



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AMENDING THE NEVADA COUNTY GENERAL PLAN LAND USE MAP DESIGNATIONS FOR THE PENN VALLEY COMMUNITY CHURCH FOR THE TWO PROPERTIES KNOWN AS ASSESSOR'S PARCEL NUMBERS 050-020-032 AND 050-020-072; 14567 AND 14685 PLEASANT VALLEY DRIVE, PENN VALLEY (GPA19-0001)

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

WHEREAS, on September 24, 2020, the Planning Commission held a duly noticed Public Hearing on the proposed General Plan Land Use Map designation amendment (GPA19-0001) and site specific rezone (RZN19-0001) (collectively "Project") in which the Commission reviewed the proposed Mitigated Negative Declaration (EIS19-0003) together with all comments received during the public review period, and recommended approval of this same EIS before making a recommendation to the Board of Supervisors on the proposed Project; and

WHEREAS, the Board of Supervisors has determined that certain amendments to the General Plan are now warranted due to change in circumstances, and

WHEREAS, after reviewing and considering the proposed Project, the Nevada County Planning Commission recommended that the Nevada County Board of Supervisors approve the proposed Resolution to amend the General Plan Land Use Map designations (GPA19-0001) as shown and described in Exhibit "A" attached hereto and made a part of this Resolution; and

WHEREAS, the Nevada County Board of Supervisors, after giving the required notice, holding the required public hearings, heard the evidence regarding said proposed amendments as follows; and

WHEREAS, said proposed amendment is part of the applications associated with the Penn Valley Community Church application, the environmental effects of which were analyzed in the Mitigated Negative Declaration (EIS19-00003) which was presented to the Board of Supervisors and the Board of Supervisors has reviewed and adopted that document for this project; and

RELATIVE to this amendment, and consistent with Policy 1.41 of the Land Use Chapter of the Nevada County General Plan, said approval is based on the following findings in support of this amendment:

- A. 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; and
- B. That the project site is physically suitable for the Office & Professional (OP) and Recreation (REC) General Plan Land Use Designations, in that the site does not contain significant areas of excessively steep slopes or other sensitive environmental resources, which cannot be avoided through appropriate site planning. The property has adequate access to a County maintained road, adequate provisions for public facilities and utilities; and
- C. That the project Office & Professional (OP) and Recreation (REC) General Plan Land Use Designations are compatible with other surrounding residential and agricultural uses; and
- D. That the project Mitigated Negative Declaration (EIS19-003) is adequate for this General Plan Land Use Map Amendment and rezoning pursuant to CEQA Section 15074 and 15097; and
- E. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the County.

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

SAID BOARD OF SUPERVISORS does hereby approve and adopt said amendment to the Nevada County General Plan land use maps, which amends the land use designations of the subject parcels as represented on Exhibit "A".

SAID BOARD OF SUPERVISORS does hereby approve and adopt said amendment to the Nevada County General Plan land use maps, which provides that the Penn Valley Community Church properties shall be permitted:

Office-Professional - 6.4-acres
Recreation - 11.1-acres

BE IT FURTHER RESOLVED that the Nevada County Planning Department is hereby directed to file a Notice of Determination with the County Recorder pursuant to Public Resources Code Section 21152(a) and Section 15075 of the State CEQA Guidelines.