

AGENDA
NEVADA COUNTY PLANNING COMMISSION
FEBRUARY 28, 2019 · 1:30 P.M.

Board of Supervisors Chambers, 950 Maidu Avenue, Nevada City, CA 95959

Any member of the audience desiring to address the Planning Commission on an item under discussion which appears on its agenda, may do so upon receiving recognition from the Chair. After receiving recognition, please walk to the rostrum located in the center of the room and state your name and address before making your presentation, as all meetings are being recorded.

The meeting room is accessible to people with disabilities. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service.

The agenda and all supporting documents are available for review during regular business hours at the Planning Counter on the 1st floor of the Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California. The agenda and certain supporting documents may be obtained on the Nevada County Planning Department website at <https://www.mynevadacounty.com/512/Planning-Department>. Please note that the on-line agenda may not include all related or updated documents.

The Commission may review general correspondence or discuss Commissioner's concerns at any time during the meeting if the Commission is ahead of schedule. The Commission will not start any item before its scheduled time, but may discuss it at a later time, depending upon the progress of the meeting.

All items on the agenda may be acted upon by the Planning Commission

CALL TO ORDER: 1:30 p.m.

STANDING ORDERS: Salute to the Flag - Roll Call - Corrections to Agenda

PUBLIC COMMENT: Members of the public shall be allowed to address the Planning Commission on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission, provided that no action shall be taken unless otherwise authorized by Subdivision (6) of Section 54954.2 of the Government Code. The following procedures shall be in effect with regard to the public's exercise of this right:

1. The total amount of time allotted for receiving such public comment may be limited to not less than 15 minutes during any regular Planning Commission meeting.
2. The Chair may limit any individual to not less than three (3) minutes. Time to address the Planning Commission will be allocated on a basis of the order of requests received. Not all members may be allowed to speak if the total time allocated expires.

CONSENT ITEMS:

1. Acceptance of 02-07-2019 Hearing Minutes

COMMISSION BUSINESS:

1:30 p.m. TRAINING: Role, Responsibilities and Duties of a Planning Commissioner.

PRESENTER: Michael Colantuono

PUBLIC HEARINGS:

2:00 p.m. PLN18-0086; RZN18-0001: Recommendation to the Board of Supervisors to amend the zoning designation of a 54.38-acre parcel (APN: 065-280-001) for timberland preservation (RZN18-0001). This would result in an amendment to Zoning District Map #97 to change the parcel's zoning from Forest with the Subdivision Limitation Combining District (FR-X) to Timberland Production Zone with the Subdivision Limitation Combining District (TPZ-X). The project is a rezone legislative action only and does not include any development or disturbance. **PROJECT LOCATION:** 14122 Headwaters Road, Nevada City, California. **ASSESSOR'S PARCEL NUMBER:** 065-280-001 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend that the Board of Supervisors find that the adoption of timberland preserve zones is 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) #97 to rezone APN: 065-280-001 from Forest with the Subdivision Limitation Combining District (FR-X) to Timberland Production Zone with the Subdivision Limitation Combining District (TPZ-X), based on the findings contained with the Ordinance. **PLANNER:** Janeane Martin, Associate Planner

2:05 p.m. PLN18-0104; DRP18-0002; VAR19-0001. Project Design Review for a 31-unit senior apartment complex as required by Land Use and Development Code Section L-II 2.7.11.C.5 and mitigation measure MM 4.3-3 of the approved project Environmental Impact Report (Housing Element Rezone Program Implementation Project: EIR12-002). This design review component of the hearing is limited to design and layout issues only and no further discretionary approval is required for the density or the use of the site. The proposed project also includes the consideration of a Variance requesting to exceed the maximum height limit of 35-feet in the R3 zoning district to provide exterior roof fire access via an exterior enclosed stairwell with a maximum height of 38-feet 10 3/8 inches. **LOCATION:** 10584 Broken Oak Court, Penn Valley, CA. **APN:** 051-151-066. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Prior Environmental Review (EIR12-002) is adequate for the project. Variance is categorically exempt pursuant to CEQA Guidelines Section 15305: Minor Alternation to Land Use Limitations. **RECOMMENDED PROJECT ACTION:** Approve Design Review Project DRP18-0002 and Variance VAR19-0001. **PLANNER:** Tyler Barrington, Principal Planner

2:10 p.m. PLN18-0023; CUP18-0009; MGT18-0018 & -0019; AAM18-0002; EIS18-0012: The project is a combined application to the Planning Commission for a Conditional Use Permit, a Seasonal and Ephemeral Stream Management Plan, an Oak Resources Management Plan, and an Amendment to an Approved Tentative Parcel Map. The Use Permit is to allow up to twenty (20) special events per year with up to 125 guests at a 15-acre parcel with a single-family residence and an accessory dwelling unit. All event activities would be outdoors only. The project proposes a 350-square-foot restroom facility for event use, and the installation of a new septic system. An Oak Management Plan is proposed to allow the leach field for the new restroom facility to be installed near and within a landmark oak grove. A Seasonal and Ephemeral Stream Management Plan is proposed to allow disturbance within the setbacks of a seasonal stream, in order to widen

an existing driveway. Other proposed improvements include the installation of a 10,000-gallon water tank for fire suppression, an ADA compliant pathway, a curtain drain, an additional driveway off Cattle Drive, and the construction of a gravel parking area with fifty-nine (59) spaces and landscaping. Two ADA compliant parking spaces are proposed near the accessory dwelling unit and would connect to the pathway. The Amendment to the Approved Tentative Parcel Map (PM16-002) is proposed to expand the area of the building envelope to include the proposed 59-space gravel parking area. **PROJECT LOCATION:** 17860 Cattle Drive, Rough and Ready, California 95975. **ASSESSOR'S PARCEL NUMBER:** 051-110-004 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommended approval of a Mitigated Negative Declaration (EIS18-0012). **RECOMMENDED PROJECT ACTION:** Recommend approval of the proposed Conditional Use Permit (CUP18-0009), Management Plans (MGT18-0018 & -0019), and Amendment to the Approved Map (AAM18-0012). **PLANNER:** Sadie Caldas, Associate Planner

2:15 p.m. NEVADA COUNTY CAPITAL IMPROVEMENT PLAN: The Nevada County Capital Improvement Plan (CIP) is a five-year plan identifying road maintenance and capital improvement expenditures and revenue projections for the County Public Works Department. This year's CIP represents a five-year, \$100 million program for the Fiscal Years ending in 2019 to 2023. **PROJECT LOCATION:** Countywide. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Exempt pursuant to Section 15378(b)(4) of the State CEQA Guidelines. **RECOMMENDED PROJECT ACTION:** Find that the Five-Year Capital Improvement Plan for Fiscal Years Ending 2019-2023 is in conformity with the adopted Nevada County General Plan. **STAFF:** Trisha Tillotson, Director of Public Works

INFORMATIONAL ITEMS; ON-GOING PROJECT UPDATES:

1. Discussion of upcoming Planning Commission meetings
2. Announcements (Informational Items Only) Commission and staff members may make brief announcements or report on activities. Commission members may also provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.
3. Adjournment: The next meeting of the Planning Commission is scheduled for **March 7, 2019**, in the Town of Truckee's Council Chambers, 10183 Truckee Airport Road, Truckee, California.

POSTING: This agenda was posted 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).