

NEVADA COUNTY ZONING ADMINISTRATOR REGULAR MEETING
NOTICE OF PUBLIC HEARING

Notice is hereby given that on **Wednesday April 27, 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 Zoning Administrator will hold a public hearing on the following project:

1:30 p.m. PLN21-0053; TPM21-0002; EIS22-0001; PFX21-0008: A Tentative Parcel Map application (PLN21-0053) is proposing to divide one 75.58-acre parcel with three Assessor Parcel Numbers (APNs 004-490-005, 004-490-026, 004-480-009), into two parcels of approximately 56.53 acres and 19.05 acres in size. The project takes access from Lois Lane, a private road, which comes off Newtown Road, a County-maintained road. The parcel is currently undeveloped. The project includes a Petition for Exception to Roadway Standards for the width and grade of the existing road. **APNs:** 004-490-005, 004-490-026, 004-480-009 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Adopt the proposed Mitigated Negative Declaration pursuant to Section 15074 and 15097 of the California Environmental Quality Act Guidelines. **RECOMMENDED PROJECT ACTION:** Approve the Petition for Exception to Roadway Standards (PFX21-0008) and the Tentative Parcel Map (TPM21-0002) **PLANNER:** David Nicholas, Assistant Planner

Members of the public may also provide comment by email to the Planning Department at planning@co.nevada.ca.us, or U.S. Mail to Nevada County Planning Department, 950 Maidu Ave, Ste 170, Nevada City, California, 95959.

Seven (7) days prior to the hearing, all documents pertaining to the proposed actions, Staff Reports and other supporting documents will be available for public review and can be found online at <https://www.mynevadacounty.com/517/Projects-Scheduled-for-Public-Meeting>.

You have the right to attend the Zoning Administrator meeting and public hearing to provide oral testimony and comment, and/or to submit written materials regarding the potential actions. The Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator at or prior to the public hearing.

NEVADA COUNTY ZONING ADMINISTRATOR
Brian Foss, Ex-Officio Secretary

By: Shelley Romriell, Clerk to the Zoning Administrator

PUBLISH: April 8, 2022
THE UNION

MAILING: March 17, 2022
ON OR BEFORE