING DISTRICT MAP AMENDMENT (RZN20-0003) FOR PROPERTY LOCATED AT 13115 RIDGE ROAD, GRASS VALLEY, CALIFORNIA ASSESSOR'S PARCEL NUMBER 008-070-034 (IAN GRAY, APPLICANT)

WHEREAS, the proposed Petition for Exception was submitted to Nevada County DPW-Roads, Nevada County Consolidated Fire Protection District, the County Office of the Fire Marshal, the City of Grass Valley and, owners of property within 300 feet of the project site; and

WHEREAS, the County has prepared a project specific Initial Study/Negative Declaration (IS/ND) (EIS20-0002) and circulated it for a 20-day public comment period from October 7, 2020 to October 27, 2020 and held a public hearing before the Planning Commission on November 12, 2020 to consider a recommendation on the IS/ND to the Board of Supervisors; and

WHEREAS, on November 12, 2020, the Planning Commission held a duly noticed public hearing on the project in which the Commission reviewed the proposed Petition for Exceptions to allow for a 15-foot driveway easement to access the project site for residential use together with the associated legislative actions; and

WHEREAS, after reviewing and considering the proposed Project, the Planning Commission recommended by a 3-1, 1 absent vote that the Board of Supervisors approve the proposed Resolution approving the Petition for Exceptions for the Project; and

WHEREAS, the Nevada County Board of Supervisors on December 15, 2020 held a duly noticed public hearing on the proposed Project; and

WHEREAS, separate Resolutions of the Board of Supervisors approved the Project's IS/ND (EIS20-0002) based on the finding contained with the Resolution; and

WHEREAS, the Board of Supervisors, after reviewing and considering the recommendations of the Nevada County Planning Commission regarding the proposed Petition for Exceptions, all information and evidence submitted in favor and against the proposed project, and the complete record before it, has determined that a Petition for Exceptions is now approved to allow for the applicant to use a 15-foot wide driveway easement to service as access to the property.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the County of Nevada hereby finds and determines:

- A. This project is consistent with the General Plan goals, objectives and policies applicable to this project site;

- B. The proposed use is allowed within and is consistent with the purpose of the proposed Residential (RES) General Plan Designation and Single-Family Residential (R1) Zoning District for which is being proposed for the site (GPA20-0002; RZN20-0003);
- C. The proposed use will be required to meet all applicable provisions of the Land Use and Development Code;
- D. Adequate provisions exist for water and sanitation for the proposed use;
- E. Ridge Road are adequate in size, width, and surface type to carry the quantity and kinds of traffic generated by this project;
- F. Adequate provisions exist for emergency access to the site, as evident by the support for the proposed Petition for Exceptions to the Driveway Standard provided by the Nevada County Consolidated Fire Protection District and the Office of the County Fire Marshal; and
- G. The conditions listed are the minimum necessary to protect the public's health, safety and general welfare;

BE IT FURTHER RESOLVED that based on the foregoing findings, and the entire record before it, the Nevada County Board of Supervisors does hereby approve the Petition for Exceptions to the Nevada County Driveway Standards for APN 008-070-034 that will allow for a 15-foot wide driveway access easement over an existing paved driveway to serve as access to the project property.