

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, January 24, 2023 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:

PLN21-0311; RZN21-0004; CUP21-0006; EIS22-0009: Public Hearing to consider the Meeting of Nevada County Planning Commission's November 10, 2022 vote and recommendation for the Ranch House project including: 1) Adopt the Mitigated Negative Declaration (EIS22-0009) (Vote 2-1) (2 absent); 2) Approve the Zoning District Map Amendment to rezone the subject parcel from Residential Agricultural – 3-acre minimum parcel size – Planned Development (RA-3-PD) to Residential Agricultural – 1.5-acre minimum parcel size RA-1.5 (RZN21-0004) (Vote 3-0) (2 absent), and; 3) Adopt Resolution A to deny or B to approve the Conditional Use Permit to allow for the development and operation of a 6-unit multifamily residential development containing six (6) one-bedroom apartments, as well as the demolition of an existing single-family residence that exists on the project site (CUP21-0006). (District I).

LOCATION: 16782 State Highway 49 in Nevada City, CA. The site fronts State Highway 49 and is just southeast of the intersection of Newtown Road and State Highway 49 west of Nevada City. APN: 004-140-067

RECOMMENDED ENVIRONMENTAL DETERMINATION: Approve the attached Resolution, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EIS22-0009), pursuant to Section 15074 of the California Environmental Quality Act Guidelines.

RECOMMENDED PROJECT ACTION: Introduce, waive further reading and adopt the attached Ordinance amending Zoning District Map No. 52a to rezone Assessor Parcel Number: 004-140-067 from Residential Agricultural – 3-acre minimum parcel size – Planned Development to Residential Agricultural – 1.5-acre minimum parcel size (RA-3-PD to RA-1.5) (RZN21-0004) and approve the attached Resolution A or B either denying or approving the Conditional Use Permit (CUP21-0006).

PLANNER: Kyle Smith, Senior 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 January 24, 2023 agenda after posting 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.

As the date grows closer to the public hearing, please see the January 24, 2023 Agenda, or contact the Clerk of the Board at (530) 265-1480 or clerkofboard@nevadacountyca.gov for additional information on the location of the meeting, as well as how to provide live comments during the public hearing.

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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