



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A TENTATIVE FINAL MAP TO SUBDIVIDE 2 LEGAL PARCELS WITH SIX APNS, TOTALING APPROXIMATELY 307-ACRES, INTO ELEVEN (11) LOTS RANGING IN SIZE FROM 4-ACRES TO 127.4-ACRES LOCATED ON ASSESSOR'S PARCEL NUMBERS 038-330-001, 038-330-002, 038-330-003, 038-330-004, 038-330-086, 038-330-087.

WHEREAS, on March 3, 2023 the Nevada County Planning Department received an application for an Immediate Rezone and a Tentative Final Map submitted on behalf of John Paye; and,

WHEREAS, the proposed project application was submitted to relevant County, State, and Federal agencies, California Native American Tribes, applicable stakeholder groups, property owners within 500-feet of the project site and other members of the public as public notice of the proposed action; and

WHEREAS, the County has prepared a project specific Draft Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (EIS24-0008) and circulated it for a 30-day public comment period from February 15, 2025 through March 17, 2025 and held a public hearing before the Planning Commission to recommend approval of the IS/MND; and

WHEREAS, on March 27, 2025, the Planning Commission held a duly noticed public hearing on the proposed Tentative Final Map (TFM23-0001) (collectively "Project") in which the Planning Commission reviewed the proposed IS/MND and MMRP together with all comments received during the public review period; and

WHEREAS, after reviewing and considering the proposed Project, the Planning Commission recommended by a 3-0 (2 absent) vote that the Board of Supervisors approve the proposed Tentative Final Map for the Project; and

WHEREAS, the Nevada County Board of Supervisors on April 22, 2025 held a duly noticed public hearing on the proposed Project; and

WHEREAS, separate Resolutions of the Board of Supervisors adopted the Project's IS/MND (EIS24-0008) and MMRP, and a separate Ordinance of the Board of Supervisors adopting an immediate rezone of APNs: 038-330-001, 038-330-002, 038-330-003, 038-330-004, 038-330-086, 038-330-087 from Timber Production Zone - 40 (TPZ-40) to Residential Agricultural-10 (RA-10) (APNS 38-330-01, 02, 03, 04, & 87) and General Agricultural-30 (AG-30) (APN 38-330-86); and

WHEREAS, the Board of Supervisors, after reviewing and considering the recommendations of the Nevada County Planning Commission regarding the proposed Tentative Final Map, all information and evidence submitted in favor and against the proposed Tentative Final Map, and the complete record before it, has determined that the Tentative Final Map is now approved subject to the Conditions of Approval and Mitigation Measures provided within Exhibit A and Site Map provided in Exhibit B, attached herein and made a part of the project action.

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

- A. That the proposed division is consistent with the Goals, Objectives, and Policies of the Nevada County General Plan, and with the development standards of the Nevada County Land Use and Development Code;
- B. That adequate public services exist within the project area and are available to serve the project, including County-maintained roads, public schools, and fire protection from the Nevada County Consolidated Fire District;
- C. That the site is physically suitable for the type of development and the proposed density of development and the Resource Standards of County Zoning Regulations, evidenced by its consistency with the General Plan and the ability to comply with site development standards of the RA-10 and AG-30 zoning districts;
- D. That the design of the proposed subdivision and its improvements, together with the recommended Conditions of Approval and Mitigation Measures, would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- E. That the design of the proposed subdivision and its improvements are not likely to cause serious public health problems, as evidenced by correspondence from the County Department of Environmental Health and Nevada County Office of the Fire Marshal;
- F. That the design of the land division and the type of improvements required will not conflict with any easement acquired by the public at large for access through or use of property within the proposed subdivision;
- G. That all feasible Mitigation Measures have been imposed on this project;
- H. That the Conditions and Mitigation Measures provided in this decision are necessary to protect the public health, safety, and welfare;
- I. That no finding can be made pursuant to Government Code Section 66474 that requires project denial.

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 the Tentative Final Map located on Assessor's Parcel Numbers 038-330-001, 038-330-002, 038-330-003, 038-330-004, 038-330-086, 038-330-087.

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