

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, October 8, 2024, at 10:00 a.m. or as soon thereafter as the matter may be heard, in the Truckee Town Hall Council Chambers of the Truckee Town Hall Administrative Center, at 10183 Truckee Airport Road Truckee, California, 96161, the Nevada County Board of Supervisors will hold a public hearing to consider the following project:

PLN23-0054, CUP23-0004, EIS24-0004: A Public Hearing to consider the appeal filed by Donald B. Mooney on behalf of Friends of Prosser Truckee regarding the Planning Commission's decision to adopt a Mitigated Negative Declaration (EIS24-0004) and to approve the Conditional Use Permit (CUP23-0004) to allow for the construction and operation of a mixed-use development including a forestry management and material processing facility supported by a wood fired boiler and associated structures (facility), and six residential dwelling units for State-Regulated Employee Housing in three duplexes located on an approximately 124-acre subject property at 10375 Silverado Way in Truckee, California. APN 016-530-031.

**RECOMMENDED ACTION:** Deny the appeal, and uphold the decision of the Planning Commission to adopt a Mitigated Negative Declaration (EIS24-0004) and to approve the Conditional Use Permit (CUP23-0004) to allow for the construction and operation of a mixed-use development including a forestry management and material processing facility supported by a wood fired boiler and associated structures (facility), and six residential dwelling units for State-Regulated Employee Housing in three duplexes located on an approximately 124-acre subject property at 10375 Silverado Way in Truckee, California.

Documents pertaining to the property affected by the proposed action are available for public review and consideration at the following locations: at the Clerk of the Board's Office, 950 Maidu Avenue, Suite 200, Nevada City, CA 95959; and the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

You have a right to attend the public meeting to discuss the project, provide oral testimony, and/or submit written materials regarding these matters. Written materials and comments (an original and 9 copies) may be submitted to the Clerk of the Board at 950 Maidu Avenue, Nevada City, CA 95959; by emailing [BOS.PublicComment@nevadacountyca.gov](mailto:BOS.PublicComment@nevadacountyca.gov); or by submitting an e-Comment online at [www.nevadacountyca.gov/boardmeetings](http://www.nevadacountyca.gov/boardmeetings) and must be received no later than 4:00 pm on October 7, 2024. As the date grows closer to the public hearing, please see the October 8, 2024, agenda for information on how to provide comments during the public hearing. Written or emailed public comments received by 4:00 p.m. the day prior to the meeting will be provided to the Board members electronically or in written format and will become part of the public record. The Board Chair may place reasonable restrictions on the time allowed to any person to speak on these matters.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing."

NEVADA COUNTY BOARD OF SUPERVISORS

BY:

  
Jeffrey Thorsby, Chief of Staff/Clerk of the Board

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SIERRA SUN