

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, May 27, 2025, at 10:30 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 the following project:

**PLN24-0060; GPA24-0002; RZN24-0002; PFX24-0009; MGT24-0019; MGT24-0020; EIS24-0006:** Public Hearing to consider a proposed General Plan Amendment (GPA) and Zoning District Map Amendment (Rezone), Tentative Parcel Map (TPM), Management Plans for both Oak Resources and Watercourses (MGT), and a Petition for Exceptions to Driveway Standards (PFX). **PROJECT LOCATION:** 12100 Scenic Drive, Nevada City, CA 95959 (APN: 060-150-063). **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend that the Board of Supervisors adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS24-0006) pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors deny the proposed General Plan Amendment (GPA24-0002), Rezone (RZN24-0002), Tentative Parcel Map (TPM24-0003), Watercourse Management Plan (MGT24-0019), Oak Resources Management Plan (MGT24-0020), and Petition for Exceptions to Fire Safe Driveway Standards (PFX24-0009). **PROJECT PLANNER:** Zachary Ruybal, Associate 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 May 26, 2025. As the date grows closer to the public hearing, please see the May 27, 2025, 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:

  
Jeffrey Thorsby, Chief of Staff/Clerk of the Board

PUBLISH: May 15, 2024  
THE UNION