



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

**A RESOLUTION AMENDING THE NEVADA COUNTY
GENERAL PLAN LAND USE MAP DESIGNATIONS FOR
SPECIFIC SITES TO REALIGN FUNCTIONALLY
COMPATIBLE USES WITH THEIR SURROUNDINGS WHILE
MAINTAINING STRONG ENVIRONMENTAL AND
NEIGHBORHOOD CHARACTER AND COMPATIBILITY
PROTECTIONS (GP15-002).**

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

WHEREAS, General Plan Program 1.2.1.b of Policy 1.2.1 directs review and analysis of the current distribution, effectiveness and appropriateness of the Business Park 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 an analysis of the County's Business Park (BP) land use designation, Zoning District and development standards; and

WHEREAS, eight of the sixteen sites that have been deemed most suitable for redesignation, and one site suitable for reconfiguration, have been identified to require a General Plan land use designation change to ensure consistency with the various proposed land use designations for those sites; and

WHEREAS, this project includes the associated rezoning of the eight sites, and reconfiguration of one site, to the various zoning districts including various combining districts; and

WHEREAS, the County prepared a site 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 (EIS15-012/SCH#2015102048) for a review and comment period by State agencies that ran from October 16, 2015 to November 16, 2015 (31-days); and

WHEREAS, on November 19, 2015, the Planning Commission held a duly noticed public hearing on the proposed General Plan Land Use Map amendments (GP15-002), site specific Zoning District Map amendments (Z15-003), General Plan text amendments (GP15-003), and Zoning Ordinance text amendments (ORD15-002) (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 designations (GP15-002) as shown and described in Exhibit "A" attached hereto and made a part of this Resolution; and

WHEREAS, on January 26, 2016, the Nevada County Board of Supervisors, held a duly noticed public hearing on the proposed amendments to the General Plan Land Use Map, redesignating those areas shown in Exhibit "A" and consisting of: approximately 9.6 acres of land currently designated Business Park (BP) located at 10060, 10062, 10064, 10066, 10068, 10076, 10091, and 10101 Streeter Rd., Auburn CA 95602, comprised of Assessor's Parcels Numbers (APN) 57-071-63, 57-250-01 through 57-250-16, 57-071-62, 57-210-05 and 57-210-06; approximately 50.1 acres which includes 12077 State Hwy. 49, and 11750, 11872, 12022 and 12270 La Barr Meadows Rd., Grass Valley CA 95949, comprised of APN 22-140-41, 22-140-43, 22-160-04, 22-160-06, and 22-160-33; approximately 4.77 acres located at 10592 Spenceville Rd., Penn Valley CA 95946, identified as APN 51-151-09; approximately 26.2 acres fronting the Rough and Ready Hwy. (no address) Grass Valley CA 95945, representing a portion of APN 52-160-45; approximately 18 acres located at 11613 Rough and Ready Hwy., Grass Valley CA 95945, representing a portion of APN 07-111-04; approximately 38 acres located north of the intersection of the Rough and Ready Hwy. and Ridge Rd. (no address) Grass Valley CA 95945, representing a portion of APN 07-111-03; approximately 152.99 acres located at 11336, 11352, 10966, 11452, 11542, 11612 E. Bennett St. and including other non-addressed parcels along E. Bennett St., as well as 10344 Centennial Dr., and other non-addressed parcels along Whispering Pines Dr., Grass Valley, CA 95945, comprised of APN 09-550-32, -37, -38, -39, -40, 09-560-10, -13, -14, -16, -18, -19, -25, -29, -30, -31, -35, -36, -37, -38, -39, -45, -46, -47, and APN 09-680-48, -51, and -52; approximately 1.56 acres located at 12370 Bitney Springs Rd., Grass Valley CA 95945, identified as APN 52-070-48; and approximately 8.32 acres located at 14858 N. Bloomfield-Graniteville Rd., Nevada City CA 95959, representing a portion of APN 34-060-81; and

WHEREAS, a separate Resolution of the Board of Supervisors adopted the Project's Initial Study – Negative Declaration (EIS15-012), a separate Ordinance of the Board of Supervisors adopted site specific rezoning associated with the Project (Z15-003), a separate Resolution of the Board of Supervisors adopted General Plan text amendments (GP15-003), and an Ordinance of the Board of Supervisors adopted Zoning Ordinance text amendments (ORD15-002); 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 Maps, 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.

