

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, April 22, 2025, at 10:30 a.m. or as soon thereafter as the matter may be heard, in the Board Chambers of the Eric Rood Administrative Center, at 950 Maidu Ave., California, 95959, the Nevada County Board of Supervisors will hold a public hearing to consider the following project:

PLN23-0021; RZN23-0002; TFM23-0001; EIS24-0008: A proposed Immediate Rezone from a Timberland Production Zoning District to the new zones (RA-10 (157 acres) & AG-30 (150 acres)) approved through Ordinance 2453 in 2018, and a proposed Tentative Final Map to subdivide two legal parcels with six APNs, totaling approximately 307 acres, into eleven (11) lots ranging in size from four acres to 127.4 acres. **LOCATION:** 14344 Banner Quaker Hill Road, at the intersection of Banner Lava Cap Road/Red Dog Cross Road. **APN** 038-330-001, 038-330-002, 038-330-003, 038-330-004, 038-330-086, 038-330-087. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS24-0008) pursuant to Sections 15074 and 15097 of the California Environmental Quality Act. **RECOMMENDED PROJECT ACTION:** Recommend the Board of Supervisors approve the proposed immediate rezone from Timber Production Zone to Residential Agriculture 10 and Agriculture 30, and approve the Tentative Final Map (TFM23-0001). **PLANNER:** David Nicholas, 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; or by submitting an e-comment online at www.nevadacountyca.gov/boardmeetings and must be received no later than 4:00 p.m. on April 21, 2025. As the date grows closer to the public hearing, please see the April 22, 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 action 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:



Tine Mathiasen, Chief Deputy Clerk of the Board

PUBLISH: April 10, 2025
THE UNION