



**RESOLUTION NO. 16-518**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

**RESOLUTION ADOPTING A NEGATIVE DECLARATION (EIS14-004)  
FOR THE SODA SPRINGS AREA PLAN WHICH INCLUDES  
GENERAL PLAN TEXT AMENDMENTS (GP14-003), GENERAL PLAN  
LAND USE MAP AMENDMENTS (GP16-004), ZONING DISTRICT MAP  
AMENDMENTS (Z16-005), AND A ZONING ORDINANCE TEXT  
AMENDMENT (ORD14-002)**

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 Soda Springs community in accordance with the Supporting Planning Documents and Program 1.2.1.b of the General Plan Land Use Element; and

WHEREAS, Nevada County is proposing General Plan amendments to adopt the Soda Springs Area Plan including land use designation changes to 51 parcels within the Soda Springs Rural Center, and corresponding Zoning Ordinance text and map amendments, including adding the "RC" (Rural Center) Combining District to 77 specific parcels and "SP" (Site Performance) Combining District to 194 specific parcels, to revitalize the economic vitality of Donner Summit and remove unnecessary obstacles to well-planned development and support and the valued rural community character (Project); and

WHEREAS, on July 22, 2016, the Planning Department staff prepared an Initial Study and Negative Declaration (IS/ND) for the Project (EIS14-004), a copy of which is attached to this Resolution; and

WHEREAS, the IS/ND was submitted directly to affected local, regional and state agencies, and was released for a 32-day public review period, commencing on July 22, 2016 and ending August 22, 2016; and

WHEREAS, the IS/ND analyzes all of the potential environmental impacts of the proposed Project and found that no significant impacts would result from the approval of the Project; and

WHEREAS, on August 25, 2016, the Planning Commission held a public hearing on the proposed 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 on the proposed Project; and

WHEREAS, on October 25, 2016, the Board of Supervisors held a public hearing on the proposed Project in which the Board reviewed the proposed IS/ND together with all comments received during the public review period, and adopted this same Negative Declaration before taking final action on the proposed Project.

NOW, THEREFORE, BE IT RESOLVED, that the Nevada County Board of Supervisors has reviewed and considered the recommendation of the Planning Commission and has independently reviewed the Initial Study and proposed Negative Declaration (EIS14-004), together with all comments received during the public review period, and hereby finds and determines as follows:

- A. The above recitals are true and correct.
- B. On the basis of the whole record before the Board of Supervisors, there is no substantial evidence that the proposed Project will have a significant effect on the environment.
- C. The IS/ND reflects the Board's independent judgment and analysis.
- D. The documents and materials constituting the record of the proceedings on which this decision is based are located and in the custody of the Nevada County Planning Department at 950 Maidu Avenue, Nevada City, California.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Negative Declaration (EIS14-004) for the General Plan text amendments (GP14-003), the General Plan Land Use Map amendments (GP16-004), the Zoning District Map amendments (Z16-005), and Zoning Ordinance text amendment (ORD14-002).

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to file a Notice of Determination pursuant to CEQA Guidelines Section 15075 within five working after adoption of this resolution and approval of the proposed Project.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a special meeting of said Board, held on the 25th day of October, 2016, by the following vote of said Board:

Ayes: Supervisors Nathan H. Beason, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Dan Miller, Chair