



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

A RESOLUTION AMENDING NEVADA COUNTY GENERAL PLAN LAND USE MAP DESIGNATION FOR ASSESSOR'S PARCEL NUMBER (APN) 08-070-34 (GP16-001: RIDGE ROAD) FROM PUBLIC (PUB) TO NEIGHBORHOOD COMMERCIAL (NC); APN 36-170-17 (GP16-002: QUAKER HILL CROSS ROAD) FROM RURAL COMMERCIAL (RC) TO URBAN SINGLE FAMILY (USF); AND APN 56-470-17 (GP16-003: EAST LIME KILN ROAD) FROM PUBLIC (PUB) TO ESTATE (EST)

WHEREAS, on November 14, 1995, the County of Nevada adopted a General Plan for the County of Nevada, through Resolution 95-530; and

WHEREAS, Nevada County Consolidated Fire District is the owner of Assessor's Parcel Numbers 08-070-34, 36-170-17, and 56-470-17; and

WHEREAS, Nevada County Consolidated Fire District has requested that the General Plan Land Use Map designation be amended for each of the project sites; and

WHEREAS, the land use re-designation from Public (PUB) to Neighborhood Commercial (NC) (GP16-001: Ridge Road), Rural Commercial (RC) to Urban Single Family (USF) (GP16-002: Quaker Hill Cross Road), and Public (PUB) to Estate (EST) (GP16-003 East Lime Kiln) will allow for the future reuse of these former fire stations properties; and

WHEREAS, these General Plan Land Use Map amendments are necessary for the Nevada County Consolidated Fire District to sell these properties to private owners; and

WHEREAS, notices of the proposed action amending the General Plan Land Use Maps were submitted to the Nevada County Public Works Dept., Nevada County Transportation Commission, Nevada County Building Department, City of Grass Valley Community Development Agency, Northern Sierra Air Quality Mgt. Dist., Friends of Banner Mtn., Native American Heritage Comm., Nevada County Fire Protection Planner, Central Valley Regional Water Quality Board, Nevada County Economic Resource Council, United Auburn Indian Community, Washoe Tribe of Nevada and California, CA Department of Fish & Wildlife, CNPS-Redbud, Caltrans Highways, Nevada Irrigation District, CALFIRE, LAFCo, General Plan Defense Fund, Rural Quality Coalition, Federation of Neighborhood and adjacent property owners; and

WHEREAS, as required by Senate Bill 12 (Burton) and Assembly Bill 52 (Gatto), the County of Nevada sent a request for consultation to the United Auburn Indian Community who in return did not request specific consultation for this project; and

WHEREAS, the County has prepared a project specific Initial Study/ Negative Declaration (IS/ND) (EIS16-004) and circulated it a 20-day public comment period from May 5, 2016 to May 25, 2016; and

WHEREAS, on May 26, 2016, the Planning Commission held a duly noticed public hearing on the proposed General Plan Land Use Map designation amendment (GP16-001, GP16-002, and GP16-003) and property specific rezone (Z16-002; Z16-003) (collectively "Project") in which the Commission reviewed the proposed IS/ND together with all comments received during the public review period, and recommended adoption of this same Negative Declaration before making a recommendation to the Board of Supervisors on the proposed Project; and

WHEREAS, the Planning Commission after reviewing and considering the proposed project on May 26, 2016, and after taking public testimony and deliberating on the project voted 3-0 (2 absent) to recommend that the Board of Supervisors approve the proposed Resolution to amend the General Plan Land Use Map designations (GP16-001, GP16-002, and GP16-003) as shown and described in Exhibit "A" attached hereto and made a part of this Resolution; and

WHEREAS, the Nevada County Board of Supervisors, held a duly noticed public hearing on the proposed amendment to the General Plan Land Use Map, re-designating the subject parcels as described herein; and

WHEREAS, separate Resolutions of the Board of Supervisors approved the Project's Negative Declaration (EIS16-004), and by separate Ordinance of the Board of Supervisors adopted the site specific rezoning associated with the Project (Z16-002 and Z16-003); and

WHEREAS, the Board of Supervisors, after reviewing and considering the recommendations of the Nevada County Planning Commission regarding the proposed amendments to the Nevada County General Plan Land Use Map, all information and evidence submitted in favor and against the proposed amendments, and the complete record before it, has determined that an amendment to the County's General Plan is now warranted.