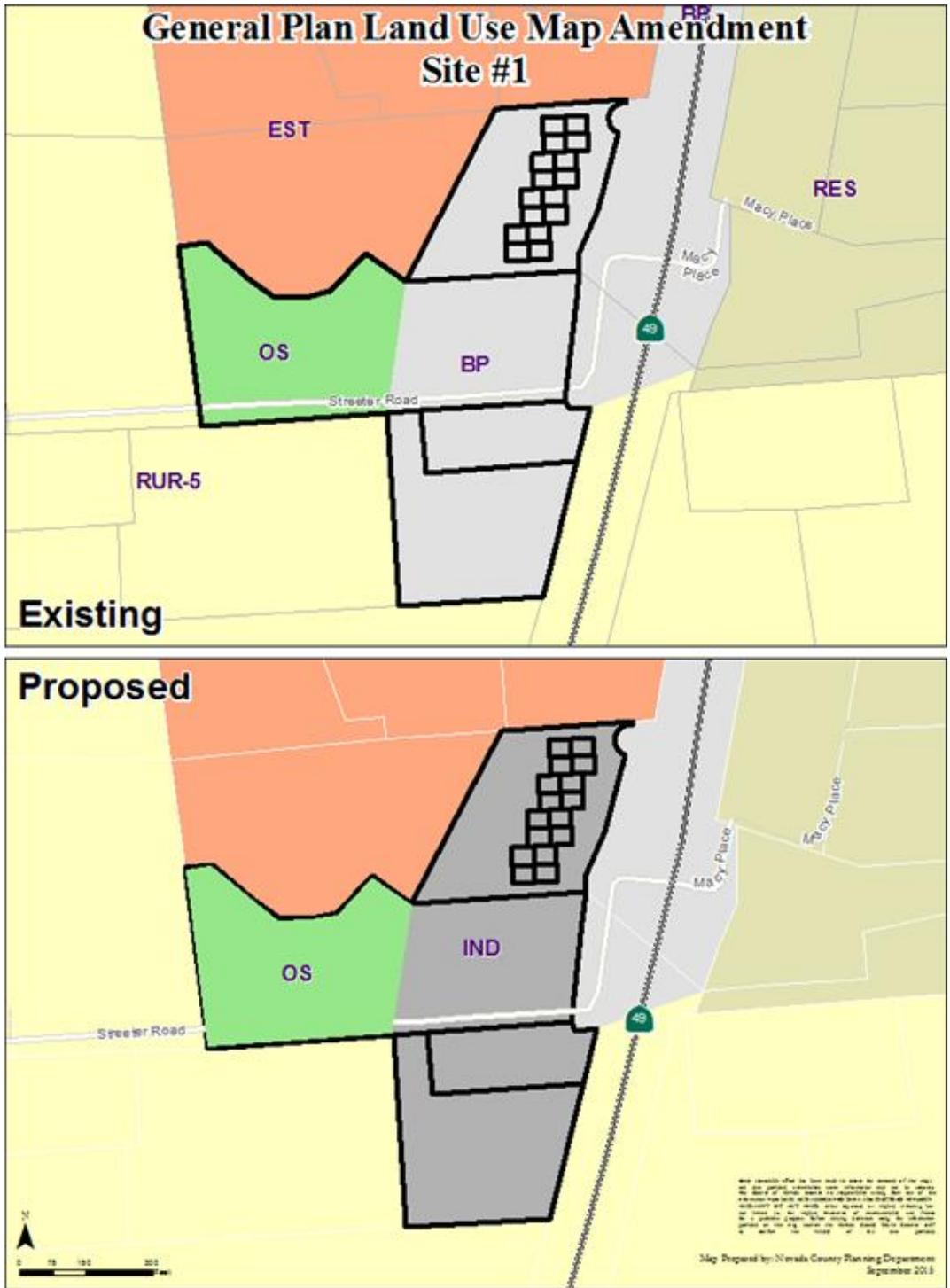
NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the County of Nevada hereby finds and determines:

1. That the proposed amendment to the General Plan is 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 Chapter 1 and Chapter 3 focused on land use and sustainable economic development opportunities including those locations currently zoned Business Park; and
2. That the proposed amendment 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, including the Business Park land use designation and all other proposed designations, 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 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 (SCH#2015102048). The various designations are consistent with uses surrounding each of the various locations.

