

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, June 28, 2022 at 1:30 p.m., or as soon thereafter as the matter may be heard, the Nevada County Board of Supervisors will hold a public hearing for the following project:

PLN21-0281; RZN21-0003; CUP21-0005; PFX21-0006; EIS22-0003: Public hearing to consider the meeting of Nevada County Planning Commission's May 26, 2022 (4-0) (1 absent) vote and recommendation for the 49er Self-Storage project including: 1) Adopt the Mitigated Negative Declaration (EIS22-0003); 2) Approve the Zoning District Map Amendment to rezone the subject parcel from Highway Commercial (CH) to Neighborhood Commercial (C1) (RZN21-0003); 3) Approve the Petition for Exceptions to Road Standards to allow for a reduced easement width on Johnson Place (PFX21-0006), and; 4) Approve the Conditional Use Permit to allow for the development and operation of a self-storage facility with 17 permanent buildings and 7 storage containers, as well as the formal approval of the existing Alta Sierra Family Automotive auto repair facility (District II)

LOCATION: 15638 Johnson Place in Grass Valley, CA, approximately 600 feet North of Alta Sierra Drive and State Highway 49. **APN:** 025-220-054

RECOMMENDED ENVIRONMENTAL DETERMINATION: Approve the attached Resolution, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EIS22-0003), pursuant to Section 15074 and 15097 of the California Environmental Quality Act Guidelines.

RECOMMENDED PROJECT ACTION: Introduce, waive further reading and adopt the attached Ordinance amending Zoning District Map No. 43 to rezone Assessor Parcel Number: 025-220-054 from Commercial Highway (CH) to Neighborhood Commercial (C1) (RZN21-0003) and approve the attached Resolution approving the Petition for Exceptions to Road Standards (PFX21-0006) and Conditional Use Permit (CUP21-0005).

PLANNER: Kyle Smith, Associate Planner

The public meeting will be held at the Eric Rood Administration Center Board of Supervisor Chambers, located at 950 Maidu Avenue, Nevada City. In adherence with Governor Newsom's Executive Order pertaining to the COVID-19 pandemic and social distancing guidelines as outlined by the Nevada County Public Health Department, please see the June 28, 2022 agenda after posting, or contact the Clerk of the Board at (530) 265-1480 or clerkofboard@co.nevada.ca.us, for the most updated information regarding the meeting format, as well as the various options being made available for members of the public to provide public comment in both eastern and western County. If there continues to be a high rate of COVID-19 spread within our community, the Board of Supervisors may attend the meeting and participate remotely to the same extent as if they were present.

If you challenge the proposed amendments 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:


Julie Patterson-Hunter, Clerk of the Board

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