



RESOLUTION NO. 16-519

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