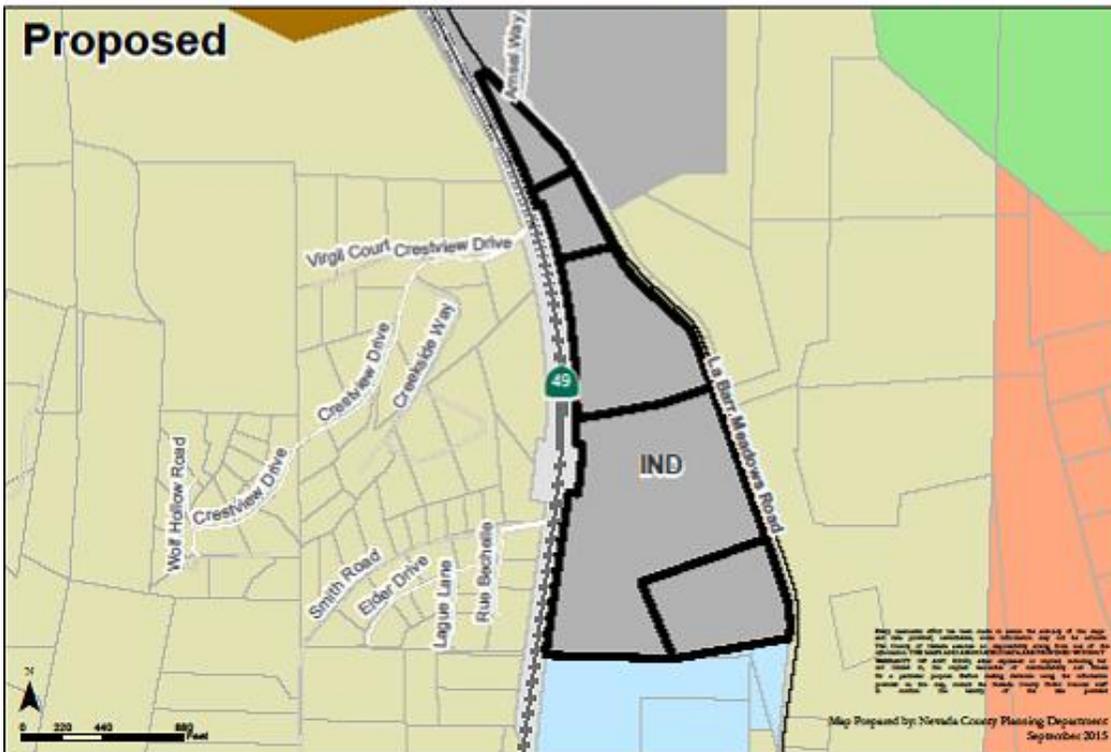
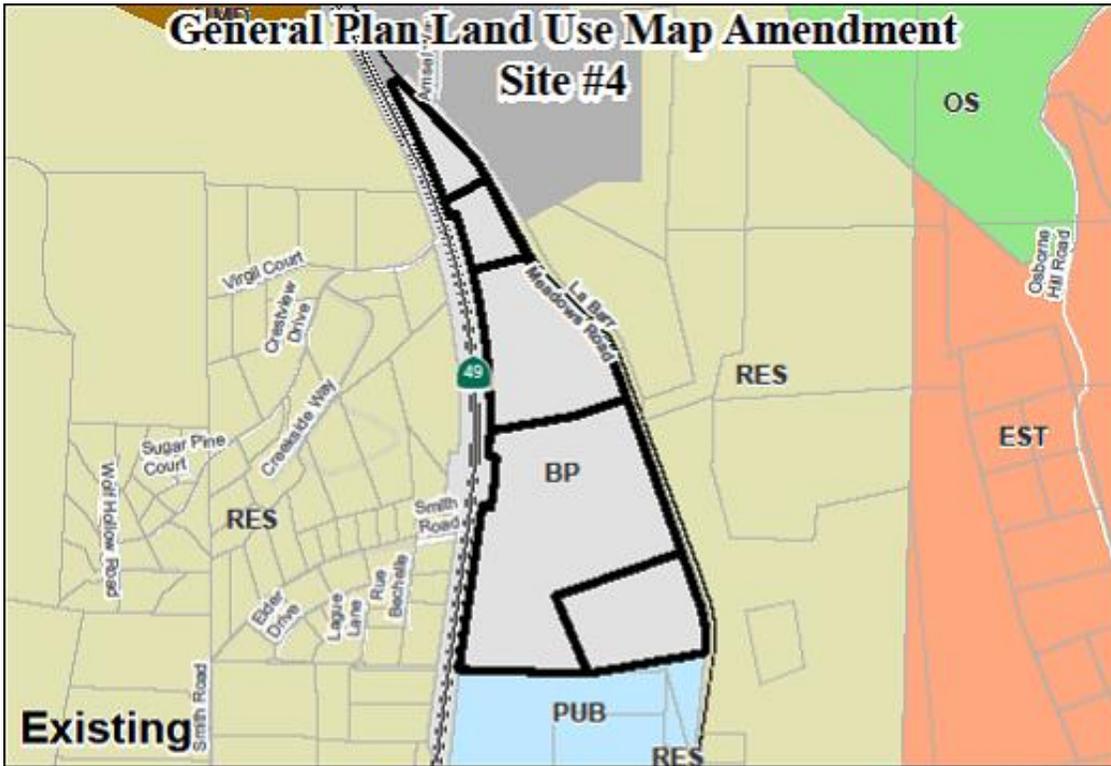
BE IT FURTHER RESOLVED that based on the foregoing findings, and the entire record before it, the Nevada County Board of Supervisors does hereby approve and adopt an amendment to the Nevada County General Plan Land Use Maps, redesignating those sites as described and set forth in Exhibit "A", consistent with boundaries of said properties.

