



**NEVADA COUNTY PLANNING COMMISSION REGULAR MEETING**  
**NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT**  
**TO ADOPT AN ADDENDUM TO EIR18-0001 (SCH#2018082023)**

NOV 21 2022

PLANNING HEARINGHOUSE

Notice is hereby given that on **Thursday, December 8, 2022 at 1:30 p.m.** or as soon thereafter, as the matter may be heard, in the Board Chambers of the Eric Rood Administrative Center, at 950 Maidu Avenue, Nevada City, California, the Nevada County Planning Commission will hold a public hearing for the following project:

**1:30 p.m. PLN22-0160; ORD22-2; EIS22-00012:** The project is a Zoning Ordinance amendment to Section L-II 3.30 of Chapter II Zoning Regulations to amend the County's Commercial Cannabis Cultivation Ordinance. The draft ordinance proposes the following general changes in addition to other minor changes, clarifications, and clean-up: 1) Allow adult use cultivation in addition to medical use cultivation. 2) Combine Commercial Cannabis Permit (CCP) and Administrative Development Permit (ADP) application/permitting process. 3) Add standards and requirements for additional license types for distribution, non-volatile manufacturing, microbusinesses, and retail sales. 4) Remove onsite residence requirement for adjacent parcels included in common ownership or control of overall Premises. 5) Allow a percentage of Support Area to be used for additional Canopy Area and/or manufacturing/distribution operations. 6) Allow aggregate parcel sizes of multiple parcels to be used to calculate allowed maximum canopy sizes. 7) Modification to setback requirements to increase setbacks for larger cultivation sites, modify setbacks to sensitive sites to be consistent with State requirements, and modify setbacks for shared property lines of a Premises. 8) Add parking requirements. **PROJECT LOCATION:** Countywide. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend adoption of the 15164 Addendum to Environmental Impact Report (EIR18-0001, SCH#2018082023) and CEQA Findings. **RECOMMENDED PROJECT ACTION:** Recommend approval and adoption of the Nevada County Commercial Cannabis Cultivation Ordinance amendments to the Board of Supervisors. **PLANNER:** Brian Foss, Planning Director

NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN ADDENDUM IS HEREBY GIVEN that the County of Nevada, as a lead agency, has completed an Addendum to EIR18-0001 (SCH#2018082023) in accordance with the California Environmental Quality Act (CEQA) for the proposed Cannabis Ordinance amendments. A recommendation to adopt the Addendum to the County Board of Supervisors will be made by the Nevada County Planning Commission at the duly noticed public hearing on December 8, 2022

DOCUMENT AVAILABILITY: The Addendum to EIR18-0001 (SCH#2018082023) is available for review on Nevada County's website at <https://www.nevadacountyca.gov/994/Environmental-Documents>.

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada **may** hold its regularly scheduled meeting of the Planning Commission by remote. The Planning Commission would attend the meeting and participate to the same extent as if they were present. **For information on how to participate in the public hearing, please see the Agenda, which will be available at least five (5) days before the meeting at <https://nevadacountyca.gov/AgendaCenter/Planning-Commission-10>**

Members of the public may also provide public comment by email, U.S. Mail, or through our eComment system at [http://nevco.granicus.com/ViewPublisher.php?view\\_id=19](http://nevco.granicus.com/ViewPublisher.php?view_id=19). You may also provide comment via email to the Planning Department at [planning@nevadacountyca.gov](mailto:planning@nevadacountyca.gov).

Seven (7) days prior to the public hearing, all documents pertaining to the proposed actions, Staff Reports and other supporting documents will be available for public review and consideration at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959 or can be found online at: <https://www.nevadacountyca.gov/1752/Planning-Commission>

You have the right to attend the Planning Commission 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 (an original and 8 copies) to the Clerk of the Planning Commission at or prior to the scheduled meeting. The Planning Commission Chair 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 she/he is authorized to speak on behalf of that body, and that she/he is relaying the majority thinking thereof.

If you challenge the Planning Commission's 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 Planning Commission at or prior to the public hearing.

**NEVADA COUNTY PLANNING COMMISSION**

Brian Foss, Ex-Officio Secretary

By: Shelley Romriell, Clerk to the Planning Commission

Mailing: November 18, 2022 (on or before)

Publish: November 18, 2022 (The Union/The Sierra Sun)