



AGENDA

NEVADA COUNTY PLANNING COMMISSION

June 27, 2019 • 9:30 a.m. • REGULAR MEETING

Truckee Town Hall Council Chambers
10183 Truckee Airport Road, Truckee CA

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. Prior to the meeting, the agenda and select supporting documents will be posted 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: 9:30 a.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 2019-03-07 Planning Commission Hearing Minutes.

2. Acceptance of 05-23-2019 Planning Commission Hearing Minutes.

PUBLIC HEARINGS:

9:30 a.m. U11-008, RP11-001 & EIR11-001: A public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (EIS11-001) for the Boca Quarry Expansion Project. The proposed project is located on a 230-acre site which includes the existing 40-acre permitted quarry operation (East Pit) and the proposed 118-acre expansion area (West Pit). The proposed project would increase the allowable extraction/disturbance area by approximately 118-acres in the West Pit for a total project area of 158-acres and an increase in maximum production from 100,000 tons to one million tons per year. The actual yearly production would vary and would depend on the market demand. The proposed Conditional Use Permit (U11-008) anticipates the removal of 17 million tons of material in three phases over a 30-year period. **LOCATION:** West Hinton Road, Truckee CA. APN: 048-090-012 & 048-200-03. The project site is located in Nevada County, eight miles east of the center of the Town of Truckee, and five miles west of the California/Nevada state line. The Town of Truckee limits are approximately 0.6 miles west of the project site. The project site is directly north of Interstate-80. **RECOMMENDED ACTION:** Hold a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (EIS11-001); at the conclusion of the public hearing direct staff to respond in writing to all comments generated through this public hearing and those generated through the close of the required review period (July 8, 2019); and, prepare the Final Environmental Impact Report. **PLANNER:** Coleen Shade, Senior Planner.

9:45 a.m. PLN17-0097; U13-003; EIS13-002: An application for a new Use Permit to amend the expired Comprehensive Master Plan (U99-004) which was approved through the adoption of a Use Permit on June 28, 2001 for the Hobart Mills Industrial Park. The application proposes to bring existing unpermitted uses into compliance with the Nevada County Land Use and Development Code and General Plan as well as to amend the expired Comprehensive Master Plan (CMP). In addition, the Use Permit would recognize the location of the existing unpermitted land uses within the subject parcels established Zoning District Boundaries and CMP delineated project areas, including Assessor Parcel Numbers (APNs) 016-540-003, 016-540-004, 016-540-008 and 016-540-009. Current permitted uses include an approximately 3-acre seasonal topsoil and bark mulch recycling operation which is located within the 22-acre M1 SP Zoning District portion of the subject parcel that is east of Hobart Mills Road, which was approved by Use Permit U99-004. **PROJECT LOCATION:** The subject parcels are located at 14849 State Highway 89, 14824 Old Highway 89, 14824 Old Highway 89, and 14996 Old Highway 89. The subject approximately 133-acre parcels are further located east of the intersection of Highway 89 and Fibreboard Road, approximately four miles north of the Town of Truckee in Unincorporated Eastern Nevada County. **ASSESSOR'S PARCEL NUMBERS:** 016-540-003, 016-540-004, 016-540-008, 016-540-009. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS13-002). **RECOMMENDED PROJECT ACTION:** Recommend approval of the proposed Use Permit (U13-003). **PLANNER:** Matt Kelley, Senior Planner, (530) 265-1423.

1:00 p.m. U16-003, MGT16-010 & EIS16-003: Public hearing to certify the Environmental Impact Report (EIS16-003), approve the Conditional Use Permit (U16-003) and approve the Management Plan (MGT16-010) for the Van Norden Dam Spillway Modification Project. The proposed project includes the modifications to the dam spillway that would lower the spillway to eliminate the risk from a dam failure and remove the ability to impound water. The existing

notch of the spillway would be lowered by 4.5 feet. The new spillway would be 48 feet wide and 95.4 feet long with concrete aprons on the upstream and downstream ends of the spillway. The new spillway would include a small incised channel 0.5-foot-deep and 3 feet wide to allow water passage during low flow conditions in the summer and fall months. **LOCATION:** The proposed project is located in the west end of Summit Valley, Nevada County at 10187 Soda Springs Road, Soda Springs CA. APN: 047-440-023. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Make the Findings for each significant effect; Adopt a Statement of Overriding Considerations; Certify the Final Environmental Impact Report (EIS16-003; Approve the Management Plan (MGT16-010) and Approve the Conditional Use Permit (U16-003). **PLANNER:** Coleen Shade, 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: The next meeting of the Planning Commission is **tentatively** scheduled for **July 11, 2019**, at 1:30 p.m. in the Board of Supervisors Chambers, 950 Maidu Avenue, Nevada City, California. At the time of posting, there are no projects scheduled to come before the Planning Commission on that date.

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).