Exhibit A



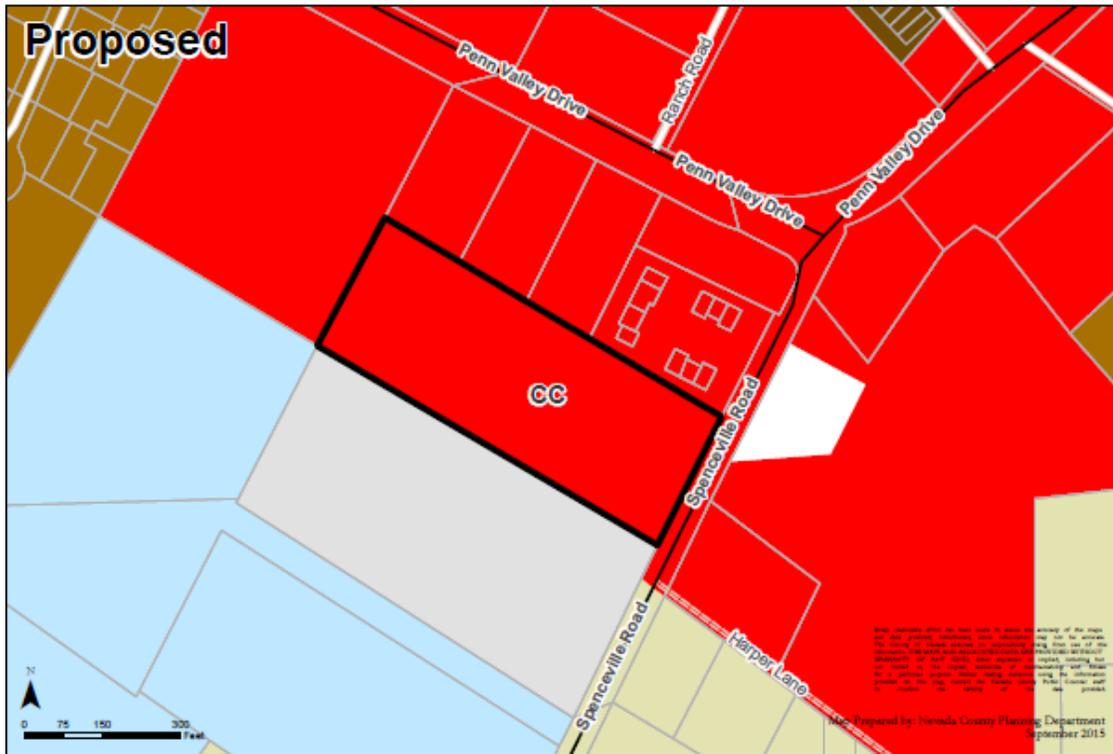
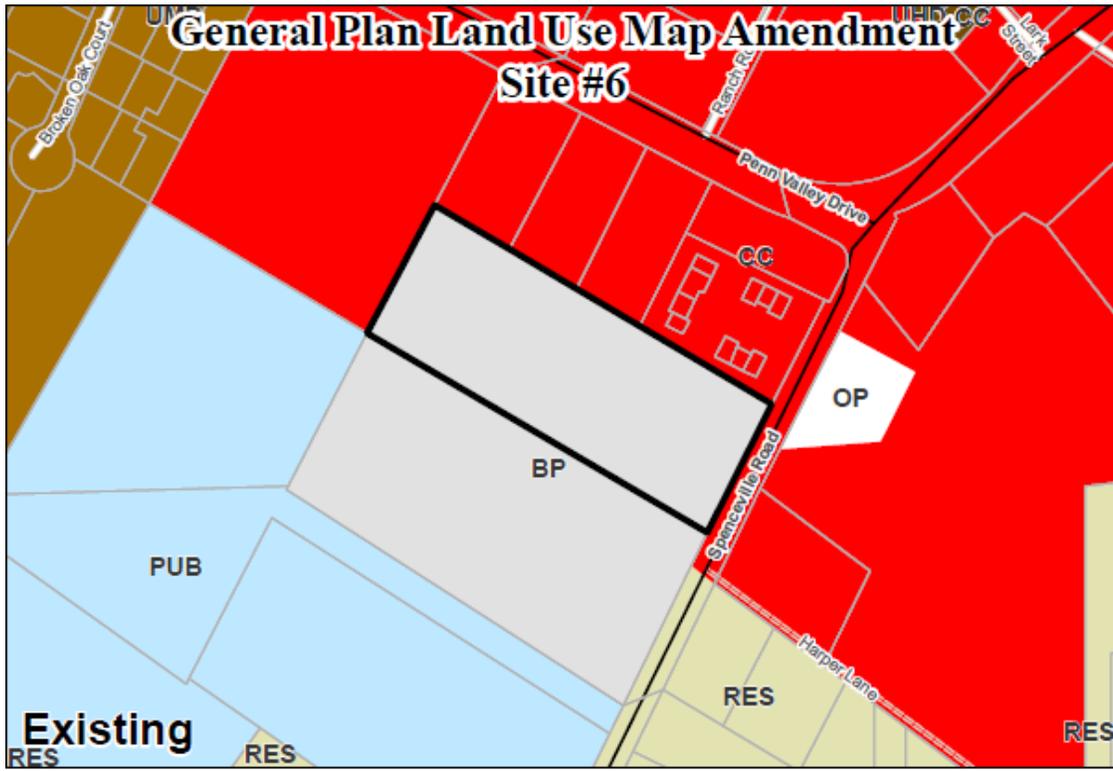
General Plan Land Use Map Amendment

