



RESOLUTION NO. 16-520

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AMENDING THE NEVADA COUNTY GENERAL PLAN LAND USE MAP DESIGNATIONS FOR THE SODA SPRINGS AREA PLAN (GP16-004)

WHEREAS, the County of Nevada, acting by and through its Board of Supervisors, did, on the fourteenth day of November 1995, adopt a General Plan for the County of Nevada, as evidenced by Resolution 95-530, pursuant to the Provisions of Article 6, of Chapter 3 of Division 1 of Title 7, of the Government Code of the State of California; and

WHEREAS, Section 650301(b) of the Government Code of the State of California identifies the adoption of area plans as an amendment to the General Plan; and

WHEREAS, the Board of Supervisors has determined that amendments to the General Plan land use map are now warranted, consistent with General Plan policy; and

WHEREAS, on August 25, 2016, the Planning Commission held a duly noticed public hearing on the proposed General Plan text amendments (GP14-003), the General Plan Land Use Map amendments (GP16-004), the corresponding Zoning District Map amendments which include parcel specific RC (Rural Center) and SP (Site Performance) Combining Districts (Z16-005), and the Zoning Ordinance text amendments (ORD14-002) (collectively "Project") in which the Commission reviewed the proposed Initial Study and Negative Declaration together with all comments received during the public review period, and recommended adoption of this same Initial Study before making a recommendation to the Board of Supervisors on the proposed Project; and

WHEREAS, after reviewing and considering the proposed Project, the Planning Commission recommended that the Board of Supervisors approve the proposed Resolution to amend the General Plan Land Use Map (GP16-004) as shown and described in Exhibit "A" attached hereto and made a part of this Resolution; and

WHEREAS, on October 25, 2016, the Board of Supervisors, after giving required public notice, and having held a public hearing, heard evidence regarding the following amendments:

Application of the County of Nevada to amend the Nevada County General Plan in order to adopt an Area Plan for the Soda Springs Rural Center and to amend the General Plan land use map to change the land use designations of certain parcels set forth in Exhibit "A" attached hereto and made a part of this Resolution.

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

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 establish access to County maintained roads that will accommodate the anticipated future development of the various proposed primary uses; and
4. That the sites are physically suitable for the proposed land use designations, as reviewed by the Initial Study and Negative Declaration (EIS14-004/SCH#2016-072059). The various designations are consistent with uses surrounding each of the various locations.

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 and adopt an amendment to the Nevada County General Plan Land Use Maps, re-designating those sites set forth in Exhibit "A", consistent with boundaries of the Soda Springs Rural Center and said properties within.