



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AMENDING THE NEVADA COUNTY GENERAL PLAN CHAPTER 1: LAND USE ELEMENT SUPPORTING PLANNING DOCUMENTS AND POLICY 1.3.13 TO ADOPT THE SODA SPRINGS AREA PLAN (GP14-003)

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

WHEREAS, the General Plan Chapter 1: Land Use Elements identifies Soda Springs as a likely candidate for an Area Plan, and Program 1.2.1.b of Policy 1.2.1 directs review and analysis of the current distribution, effectiveness and appropriateness of the Highway Commercial (HC) land use designation; and

WHEREAS, on March 25, 2014, the Board of Supervisors issued Board Order BO-14-02 directing the Advance Planning Division work program priorities for Phase II of the General Plan Land Use Element. The work plan calls for a new Area Plan for the community of Soda Springs; and

WHEREAS, 51 parcels have been deemed most suitable for land-use re-designation, which requires a General Plan Land Use Map amendment to ensure consistency with the various proposed land use designations for those parcels; and

WHEREAS, this project includes the associated rezoning of those parcels, including adding the RC (Rural Center) Combining District to 77 parcels and SP (Site Performance) Combining District to 194 parcels; and

WHEREAS, the County prepared a project specific Initial Study and Negative Declaration (IS/ND) and circulated it for review by responsible and trustee agencies, and the public, and submitted it to the State Clearinghouse (EIS14-004/SCH#2016-072059) for a review and comment period by State agencies between July 22, 2016, and August 22, 2016 (32-days); 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 text (GP14-003) as shown and described in Exhibit "A" attached hereto and made a part of this Resolution; and

WHEREAS, on October 25, 2016, the Nevada County Board of Supervisors, held a duly noticed public hearing on the Project, which includes the proposed text amendments to the General Plan; and

WHEREAS, a separate Resolution of the Board of Supervisors adopted the Project's Initial Study/Negative Declaration (EIS14-004), a separate Resolution of the Board of Supervisors adopted the General Plan Land Use Map amendments (GP16-004), a separate Ordinance of the Board of Supervisors adopted site specific rezoning associated with the Project (Z16-005), and an Ordinance of the Board of Supervisors adopted Zoning Ordinance text amendments (ORD14-002); and

WHEREAS, the Board of Supervisors, after reviewing and considering the recommendations of the Nevada County Planning Commission regarding the proposed text amendments to the Nevada County General Plan, 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:

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 the text amendments to the Nevada County General Plan set forth in Exhibits "A" and "B".

Exhibit A

“Chapter 1: Land Use – Supporting Planning Documents

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- **Area Plans**

Area Plans are supporting land use policy documents that compliment and assist in the further implementation of the goals, policies and programs of the General Plan. The five adopted Area Plans are: Penn Valley Village Area Plan (1999), Higgins Corner Area Plan (2000), Loma Rica Industrial Area Plan (2006), North San Juan Area Plan (2010), and the Soda Springs Area Plan (2016). The following communities have been recognized as likely candidates for Area Plans: Washington, Chicago Park, Cedar Ridge, Alta Sierra, and Rough and Ready.”

Exhibit B

“Policy 1.3.13

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Rural Region Area Plans are an optional planning tool whose purpose is to allow a more specific treatment of a *Rural Region* area, especially its unique characteristics. Each *Rural Region* Area Plan must contain at least one *Rural Place* and related territories based upon topographical and watershed boundaries. *Rural Region* Area Plans are to complement and assist in the further implementation of the goals, objectives, and policies of the General Plan.

The North San Juan Rural Center Area Plan was adopted in 2010, and the Soda Springs Area Plan was adopted in 2016, and are the only *Rural Region* Area Plans”