

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, October 9, 2018, at 1:30 pm 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 continued from the October 27, 2015 Board of Supervisors meeting regarding project number **GP12-002; Z12-002; EIR12-002** for the following actions:

- 1) Approve a Resolution approving the site specific General Plan Land Use Map Amendment (GP12-002) to re-designate "Tier 1" Sites 3 (APN: 035-412-015) and Site 5 (APN: 035-412-018) to Urban High Density, including utilizing the Certified Final Environmental Impact Report for this project (EIR12-002/SCH NO. 2009072070/Board Resolution 15-503); and
- 2) Introduce, waive further reading and adopt an Ordinance approving Zoning Map Amendments (Z12-002) to amend Zoning District Map No. 052c to change the existing zoning of "Tier 1" Sites 3 (APN: 035-412-015) and 5 (APN: 035-412-018) to High Density Residential (R3) including adding the Regional Housing Need (RH) Combining District to increase the density of those properties to provide zoning for 189-units of multifamily housing utilizing the Certified Final Environmental Impact Report for this project (EIR12-002/SCH NO. 2009072070/Board Resolution 15-503).

The Nevada County Planning Commission, by majority vote (3 ayes, 1 nay, 1 abstention) recommended approval of the proposed actions to approve a Resolution approving the site specific General Plan Land Use Map Amendment and the Ordinance approving the Zoning Map Amendments, as outlined in paragraphs 1) and 2), above.

All documents pertaining to the proposed actions, including a legal description of the properties affected by the proposed actions, the Draft and other Final EIRs, 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/2009-2014-Housing-Element-Rezone-Program-Implementation.aspx>

LOCATION:

- Site 3: (APN 035-412-015) 11791 Ranchview Ct. Grass Valley, CA 95945;
- Site 5: (APN 035-412-018) 11840 Ranchview Ct. Grass Valley, CA 95945;

RECOMMENDED ENVIRONMENTAL DETERMINATION: Board of Supervisors Certified Final Environmental Impact Report (EIR12-002) per Board Resolution 15-503. **PLANNER:** Tyler Barrington, Principal Planner

RECOMMENDED PROJECT ACTION: 1. Adopt a Resolution amending the General Plan Land Use Designation of the subject parcels from UMD to UHD; and 2. Introduce, Waive Further Reading and Adopt an Ordinance amending Zoning District Map 52c as described above. **PLANNER:** Tyler Barrington, Principal 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 (7 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: _____
THE UNION

MAILING: _____
ON OR BEFORE