



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION ADOPTING A NEGATIVE DECLARATION (EIS20-0002) FOR THE PROPOSED GENERAL PLAN LAND USE (GPA20-0002), ZONING DISTRICT MAP AMENDMENT (RZN20-0002), AND PETITION FOR EXCEPTIONS (PFX20-0002) FOR MR. IAN GRAY (APPLICANT) (APN 008-070-034)

WHEREAS, On March 20, 2020, the applicant filed for a General Plan Land Use and Zoning District Map amendment accompanied with a Petition for Exceptions to the Driveway Standard for property located at 13115 Ridge Road, Grass Valley, CA also known as Assessor's Parcel Number (APN) 008-070-034; and

WHEREAS, pursuant to Section 15074 of the California Environmental Quality Act Guidelines, the County of Nevada as Lead Agency prepared a draft Initial Study (IS)/proposed Negative Declaration (ND) (EIS20-0002) for the proposed project; and

WHEREAS, the IS resulted in a determination that the project would not result in a significant physical change to the environment and subsequently a Negative Declaration (EIS20-0002) has been recommended for this project which is provided as Exhibit A of this Resolution; and

WHEREAS, the IS/ND was submitted directly to affected local, regional and state agencies, for a 20-day public review period, commencing on October 7, 2020 to October 27, 2020; and

WHEREAS, the IS/ND analyzed 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 November 12, 2020, the Planning Commission held a public hearing on the proposed Project in which the Commission reviewed the proposed revised IS/ND together with all comments received during the public review period, and after taking public testimony and deliberating on the project voted 3-1, 1 absent to recommend adoption of this same Negative Declaration before making a recommendation to the Board on the proposed Project; and

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 (EIS20-0002), 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 as mitigated.
- 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 (EIS20-0002) for the Ian Gray General Plan Amendment, Rezone and Petition for Exceptions project.

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 days after adoption of this resolution and approval of the proposed Project.