

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, January 12, 2016, at 11:00 a.m. or as soon thereafter as the matter may be heard, in the Supervisors' Chambers, First Floor, Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, California, the Nevada County Board of Supervisors will hold a public hearing to consider GP15-002, GP15-003, Z15-003, ORD15-002, and EIS15-012 for the following potential actions:

1. Approve a Resolution adopting the Negative Declaration EIS15-012 for the approval of the proposed General Plan and Zoning Code map and text amendments to update the County's Business Park (BP) land use locations and site development standards as described below;
2. Approve a Resolution for the proposed General Plan map amendments GP15-002 to change the land use designation of one or more parcels in eight of the current locations designated BP, and reconfigure the land use designation of a ninth location pursuant to the resultant parcel configuration approved in Lot Line Adjustment File No. LA15-003;
3. Adopt the Ordinance for the proposed rezoning and Zoning District Map reconfiguration (Z15-003) of parcels consistent with the General Plan map amendments described above;
4. Approve a Resolution for the proposed General Plan text amendments GP15-003 to the BP land use description and maximum impervious coverage limits to promote opportunities for new investment and sustainable job creation of BP zoned properties; and
5. Adopt the proposed Zoning Ordinance text amendments (ORD15-002) which would remove the requirement for Comprehensive Master Plans of the entire BP site for BP zoned parcels located within approved Area Plans; cleanup existing Code language regarding outdoor manufacturing and material storage, and permitting of mini-storage facilities; add schools as a permissible use within the BP Zone District; and amend current site development standards for building setbacks and maximum impervious coverage.

The Nevada County Planning Commission, unanimously voted to approve the proposed actions and associated Resolutions and Ordinances for the General Plan and Zoning site specific map and text amendments, as outlined in paragraphs 2 through 5, above.

All documents pertaining to the proposed actions, including a legal description of the properties affected by the proposed actions, all staff reports and other supporting documents are available for public review and consideration at the following locations: at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959; and on-line by visiting the Planning Department webpage dedicated to this project: <http://www.mynevadacounty.com/nc/cda/planning/Pages/Business-Park-Zoning-Analysis.aspx>

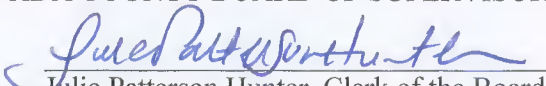
LOCATION: 16 clusters of property zoned Business Park through the unincorporated area of Nevada County.

RECOMMENDED ENVIRONMENTAL DETERMINATION: Negative Declaration. PLANNER: Patrick Dobbs, Senior Planner.

You have the right to attend the Board of Supervisor's meeting and public hearing to provide oral testimony and comment, and/or to submit written materials regarding the potential actions. Any person wishing to offer testimony on this matter should appear at the public hearing or may submit written comments (an original and 8 copies) to the Clerk of the Board at or prior to the scheduled meeting. The Board Chairperson may place reasonable restrictions on the time allowed to any person to speak on these matters. Any person speaking on behalf of an organization or group who wishes additional time must have a written statement signed by an officer of that organization stating that he/she is authorized to speak on behalf of that body, and that he/she is relaying the majority thinking thereof. If you challenge the Board of Supervisors determinations or decisions 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

PUBLISH: December 30, 2015
THE UNION

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SIERRA SUN

MAILING: December 30, 2015
ON OR BEFORE