

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, February 17, 2026, at 1:30 p.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 the following project:

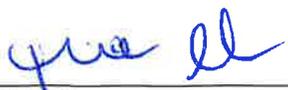
**PLN24-0089; GPA24-0003; RZN24-0003; DVP24-2; MGT24-0011; EIS24-0007 (HOLIDAY MARKET):** Public hearing to consider a proposed General Plan Amendment (GPA) and Zoning District Map Amendment (Rezone), Development Permit (DVP), and an Oak Resources Management Plan (MGT) to allow for the development of a 30,711-square-foot grocery store including an approximate 750 square-foot interior area for a Starbucks Coffee restaurant, onsite parking area, and related infrastructure. **PROJECT LOCATION:** 18805 and 18807 Pine Shadows Lane, Penn Valley, CA 95946 (APN: 051-240-014). **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend that the Board of Supervisors adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS24-0007) pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors approve the proposed General Plan Amendment (GPA24-0003), Rezone (RZN24-0003), Development Permit (DVP24-2), and Oak Resources Management Plan (MGT24-0011). **PROJECT PLANNER:** Steve Geiger, Senior Planner.

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 leaving an eComment at [www.nevadacountyca.gov/boardmeetings](http://www.nevadacountyca.gov/boardmeetings) and must be received no later than 4:00 pm on February 16, 2026. As the date grows closer to the public hearing, please see the February 17, 2026, 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 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:   
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Chief Deputy Clerk of the Board

PUBLISH: February 6, 2026  
THE UNION