Site #4



General Plan Land Use Map Amendment

Site #6

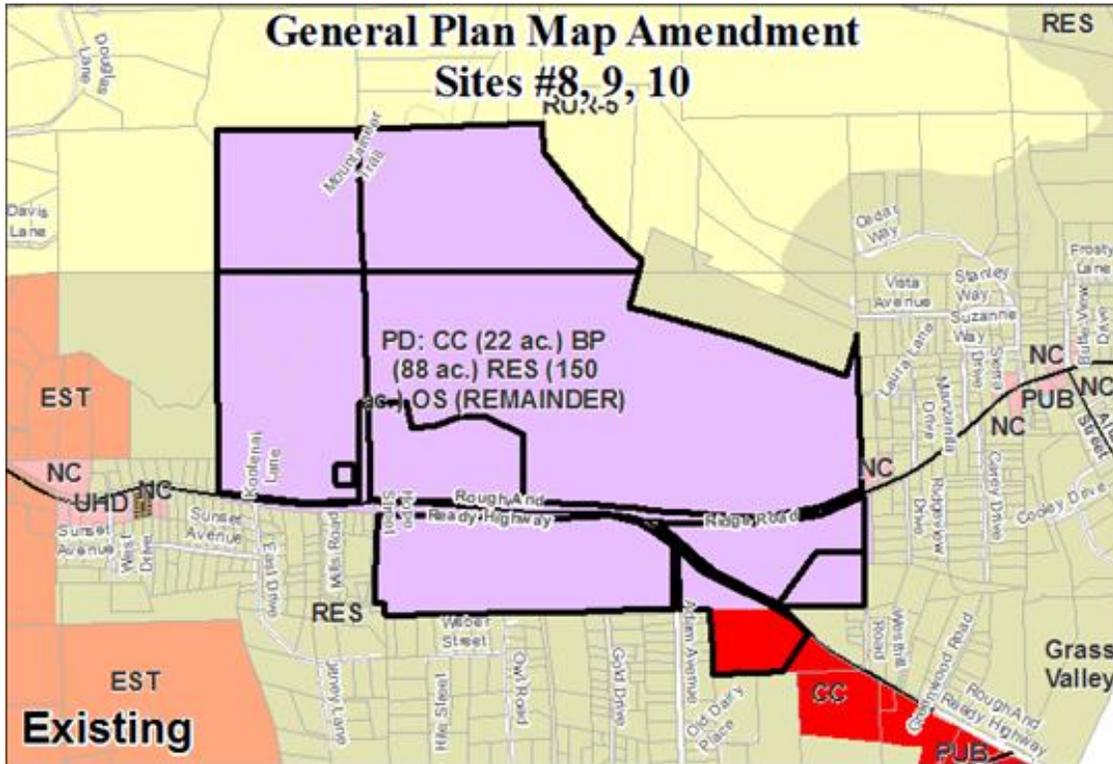


General Plan Map Amendment

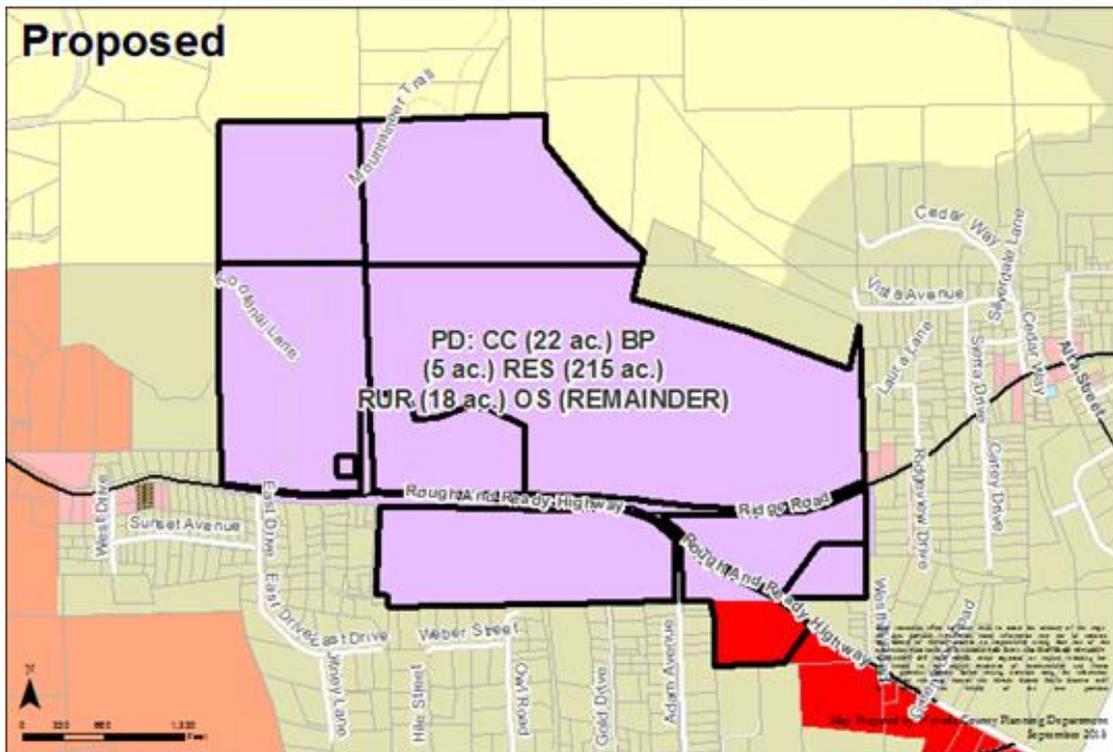
Sites #8, 9, 10

