

Project Description: 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). The Site Performance Combining District, through the proposed CMP/UP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP designates both potentially allowable future uses of the site and seeks approval of specific uses now, through the proposed Use Permit. Specific uses proposed for approval with the current CMP/UP include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker's unit. The church is proposed to serve a variety of functions including regular church services on Sunday mornings, weddings, funerals and other community type activities such as occasional food distribution for the Nevada County Food Bank or 4-H Club meetings. Although activities can vary, typical weekly use is anticipated to include: Sunday morning and evening church services; weekday office hours for staff and volunteers; small group Bible Study sessions for approximately 10 to 25 people Monday through Friday with times varying; children and teen ministry programs in the evenings several times per week and weekly music practice. Board and other similar type meetings are anticipated to be held either monthly or quarterly on a weekday evening. Monthly Saturday group meetings of approximately 50 people are anticipated. Vacation Bible School is anticipated annually. The project also proposes social functions that would vary throughout the year according to holidays. Church use areas would occupy several parts of the site to include a sanctuary, office, Sunday School classrooms, storage building and multi-purpose room. Outdoor playfield areas may be used by church members and may also be leased to sports leagues. League use would be required to be located within specified areas and to cease at 7:00 p.m. to maintain compliance with Nevada County Noise Standards. Office and professional uses considered for approval with the CMP/UP include such things as non-profit offices, financial institutions, insurance and real estate offices, business services such as duplicating, mailing, blueprinting and photocopying, janitorial services, and employment agencies. Elementary and junior-high schools are also considered with this CMP/UP. Other uses not considered with the current project may be allowable through a future Development or Use Permit, as outlined in the CMP Land Use Table. Nevada Irrigation District provides treated water to the site, sewage disposal is provided by Nevada County Sanitation District #1. PG&E provides electricity to the site. Minor extensions and restriping of existing parking is proposed which would result in 130 parking spaces prior to church occupancy of the site. Full proposed uses trigger the need for 215 parking spaces. Parking improvements, related in-parking landscaping and required lighting modifications will be incrementally implemented, required as tenant improvements for building and playfield usage. Paved parking will be implemented first for all in-building land uses. Gravel parking will be used for the playfields and to meet any other parking requirements that cannot be met on existing paved or concrete surfaces through striping of the areas. As parking spaces are created to meet increased needs for each site user, parking lot landscaping for each new parking area will be added in compliance with a final approved landscaping plan.

This Notice of Availability serves as public notice that the County of Nevada has prepared a Mitigated Negative Declaration for the project identified above. As mandated by Public Resources Code §21091, the minimum public review period for this document is 20 days. The public review period for the proposed project is from **August 21, 2020 to September 21, 2020. Comments must be received by 5 p.m. on the last day of the comment period, September 21, 2020.** Send comments to Janeane Martin, Associate Planner, at janeane.martin@co.nevada.ca.us, or mail comments to:

Janeane Martin, Associate Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

Prior to approval of the project, the Planning Commission will consider comments received on this Initial Study. The Planning Commission will hold a public hearing before it considers certification of the Initial Study and approval of the proposed project. Final action on the proposed ND will be taken by the Board of Supervisors after the completion of the public review period at a duly noticed public hearing on a date to be determined.

The Initial Study prepared for this project, and the documents used in preparation of this Study, can be reviewed online at <https://www.mynevadacounty.com/994/Environmental-Documents> or at the Nevada County Planning Department, 950 Maidu Avenue, Nevada City, California. Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970,” as amended to date, a Draft Mitigated Negative Declaration has been prepared because no substantial evidence exists, as indicated in the attached Initial Study, that the proposed project may have a significant environmental effect.

Prepared by: Janeane Martin
Janeane Martin, Associate Planner

08/21/2020
Date