



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

August 14, 2019 · 1:30 P.M. · REGULAR MEETING

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

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 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. 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 website may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

CONSENT ITEMS: None.

PUBLIC HEARING:

1:30 pm PLN19-0035; TPM19-0001: The project is a proposed Tentative Parcel Map to divide a 5.0-acre parcel zoned RA-1.5 into three Parcels to separate existing improvements. The three resultant parcels would be 1.86, 1.83 and 1.31 acres in size respectively, and each which would be suitable for a primary residential unit. The subject proposed parcels would be accessed from Armstrong Road, which is a paved private local road contained within a 40 foot right-of-way. An existing gravel driveway which is located off of Armstrong Road would provide access to proposed Lot 1. A second existing gravel driveway which is also located off of Armstrong Road would provide shared access to proposed Lots 2 and 3 through a proposed 32-foot wide private Access and Utility Easement. The three proposed parcels are developed with existing single-family residences, with proposed Lot 3 containing an Accessory Dwelling Unit. The project proposes to annex into the Lake of the Pines Zone 2 Collections Treatment System prior to recordation to provide municipal sewer service to each parcel. As part of the connection to municipal sewer, the existing two septic systems located on the subject parcel would be abandoned in place. The project also proposes to extend Nevada Irrigation District water service to serve Lots 2 and 3 which would be separate from the water service currently serving proposed Lot 1. Building envelopes would contain existing improvements, sized to allow potential future additional improvements, and designed to avoid sensitive resources to the greatest extent possible. **PROJECT LOCATION:** The subject parcel is located approximately 950 feet north of Combie Road and approximately 0.5 miles east of State Highway 49 at 21495 Armstrong Road, Grass Valley, in the Lake of the Pines Community Region in Unincorporated

Western Nevada County. **ASSESSOR PARCEL NUMBERS:** 057-141-070. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act pursuant to Sections 15315 and 15061(b)(3). **RECOMMENDED PROJECT ACTION:** Recommend approval of the proposed Tentative Parcel Map (TPM19-0001). **PLANNER:** Matt Kelley, Senior Planner, (530) 265-1423.

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.

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).