



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH THE ADOPTION OF AN ORDINANCE AMENDING ZONING DISTRICT MAP NO. 052a TO REZONE ASSESSOR'S PARCEL NUMBER 004-140-067 FROM RESIDENTIAL AGRICULTURAL – 3-ACRE MINIMUM PARCEL SIZE – PLANNED DEVELOPMENT (RA-3-PD) TO RESIDENTIAL AGRICULTURAL – 1.5-ACRE MINIMUM PARCEL SIZE (RA-1.5), AND THE ADOPTION OF RESOLUTION A OR B DENYING OR APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT AND OPERATION OF A 6-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT CONTAINING SIX (6) ONE-BEDROOM APARTMENTS, AS WELL AS THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE ON THE SITE. (FILE NOS. PLN21-0311; RZN21-0004; CUP21-0006; EIS22-0009)

WHEREAS, the zoning map amendment (RZN21-0004) is being sought by the County of Nevada, property owner; and,

WHEREAS, on September 23, 2022 the Planning Department staff prepared an Initial Study and Mitigated Negative Declaration (“IS/MND”) for the Project (EIS22-0009) 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 September 23, 2022 and ending October 24, 2022; 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 November 10, 2022, 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 2-1 vote adoption of

this same Mitigated Negative Declaration before making a recommendation to the Board on the rezone.

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 (EIS22-0009), 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 aesthetics, agriculture/forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, noise, tribal cultural resources, and utilities/service systems) 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 aesthetics, agriculture/forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, noise, tribal cultural resources, and utilities/service systems, 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 (EIS22-0009) for the **Ranch House** Project, to allow for the rezoning of the project parcel from RA-3-PD to RA-1.5 and the adoption of a resolution approving a Conditional Use Permit (CUP21-0006) to allow for the development and operation of a 6-unit multifamily residential development containing six (6) one-bedroom apartments, as well as the demolition of an existing single-family residence that exists on the project site.