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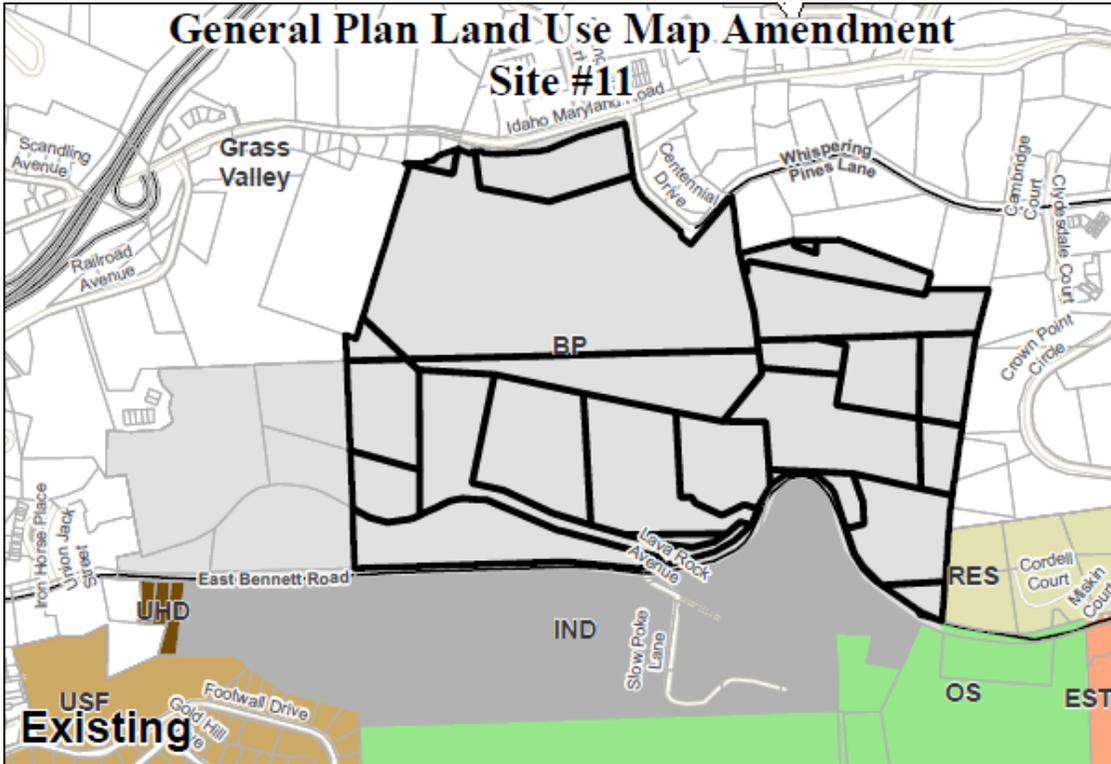
Proposed



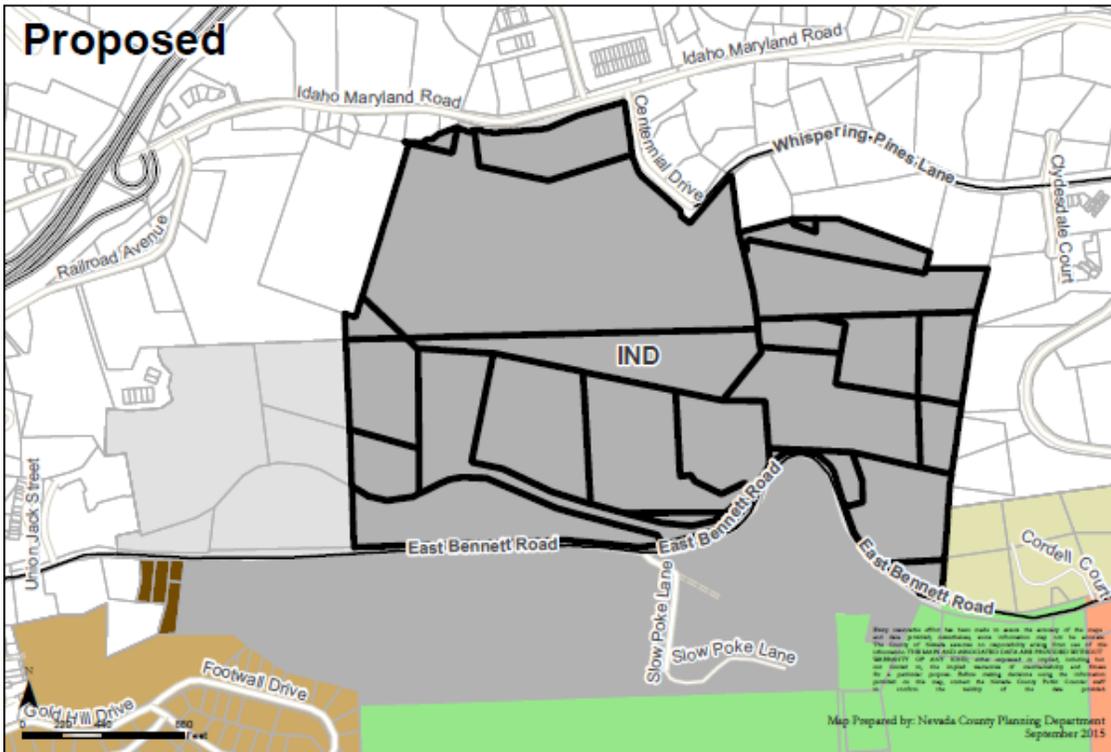
City of Grass Valley Planning Department
September 2015

