

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, October 27, at 11:30 a.m. or as soon thereafter as the matter may be heard, the Nevada Board of Supervisors will hold a public hearing for the following project:

PLN19-0022; GPA19-0001; RZN19-0001; CUP19-0002; EIS19-0003. A General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus by the Penn Valley Community Church who proposes to occupy portions of the site and, as the owner, will also serve as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. A General Plan Amendment and Zone Change proposes two Zoning and General Plan designations: Recreation; and Office-Professional to replace the current Public designations. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP).

**RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Negative Declaration (EIS19-0003).

**RECOMMENDED PROJECT ACTION:** Approve the Resolution for the proposed General Plan Amendment (GPA19-0001) and adopt the Ordinance amending Zoning District Map (ZDM) #14a to rezone APN: 050-020-032 & 050-020-072 from Public (P) to Office-Professional (6.4-acres) & Recreation (11.1-acres) both with the Site Performance Combining District (OP-SP/REC-SP) and approve Conditional Use Permit (CUP19-0003).

**PLANNER:** Janeane Martin, Associate Planner

The public meeting will be held at the Eric Rood Administration Center Board of Supervisor Chambers, located at 950 Maidu Ave, Nevada City. In accordance with Governor Gavin Newsom's Executive Order pertaining to the COVID-19 pandemic and the social distancing guidelines as outlined by the Nevada County Public Health Department, the Board of Supervisors will attend the meeting and participate in person from the Eric Rood Administration Center Board of Supervisor Chambers. The Chambers will remain closed to the public for seating during the meeting but will be open to the public for the purpose of receiving live public comment following social distancing guidelines. Any person wishing to offer testimony on this matter should appear at the public hearing or may submit written comments (an original and 9 copies) to the Clerk of the Board in advance of the meeting. **Due to ongoing changes to the public comment process in response to the COVID, please see the October 27, 2020 agenda after posting, and/or call the Clerk of the Board at (530) 265-1480 for the most updated information regarding how to provide public comment.**

If approved, the ordinance will become effective 30 days after the adoption of the resolution. A copy of the agenda packet and all documents pertaining to the proposed project will be available for public review at the following link: <https://www.mynevadacounty.com/513/Projects-Supporting-Documents>.

If you challenge the proposed actions 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 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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