



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

MAY 8, 2019 · 1:30 P.M. · REGULAR MEETING

Board of Supervisors Chambers
950 Maidu Avenue, Nevada City, California

Any member of the audience desiring to address the Zoning Administrator regarding an item under discussion which appears on the agenda may do so upon receiving recognition from the Zoning Administrator. The applicant or a representative must be present at the hearing before the Zoning Administrator can take action on the application.

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 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 website may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

CONSENT ITEMS: None.

PUBLIC HEARING:

1:30 p.m. PLN18-0035; TPM18-0002; MGT19-0006; EIS18-0015: The project is a combined an application to the Zoning Administrator for a Tentative Parcel Map (TPM18-0002) proposing to divide a 121-acre parcel zoned AG-40 into two parcels (40-acres and 81-acres in size). The project includes a Management Plan (MGT19-0006) to allow disturbance within Landmark Oak Groves. Both proposed parcels would take access from Brotherhood Way, an existing 50-foot wide driveway and emergency/fire access easement. Grading along Oak Tree Road, as required for improving driveway sight distance to the minimum requirement of 250-feet, would include approximately 250 cubic yards of cut and/or fill. A no access easement along Oak Tree Road would preclude other access points along the roadway, limiting the parcels to access via the existing Brotherhood Way driveway alignment. Both proposed parcels are developed with single-family residential improvements including individual wells and septic systems. The property does not have electrical service from PG&E, existing improvements are reliant upon solar and propane. The project proposes to establish a public utility easement along the existing Brotherhood Way alignment for potential future utility extension to each property. Building envelopes would contain existing improvements, sized to allow potential future additional improvements, and designed to avoid sensitive resources to the greatest extent possible. **LOCATION:** 18027 Oak Tree Road, Nevada City. **APN:** 061-190-057. **RECOMMENDED ENVIRONMENTAL DETERMINATION:**

Recommend approval of a Mitigated Negative Declaration (EIS18-0015).
RECOMMENDED PROJECT ACTION: Recommend approval of Tentative Parcel Map (TPM18-0002) and Management Plan (MGT19-0006). **PLANNER:** Janeane Martin, Associate Planner

PUBLIC COMMENT:

Members of the public shall be allowed to address the Zoning Administrator's meeting on items not appearing on the agenda which are of interest to the public and are within the subject matter jurisdiction of the Zoning Administrator, provided that no action shall be taken unless otherwise authorized by subdivision (6) of State Government Code Section 54954.2. 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 Zoning Administrator's meeting.
2. The Zoning Administrator may limit any individual to not less than three (3) minutes. Time to address the Zoning Administrator's meeting 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.

ADJOURNMENT:

Adjournment to the next scheduled meeting for the Nevada County Zoning Administrator to be held on a date and time as yet to be determined, in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, 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).