General Plan Land Use Map Amendment

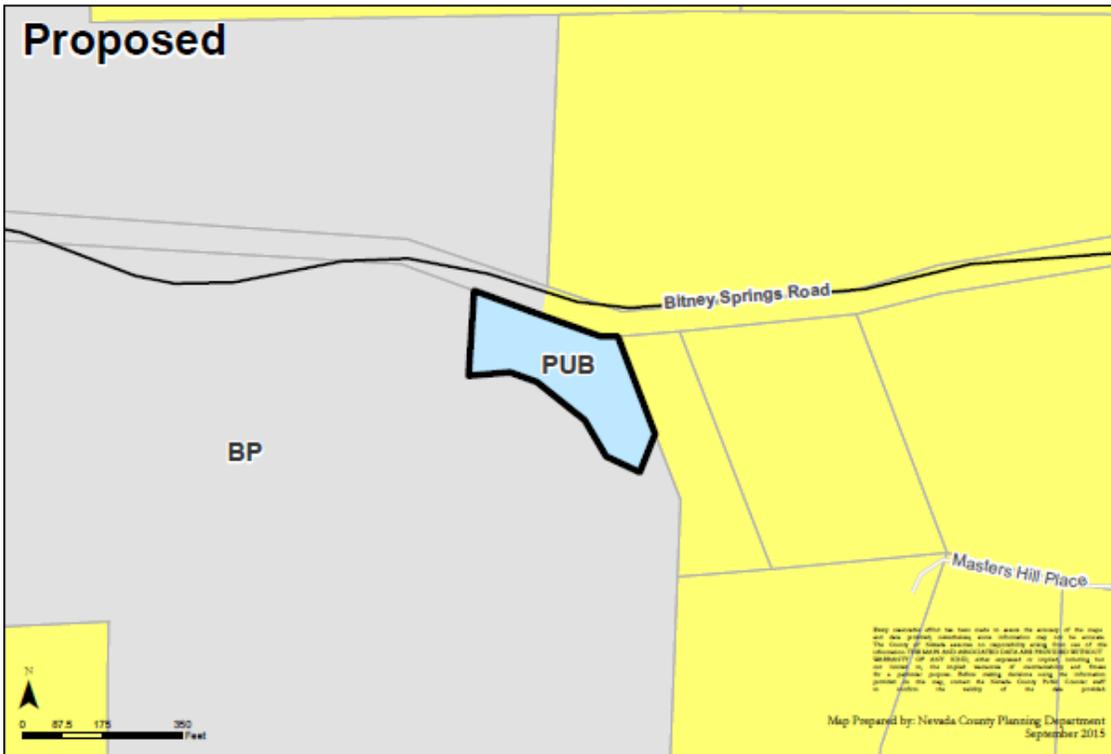
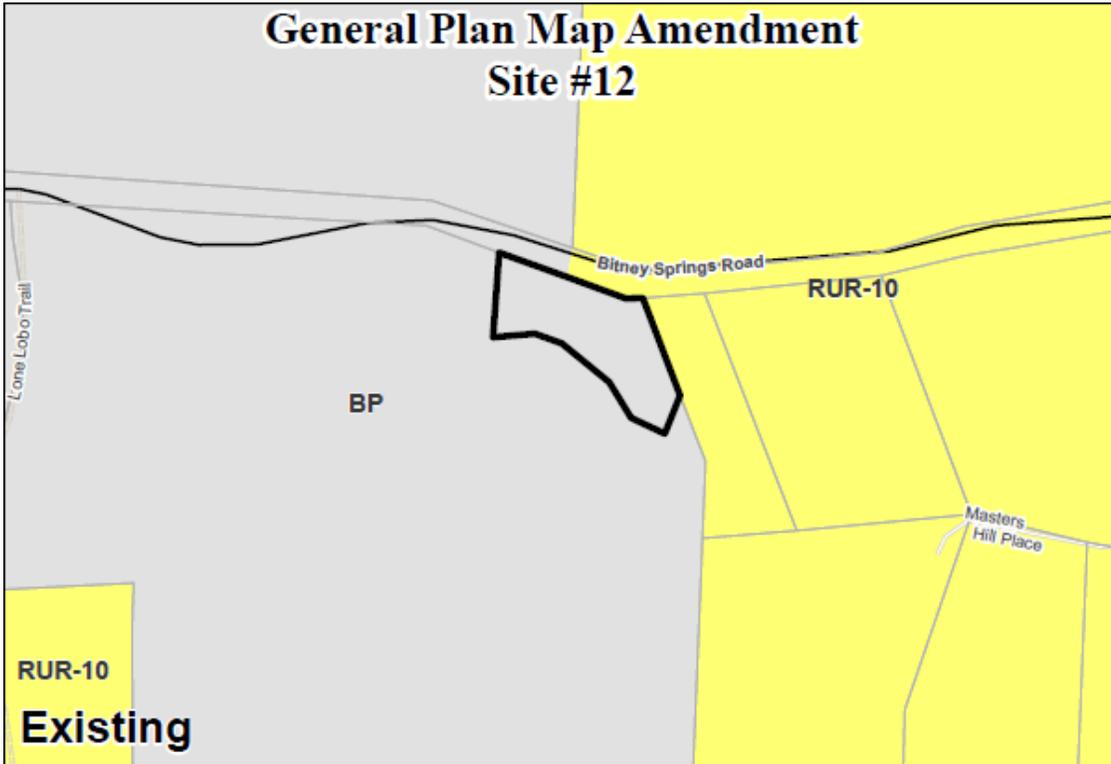
Site #11



