



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION (EIS15-003) FOR THE PROPOSED ZONING DISTRICT MAP AMENDMENTS (Z15-001) AND DEVELOPMENT AGREEMENT (MIS16-0009) FOR THE ANANDA VILLAGE PROJECT

WHEREAS, on March 13, 2017, the Planning Department staff prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the Project, a copy of which is attached to this Resolution (EIS15-003); and

WHEREAS, the IS/MND was submitted directly to affected local stakeholders and to regional and state agencies, and was released for a 30-day public review period, commencing on March 13, 2017, and ending April 11, 2017; and

WHEREAS, the IS/MND analyzes all of the potential environmental impacts of the proposed Project and found that all impacts would be mitigated to a less-than-significant level with implementation of the recommended mitigation measures which have been incorporated into the Conditions of Approval of the Project; and

WHEREAS, on April 27, 2017, 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 adopted this same Mitigated Negative Declaration before making a recommendation to the Board on the proposed Zoning District Map Amendments (Z15-001) and Development Agreement (MIS16-0009); and

WHEREAS, on May 23, 2017, the Board of Supervisors held a public hearing on the proposed Project in which the Board reviewed the proposed IS/MND, together with all comments received during the public review period, and adopted this same Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors having reviewed and considered the recommendation of the Planning Commission, has independently reviewed the IS/MND (EIS15-003), together with all comments received during the public review period, and hereby adopts the proposed IS/MND pursuant to Sections 15073.5 and 15074 of the California Environmental Quality Act Guidelines and determines as follows:

- A. 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;
- B. That the proposed Mitigated Negative Declaration reflects the independent judgment and analysis 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;

- C. That the changes made to Mitigation Measure 9B will substantially protect environmental resources onsite and are equivalent to or more effective than the originally proposed wording of this measure pursuant to CEQA Section 15074.1, and that the changes made to the description of the proposed rezone and Mitigation Measure 9B will not result in additional significant impacts pursuant to CEQA Section 15073.5;
- D. The above recitals are true and correct; and
- E. The documents and materials constituting the record of the proceedings on which this decision is based are located and in the custody of the Nevada County Planning Department at 950 Maidu Avenue, Nevada City, California.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Mitigated Negative Declaration (EIS15-003) for the Zoning District Map Amendments (Z15-001) and Development Agreement (MIS16-0009) for the Ananda Village Comprehensive Master Plan Project (U15-002).

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to file a Notice of Determination pursuant to CEQA Guidelines Section 15075 within five working days after adoption of this resolution and approval of the proposed Project.