



AGENDA

NEVADA COUNTY PLANNING COMMISSION

September 24, 2020 • 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. Closed Captioning is available for hearing impaired viewers. The public may also participate in the meeting using the information below.

Meeting ID: 961 4985 3261

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 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, or leaving an eComment at 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. In the event that the meeting is interrupted, please check the Planning page at <https://www.mynevadacounty.com/517/Projects-Scheduled-for-Public-Meeting> for a new hearing date.

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. First Two-Year Extension of Time (PLN20-0139; EXT20-0006) Northern Sierra Propane (PLN16-0072; DVP16-8; EIS16-0002)
2. Second and Final Three-Year Extension of Time (PLN20-0150; EXT20-0007) Christ Final Map (FM07-010; EIS07-053)
3. Extension of Time (PLN20-0155; EXT20-0008) Standing Rock Ranch (FM13-001; U13-007; MGT13-010; MGT13-018; MGT13-019; MI13-015)
4. Acceptance of 2020-07-23 Planning Commission Hearing Minutes.

PUBLIC MEETING:

1:30 p.m. PLN19-0022; GPA19-0001; RZN19-0001; CUP19-0002; EIS19-0003. A General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus by the Penn Valley Community Church who proposes to occupy portions of the site and, as the owner, will also serve as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. A General Plan Amendment and Zone Change proposes two Zoning and General Plan designations: Recreation; and Office-Professional to replace the current Public designations. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP).

RECOMMENDED ENVIRONMENTAL DETERMINATION: Recommend that the Board of Supervisors approve the Negative Declaration (EIS19-0003). **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors approve the Resolution for the proposed General Plan Amendment (GPA19-0001) and adopt the Ordinance amending Zoning District Map (ZDM) #14a to rezone APN: 050-020-032 & 050-020-072 from Public (P) to Office-Professional (6.4-acres) & Recreation (11.1-acres) both with the Site Performance Combining District (OP-SP/REC-SP) and approve Conditional Use Permit (CUP19-0003). **PLANNER:** Janeane Martin, Associate 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 October 8, 2020.

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).