



RESOLUTION NO. 25-392

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

A RESOLUTION TO ADOPT THE PROPOSED AMENDMENT TO THE NEVADA COUNTY GENERAL PLAN LAND USE MAP DESIGNATION FROM RURAL WITH A MINIMUM PARCEL SIZE OF 20-ACRES (RUR-20) TO RURAL WITH A MINIMUM PARCEL SIZE OF 10-ACRES (RUR-10) (GPA24-0002) FOR ASSESSOR'S PARCEL NUMBER (APN) 060-150-063

WHEREAS, on April 8, 2024, the Applicant filed an application requesting a General Plan Amendment (GPA24-0002), Rezone (RZN24-0002), Tentative Parcel Map (TPM24-0003), Watercourse Management Plan (MGT24-0019), Oak Resources Management Plan (MGT24-0020) and Petition for Exceptions to Fire Safe Driveway Standards (PFX24-0009) for the project site; and

WHEREAS, on March 21, 2025 the Planning Department staff prepared an Initial Study and Mitigated Negative Declaration ("IS/MND") for the Project (EIS24-0006) a copy of which is attached to this Resolution as Exhibit A; and,

WHEREAS, the IS/MND was submitted directly to affected local, regional, state, and federal agencies, and was released for a 31-day public review period, commencing on March 21, 2025 and ending April 21, 2025; and,

WHEREAS, the IS/MND 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 April 24, 2025, the Planning Commission held a public hearing on the proposed Project in which the Commission reviewed the proposed IS/MND together with all comments received during the public review period, and recommended on a 3-1 (1 absent) vote adoption of this same Mitigated Negative Declaration before making a recommendation to the Board on the proposed General Plan Amendment, Rezone, Tentative Parcel Map, Watercourse Management Plan, Oak Resources Management Plan, and Petition for Exceptions to Fire Safe Driveway Standards; and

WHEREAS, on June 24, 2025, the Nevada County Board of Supervisors, held a duly noticed public hearing on the proposed Project in which the Board of Supervisors made a motion to direct Staff to return to the Board of Supervisors with Resolutions in support of the project at a later date to be determined, which will be noticed appropriately; and

WHEREAS, on July 22, 2025, the Nevada County Board of Supervisors, held a duly noticed public hearing on the proposed Project in which the Board of Supervisors reviewed the proposed IS/MND together with all comments received during the public

review period, and recommended on a vote adoption of this same Mitigated Negative Declaration before taking action on the proposed General Plan Amendment, Rezone, Tentative Parcel Map, Watercourse Management Plan, Oak Resources Management Plan, and Petition for Exceptions to Fire Safe Driveway Standards; 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 Mitigated Negative Declaration (EIS24-0006), together with all comments received during the public review period, and pursuant to the California Environmental Quality Act Guidelines Sections 15073.5 and 15074 hereby finds and determines as follows:

1. The above recitals are true and correct.
2. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned (including mitigation for potentially adverse impacts to air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, utilities/service systems, and wildfire) might have any significant adverse impact on the environment;
3. That the proposed Mitigated Negative Declaration reflects the independent judgment of the Board of supervisors; and that the mitigation measures attenuating potential impacts to air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, utilities/service systems, and wildfire, will reduce potentially significant impacts to less than significant levels;
4. That the location and custodian of the documents which constitute the record of these proceedings is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City, California.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Mitigated Negative Declaration (EIS24-0006) for the Gabelman Project.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 22nd day of July 2025, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek, and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By: 


Heidi Hall, Chair