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

- A. That the proposed amendment re-designating the land use designation from Public (PUB) to Neighborhood Commercial (NC) (GP16-001: Ridge Road), Rural Commercial (RC) to Urban Single Family (USF) (GP16-002: Quaker Hill Cross Road), and Public (PUB) to Estate (EST) (GP16-003: East Lime Kiln) is consistent with and furthers the goals, objectives, policies and program of the General Plan and the provisions of the Nevada County Land Use and Development Code;
- B. That the Site is physically suitable for the Neighborhood Commercial (NC), Urban Single Family (USF), and Estate (EST) General Plan Land Use Designation, in that the site does not contain significant areas of slopes or sensitive environmental resources, which cannot be avoided through appropriate site planning. The site has adequate access to an adequately maintained road and subsequently will accommodate the anticipated development of commercial and residential building and resultant uses;
- C. That the land use re-designation of the project site is conforming to the other lands surrounding the project parcels;
- D. That the project is found to be consistent with the General Plan Goals and Policies that promote the creation of sustainable economy and protection of environmental resources; and
- E. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

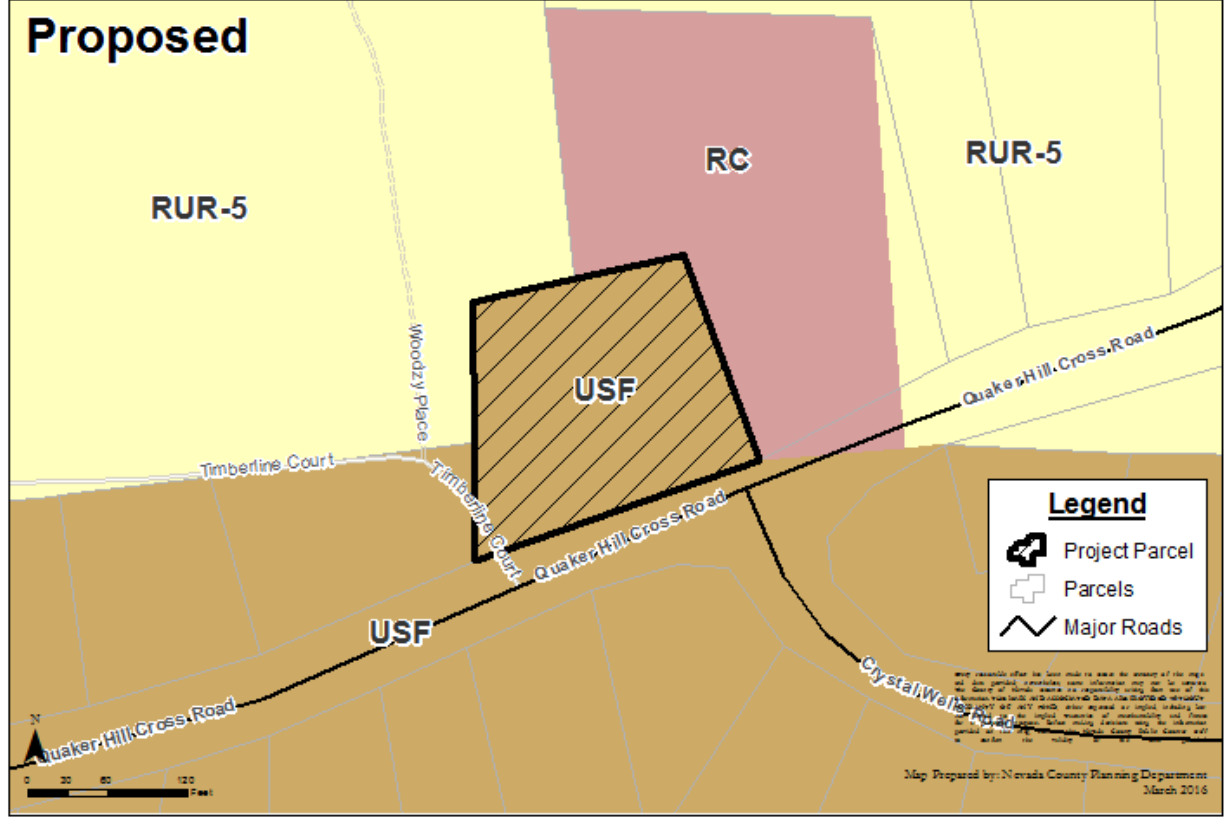
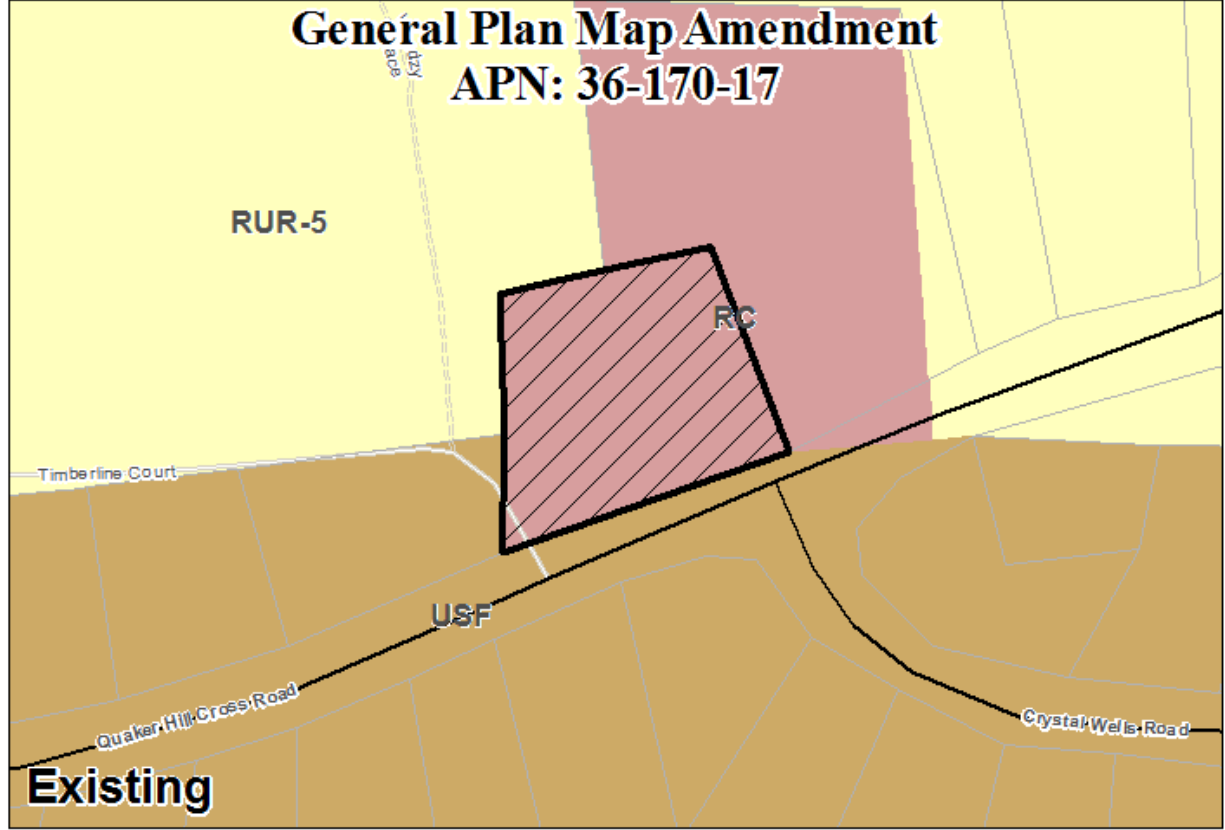
BE IT FURTHER RESOLVED that based on the foregoing findings, and the entire record before it, the Nevada County Board of Supervisors does hereby approve and adopt an amendment to the Nevada County General Plan Land Use Maps, re-designating these former fire station properties from Public (PUB) to Neighborhood Commercial (NC) (GP16-001: Ridge Road), Rural Commercial (RC) to Urban Single Family (USF) (GP16-002: Quaker Hill Cross Road), and Public (PUB) to Estate (EST) (GP16-003: East Lime Kiln), consistent with boundaries of said properties, as described and set forth in Exhibit A attached hereto.

