



ORDINANCE NO. 2422

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING SECTION L-II 1.3.D, ARTICLE 1, CHAPTER II, OF THE LAND USE AND DEVELOPMENT CODE OF THE COUNTY OF NEVADA, TO AMEND ZONING DISTRICT MAPS #114 AND #119 FOR FIFTY-ONE SPECIFIC PARCELS WITHIN THE SODA SPRINGS RURAL CENTER TO VARIOUS OTHER ZONING DISTRICTS, AND TO ADD THE RURAL CENTER (RC) COMBINING DISTRICT TO SEVENTY-SEVEN PARCELS AND ADD THE SITE PERFORMANCE (SP) COMBINING DISTRICT TO ONE HUNDRED AND NINETY-FOUR PARCELS WITHIN THE SODA SPRINGS RURAL CENTER, AND IDENTIFYING THE SPECIFIC FLEXIBLE DEVELOPMENT STANDARDS AND COMMUNITY CHARACTER PROTECTIONS APPLICABLE TO THE SODA SPRINGS RURAL CENTER (Z16-005).

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 amendments to the General Plan are 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 focused on land use and sustainable economic development opportunities including those locations currently zoned Highway Commercial; and
2. 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 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 conditions and 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