



NEVADA COUNTY PLANNING COMMISSION
SPECIAL MEETING
NOTICE OF PUBLIC HEARING

Notice is hereby given that on **Tuesday, December 2, 2025, 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 on the following project:

PLN24-0089; GPA24-0003; RZN24-0003; DVP24-2; MGT24-0011; EIS24-0007: A proposed General Plan Amendment and Zoning District Map Amendment (Rezone), Development Permit, and Management Plan to allow for the development and operation of a 30,711-square-foot grocery store including an approximately 750-square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area on a 5.5-acre parcel. The proposed grocery store will employ a total of 75 employees, with 30-35 employees being onsite at one time. The grocery store will be open seven (7) days a week from 6:00 AM to 11:00 PM. The subject parcel currently has a General Plan designation of both Neighborhood Commercial (NC) and Industrial (IND) and corresponding zoning of Neighborhood Commercial, Site Performance Combining (C1-SP) District and Light Industrial, Planned Development, Site Performance Combining (M1-PD-SP) District. The General Plan Amendment (GPA24-0003) proposes to change the land use designation for the project parcel by increasing the amount of land designated Neighborhood Commercial (NC) from approximately 1.9 acres to approximately 4.3 acres and decreasing the amount of land designated Industrial (IND) from approximately 3.6 acres to approximately 1.2 acres. The project includes a corresponding Rezone (RZN24-0003) to amend Zoning District Map No. 16a for the approximate 4.3 acres to Neighborhood Commercial, Site Performance Combining District (C1-SP) and the approximate 1.2 acres to Light Industrial, Planned Development, Site Performance Combining (M1-PD-SP) District. The Development Permit (DVP24-2) is required for review and approval of the proposed 30,711-square-foot grocery store building including an approximately 750-square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area, and other related site improvements. The project will be served by public sewer and will be annexed into the Nevada County Sanitation District No. 1, Penn Valley, Zone 6. The Management Plan (MGT24-0011) is required due to the removal of 4.64 acres of landmark groves, including five (5) landmark oak trees on the subject property. **LOCATION:** 18805 and 18807 Pine Shadows Lane, Penn Valley, CA 95946. **APN:** 051-240-014. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend that the Board of Supervisors adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS24-0007) pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors approve the proposed General Plan Amendment (GPA24-0003), Rezone (RZN24-0003), Development Permit (DVP24-2), and Oak Resources Management Plan (MGT24-0011). **PLANNER:** Steve Geiger, Senior Planner.

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. You may also provide comment via email to the Planning Department 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: Jodeana Patterson, Clerk to the Planning Commission

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