EXHIBIT A



General Plan Map Amendment

APN: 36-170-17



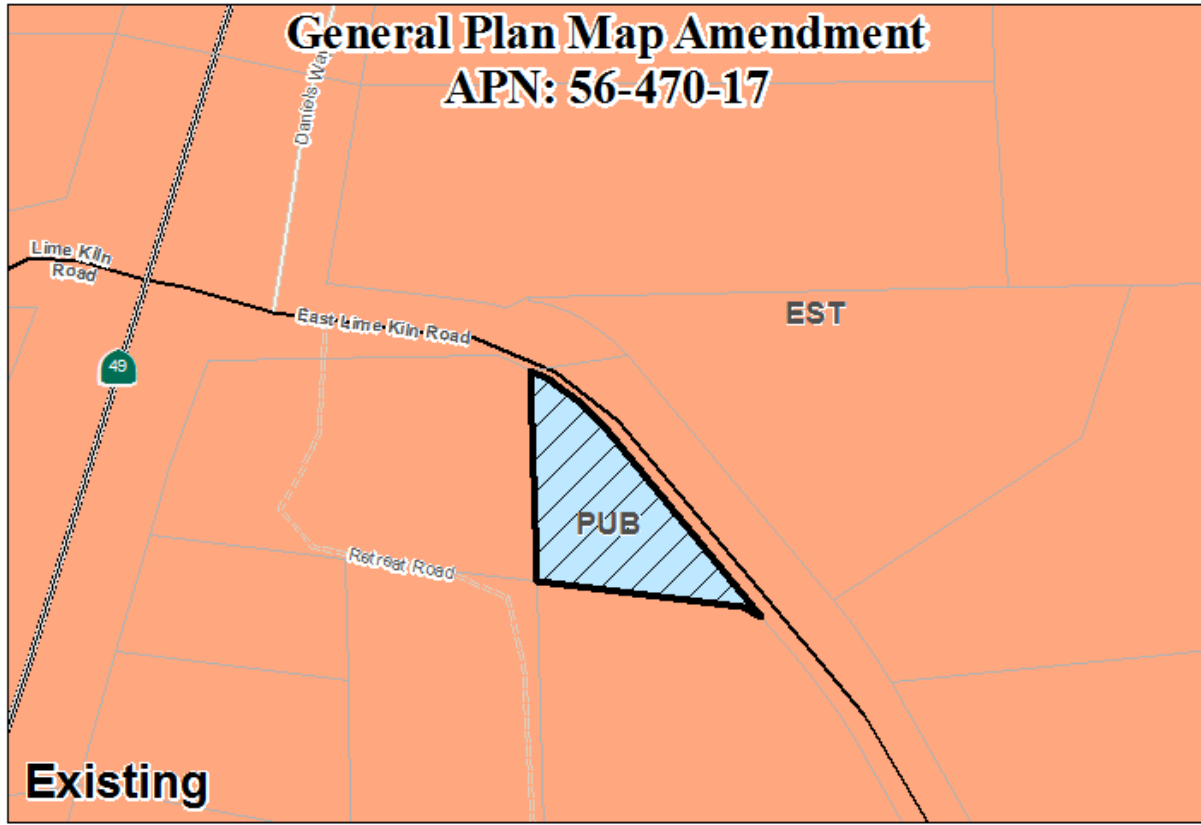
Legend

-  Project Parcel
-  Parcels
-  Major Roads

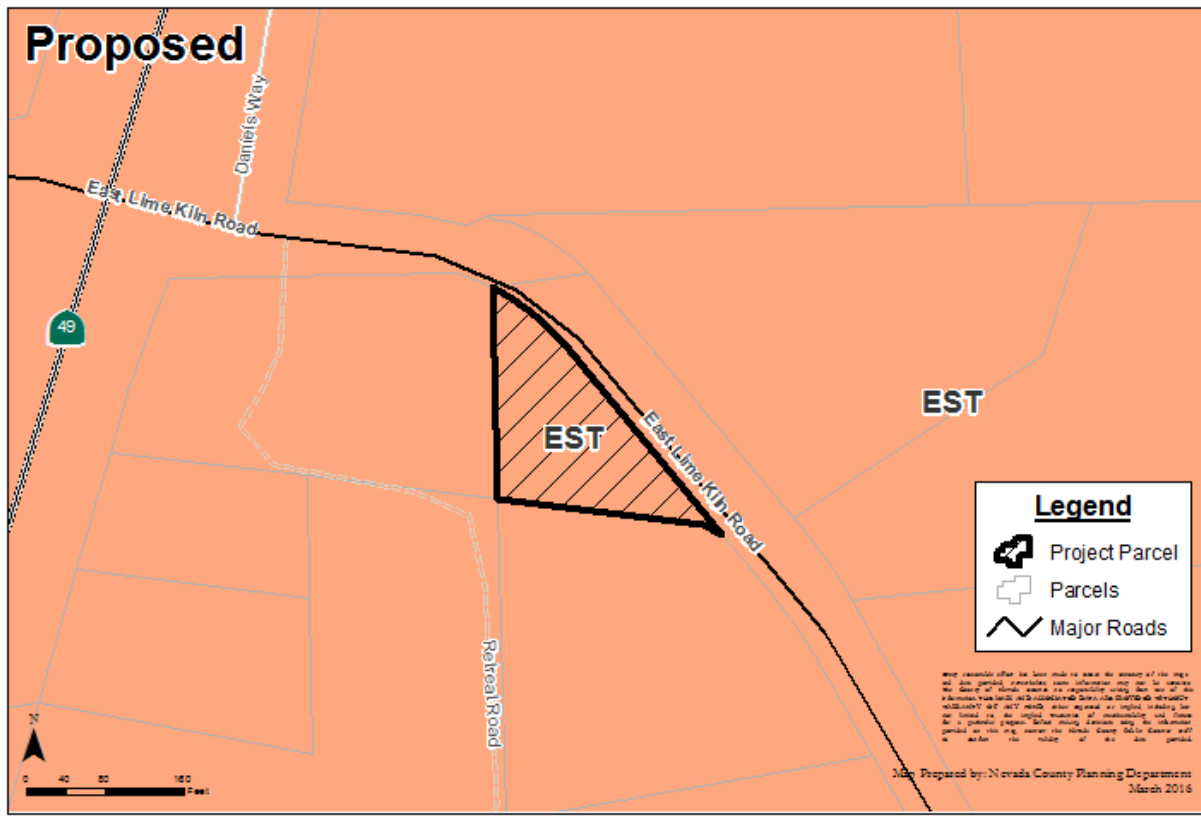
Map Prepared by: Nevada County Planning Department
March 2016

General Plan Map Amendment

APN: 56-470-17



Existing



Proposed

Legend

-  Project Parcel
-  Parcels
-  Major Roads

Map prepared by Nevada County Planning Department
March 2016