



NEVADA COUNTY PLANNING COMMISSION REGULAR MEETING
NOTICE OF PUBLIC HEARING

Notice is hereby given that on **Thursday, May 25, 2023 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. PLN23-0024; RZN23-0001: An amendment to Zoning District Map #151 to change the zoning of two contiguous parcels from Forest-160 (FR-160) to Timberland Production Zone-160 (TPZ-160). **LOCATION:** 17497 and 17501 Bowman Lake Road, Nevada City, located in the unincorporated area of Nevada County, approximately seven miles north of California State Highway 20. **APNs:** 013-410-001, 013-410-002 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Statutorily exempt from the requirement to prepare an EIR or Negative Declaration pursuant to Section 15264 of the California Environmental Quality Act (CEQA) Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors adopt the Ordinance amending Zoning District Map (ZDM) #151 to rezone APN 013-410-001 and APN 013-410-002 from Forest-160 (FR-160) to Timberland Production Zone-160 (TPZ-160). **PLANNER:** David Nicholas, Associate Planner

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 US Mail or via email to the Planning Department at 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

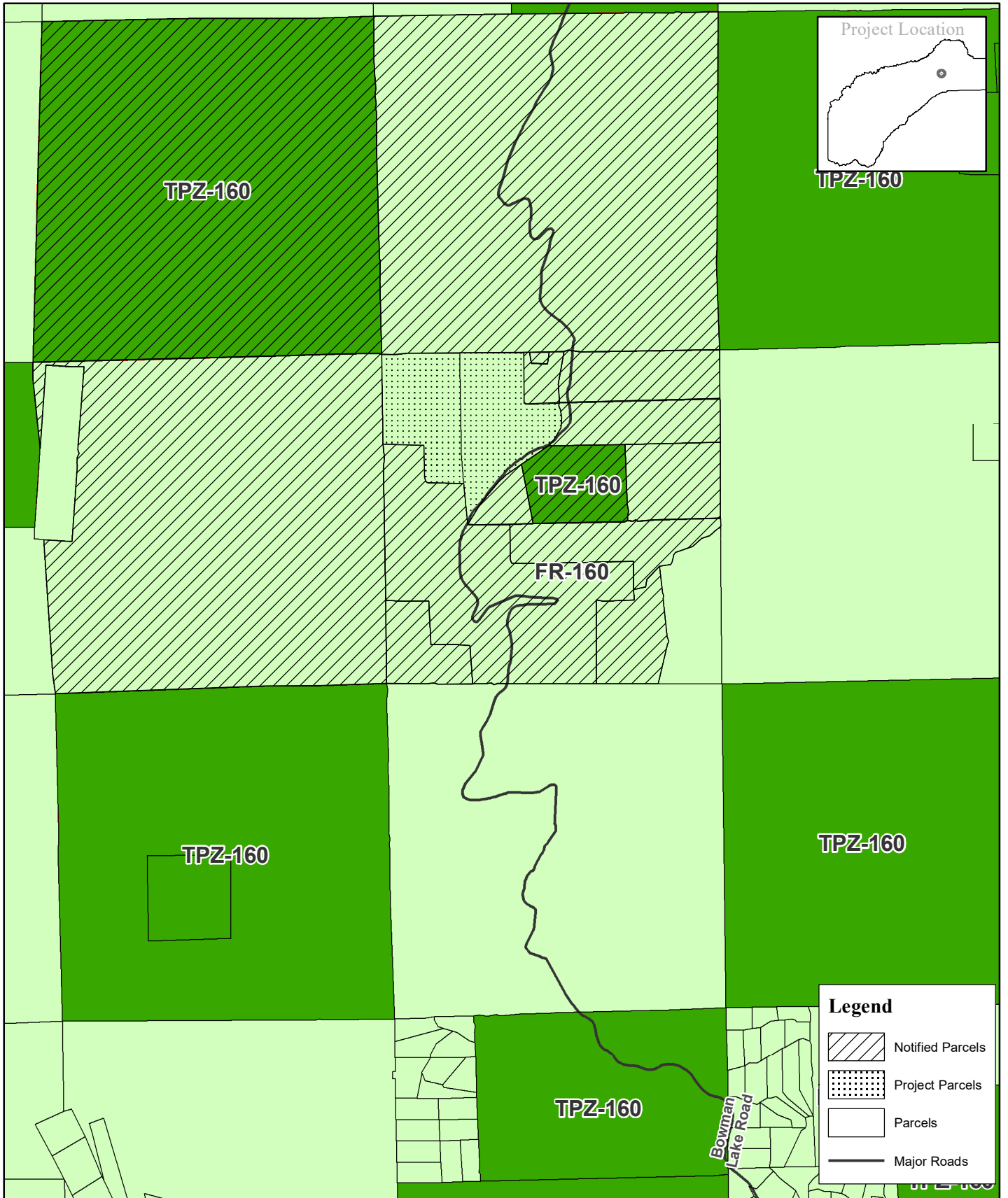
Brian Foss, Ex-Officio Secretary

By: Shelley Romriell, Clerk to the Planning Commission

Mailing: May 12, 2023 (on or before)

Publish: May 12, 2023 (The Union)

PLN23-0024, RZN23-0001 McDermott Rezone: Zoning, Vicinity and Public Notice Map



Every reasonable effort has been made to assure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The County of Nevada assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Before making decisions using the information provided on this map, contact the Nevada County Public Counter staff to confirm the validity of the data provided.