



NEVADA COUNTY ZONING ADMINISTRATOR SUMMARY of PROCEEDINGS

Summary of Proceedings of the regular meeting of August 14, 2019 at 1:30 p.m. Board Chambers, Eric Rood Administration Center
950 Maidu Avenue, Nevada City, California

ZONING ADMINISTRATOR: Tyler Barrington

CALL TO ORDER: Meeting called to order at 1:30 p.m.

CONSENT ITEMS: None.

PUBLIC HEARING:

1:30 p.m. 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.

Approved.

ADJOURNMENT: Zoning Administrator Tyler Barrington adjourned the meeting.

Note: A recording of this hearing is permanently on file with the Planning Department, Eric Rood Administrative Center, First Floor. Please contact the Clerk to obtain a copy.