



AGENDA

NEVADA COUNTY PLANNING COMMISSION

August 22, 2019 · 1:30 p.m. · SPECIAL 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: 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 2019-04-25 Planning Commission Hearing Minutes.

2. Acceptance of 2019-06-27 Planning Commission Hearing Minutes.

PUBLIC HEARINGS:

1:30 p.m. U11-008, RP11-001 & EIR11-001: A public hearing to review the facts, receive public comment and consider the Planning Commission's recommendations to the Board of Supervisors to certify the Environmental Impact Report (EIS11-001), approve the Conditional Use Permit (U11-008), approve the Reclamation Plan (RP11-001) and approve the Development Agreement between the County of Nevada and Teichert Aggregate Inc., 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 annual maximum production of up to one million tons per year. The actual annual production would vary and would depend on the local market demand for aggregate, but would not exceed one million tons annually. 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 review the facts, and accept public comment. At the conclusion of the public hearing the Planning Commission should consider a recommendation for each of the following individually: certification of the Environmental Impact Report (EIS11-001); approval of the Conditional Use Permit (U11-008), approve the Reclamation Plan (RP11-001) and approve the Development Agreement between the County of Nevada and Teichert Aggregate Inc., for the Boca Quarry Expansion Project. **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 **September 12, 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).