



# AGENDA

## NEVADA COUNTY PLANNING COMMISSION

### June 24, 2021 · 1:30 p.m. · REGULAR MEETING

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

*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 Planning Commission by remote via Zoom. The Planning Commission 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. This meeting is broadcast live on Nevada County Media Channel 17 in the Western County and on Suddenlink Channel 78 in the Eastern County and can be viewed live through the web at [http://nevco.granicus.com/ViewPublisher.php?view\\_id=19](http://nevco.granicus.com/ViewPublisher.php?view_id=19). Closed Captioning is available for hearing impaired viewers. The public may also participate in the meeting using the information below.*

**Meeting ID:** 719 808 3868

**Password:** 95959

**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 9128

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

*To address the Planning Commission on a matter on the agenda: Members of the public can provide general comments on items that are that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission or on a particular agenda item before the meeting by writing a letter to the Planning Commission, emailing [planning@co.nevada.ca.us](mailto:planning@co.nevada.ca.us), or leaving an eComment at [http://nevco.granicus.com/ViewPublisher.php?view\\_id=19](http://nevco.granicus.com/ViewPublisher.php?view_id=19). 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, state your name and address before making your presentation, as all meetings are being recorded.*

*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 online 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 the 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.

**COMMISSION BUSINESS:** None

**CONSENT ITEMS:**

1. Acceptance of 2021-02-25 Planning Commission Hearing Minutes.
2. Acceptance of 2021-03-25 Planning Commission Hearing Minutes.
3. Acceptance of 2021-04-08 Planning Commission Hearing Minutes.

**PUBLIC MEETING:**

**1:30 p.m.** PLN20-0087; AAP20-0005; DVP20-1; EIS20-0003; The project as proposed is a combined application for a Development Permit (DVP20-1) to construct a proposed Fuel Station with four (4) self-service pump islands and eight (8) fueling positions adjacent the existing Holiday Market Grocery Store. Development would consist of the construction of a proposed approximately 4,524-square-foot Fuel Station canopy that would be approximately 22 feet in height for the Fuel Station and the installation of two (2) underground fuel storage tanks, consisting of one (1) 15,000-gallon tank for regular unleaded fuel and one (1) 12,000-gallon tank (split between 6,000 gallons for premium unleaded and 6,000 gallons for diesel). The proposed Fuel Station would be constructed within an existing approximately 20,000-square-foot area of the project site that has been graded, compacted with gravel and landscaped that is located south of the existing Holiday Market Grocery Store, which is contained within an existing approximately 50,000-square-foot building area that was approved for development as part of the Higgins Marketplace. Additional development of the Fuel Station would consist of the construction of associated signage for the proposed Fuel Station. The project as proposed also includes a request to amend the previously approved Use Permit, U04-019 (AAP20-0005), to recognize the reduction in the size of the Holiday Market Grocery Store, from approximately 50,000 square feet to approximately 30,000 square feet. The Higgins Marketplace project was originally approved by the Nevada County Board of Supervisors on August 18, 2009 (EIR04-001, GP04-005, Z04-012, PM04-020, U04-019). **APN:** 057-260-024. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve an Addendum (EIS20-0003) to the certified Final Higgins Marketplace Environmental Impact Report (EIR04-001, SCH# 2005022022) pursuant to Section 15164 of the California Environmental Act Guidelines. **RECOMMENDED PROJECT ACTION:** Approve the Amendment to the Approved Permit (AAP20-0005), and Development Permit (DVP20-1) **PLANNER:** Matt Kelley, Senior Planner

**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 to the next scheduled meeting for the Nevada County Planning Commission 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).*