Proposed

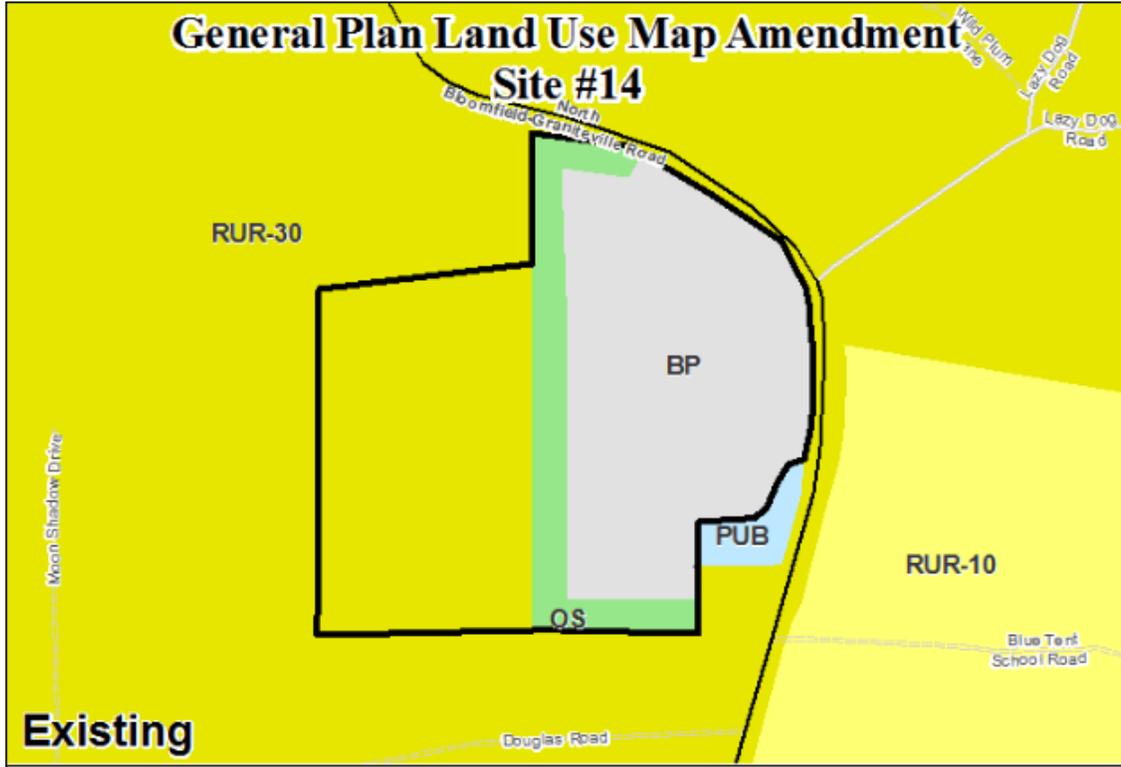


General Plan Map Amendment Site #12

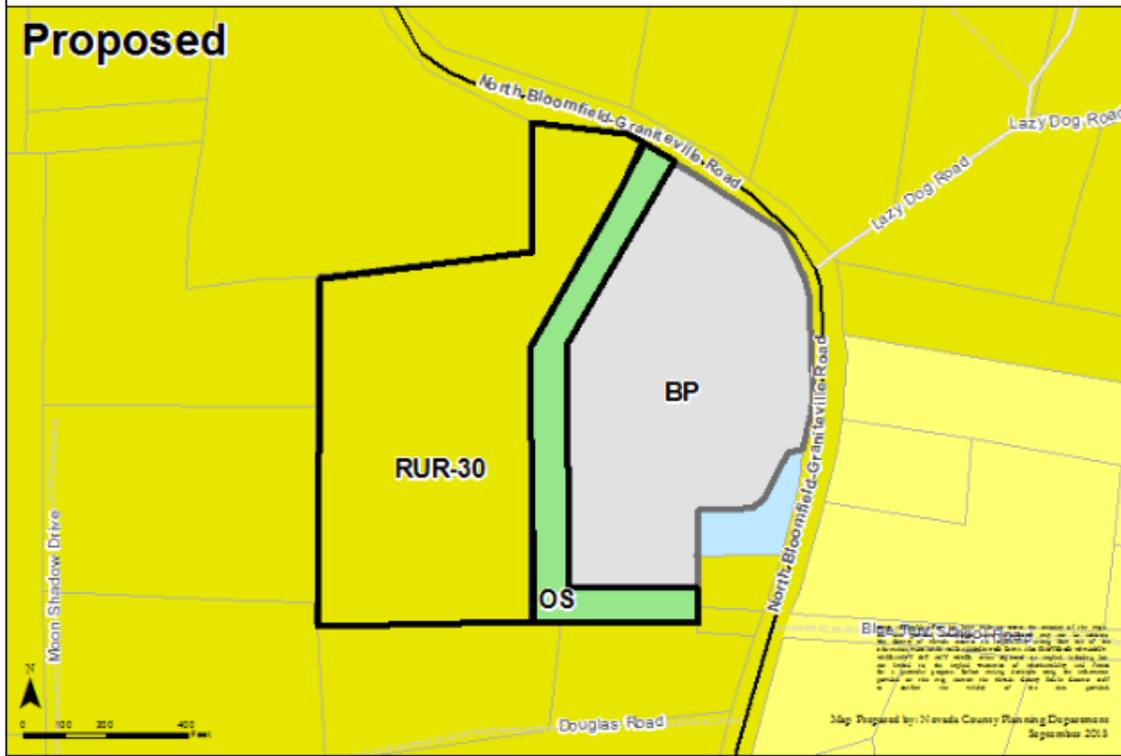


General Plan Land Use Map Amendment

Site #14



Existing



Proposed