



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

June 10, 2020 · 1:30 P.M. · REGULAR MEETING

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

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada hereby provides notice that it will hold its regularly scheduled meeting of the Zoning Administrator by remote via Zoom. The Zoning Administrator will attend the meeting and participate to the same extent as if they were present. To follow social distancing guidelines as outlined by the Nevada County Public Health Department, the Board Chambers will remain closed to the public until further notice. The public may participate in the meeting using the information below.

Meeting ID: 973 1152 7144
Password: 017535

Join by Web:

<https://zoom.us/j/>

Use the "raise hand" feature if you wish to speak.

Join by Phone (San Jose):

+1 669 900 6833

Press *9 to "raise hand" if you wish to speak

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 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 website may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

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.

CONSENT ITEMS:

PLN20-0079; EXT20-0003 – Second Three Year Extension of Time for Boller Parcel Map & Management Plans (PM06-008; MGT07-011; EIS06-009)

PUBLIC HEARING:

1:30 p.m. PLN19-0154; TPM19-0003; EIS20-0004; MGT20-0022; MGT20-0023: PROJECT DESCRIPTION: A Tentative Parcel Map application (TPM19-0154) proposing to divide a 31.88-acre parcel zoned AG-PD into two parcels (11.01-acres and 20.87-acres in size). The northerly proposed parcel would take access from Oak Springs Road, at an existing access point, while the southerly proposed parcel would take access off of Indian Springs Road at an existing access point. Proposed Parcel 1 is developed with agricultural improvements as well as an existing guesthouse and septic system. Proposed Parcel 2 is developed with single-family residential improvements including an individual well and septic system. Minimum Useable Sewage Disposal Areas are delineated on both parcels, setting aside area for septic disposal and/or future repair. A shared agreement for both residences (with easement) for the one (1) existing well will be required, or a separate water source (wells) for each parcel may be provided. Building envelopes are delineated on both proposed parcels. The building envelope on proposed Parcel 1 would allow potential future single-family residence improvements. The project includes the consideration of a Oak Management Plan (MGT20-0023) to minimize impacts to the protected resources on the parcel. The project also includes an Agricultural Management Plan (MGT20-0022) to minimize impacts to important farmlands. **APN:** 051-410-012. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Mitigated Negative Declaration (EIS20-0004) **RECOMMENDED PROJECT ACTION:** Approve the proposed Tentative Parcel Map (TPM19-0003) and Management Plans (MGT20-0022 & MGT20-0023) **PLANNER:** Amanda Nolan, Assistant Planner

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).