

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, March 14, 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 at the Eric Rood Administration Center Board of Supervisor Chambers, located at 950 Maidu Avenue, First Floor, Nevada City, CA for the following project:

**PLN22-0190; GPA22-0002; RZN22-0002; ORD22-3; EIS22-0014:** Public Hearing to consider the Nevada County Planning Commission's January 12, 2023 unanimous vote (4-0) and recommendation to adopt the Greater Higgins Area Plan, including: 1) approving a Negative Declaration (EIS22-0014); 2) approving a General Plan Text Amendment (GPA22-0002) to adopt the Area Plan and to update references to the Area Plan within Chapter 1. Land Use Element of the General Plan; 3) approving a Zoning Map Amendment (RZN22-0002) to correspond with the proposed expansion of the Area Plan boundaries to add the Site Performance (SP) Combining District zoning to specific parcels to reflect the applicability of the Area Plan, and; 4) approving a Zoning Ordinance Amendment (ORD22-3) to amend Sec. L-II 4.2.3 of the Nevada County Zoning Ordinance to update the reference to the Greater Higgins Area Plan. (District II).

**LOCATION:** The Greater Higgins Corner area is an unincorporated community in Southern Nevada County. The Lake of the Pines Village Center is located across California State Highway 49, twelve miles South of Grass Valley and two miles North of the Nevada-Placer County line. **APN:** Various. See Appendix B Attachment 1 of the Planning Commission Staff Report for a list of parcels in the Area Plan.

**RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Resolution for the Negative Declaration (EIS22-0014) for the Area Plan and associated actions.

**RECOMMENDED PROJECT ACTIONS:** Approve the Resolution for the General Plan Text Amendment (GPA22-0002) to adopt the Greater Higgins Area Plan. Introduce, waive further reading and adopt the attached Ordinances amending Zoning District Maps 46, 46a, 47, 47a, and 58 (RZN22-0002), and Sec. L-II 4.2.3 of the Nevada County Zoning Ordinance (ORD22-3).

**PLANNER:** Brian Foss, Director of Planning

You have a right to attend the public meeting to discuss the proposed Area Plan, 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 the [clerkofboard@nevadacountyca.gov](mailto:clerkofboard@nevadacountyca.gov), or by leaving an eComment at [www.nevadacountyca.gov/boardmeetings](http://www.nevadacountyca.gov/boardmeetings) prior to the start of the public hearing. As the date grows closer to the public hearing, please see the March 14, 2023 agenda for additional information on how to provide live comments during the public hearing. 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:   
Julie Patterson-Hunter, Clerk of the Board

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