



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED HOLIDAY MARKET PROJECT (EIS24-0007)

WHEREAS, on May 20, 2024, the Applicant filed an application requesting a General Plan Amendment (GPA24-0003), Rezone (RZN24-0003), Development Permit (DVP24-2), and Oak Resources Management Plan (MGT24-0011) for the project site; and

WHEREAS, on October 17, 2025 the Planning Department staff completed an Initial Study and Mitigated Negative Declaration (“IS/MND”) for the Project (EIS24-0007) 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 30-day public review period, commencing on October 17, 2025 and ending November 17, 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 December 2, 2025, the Planning Commission held a public hearing on the proposed Project in which the Commission reviewed the proposed IS/MND and associated Monitoring and Reporting Program together with all comments received during the public review period, and recommended on a 5-0 vote adoption of this same Mitigated Negative Declaration and Monitoring and Reporting Program before making a recommendation to the Board on the proposed General Plan Amendment, Rezone, Development Permit, and Oak Resources Management Plan; and

WHEREAS, on February 17, 2026, 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 and Monitoring and Reporting Program together with all comments received during the public review period, and approved on a ____ vote adoption of this same Mitigated Negative Declaration and Monitoring and Reporting Program before

taking action on the proposed General Plan Amendment, Rezone, Development Permit, and Oak Resources Management Plan; 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 (EIS24-0007) including a Mitigation Monitoring and Reporting Program, 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, might have any significant adverse impact on the environment; and
3. That the proposed Mitigated Negative Declaration reflects the independent judgment of the Board of Supervisors; and that the mitigation measures, as agreed to by the applicant, will reduce potentially significant impacts to less than significant levels; and
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 (EIS24-0007) and Monitoring and Reporting Program for the Holiday Market Project.