



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

April 9 · 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. Members of the public can provide general comments on a particular agenda item before the meeting by writing a letter to the Planning Department, emailing planning@nevadacountyca.gov.

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.nevadacountyca.gov/516/Zoning-Administrator>. Please note that the on-line agenda may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

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.

CONSENT ITEMS: None

PUBLIC HEARING:

1:30 p.m. PLN24-0077; AAM24-0001; MGT24-0008: An application request to the Zoning Administrator to amend the Approved Recorded Parcel Map (PM09-010) recorded in Book 21 of Parcel Maps at Page 41 for APN: 055-160-018 to alter and expand the existing western building envelope delineation from 5,000 square feet to 11,900 square feet to allow for additional potential construction activities such as a deck, to revise the Important Farmlands designation to be consistent with the Department of Conservation's 2020 Farmland Mapper update, and an Oak Resource Management Plan for the proposed new western building envelope delineation's impact on existing landmark oak groves identified on the Supplemental Data Sheet of the above mentioned Recorded Map for Parcel 3 (APN: 055-160-018). **LOCATION:** 12797 Lime Kiln Road, Grass Valley, CA 95949, in the unincorporated western area of Nevada County, approximately 1.6 miles west of State Highway 49. **APN:** 055-160-018. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find project Exempt from California Environmental Quality Act (CEQA) Guidelines pursuant to Section

15061(b)(3). **RECOMMENDED PROJECT ACTION:** Approval of the Amendment to the Parcel Map (AAM24-0001) and the Oak Resources Management Plan (MGT24-0008). **PLANNER:** Zachary Ruybal, Associate Planner.

1:45 p.m. PLN24-1088; TPM24-0007; PFX24-0012; EIS24-0015: A proposed Tentative Parcel Map and Petition for Exceptions to Road Standards (PLN24-0188). As shown on Figure 2, the project is proposing to subdivide APN: 028-020-056 located at 13665 Karrys Place, Grass Valley, CA of 13.87 acres into two (2) legal parcels of 8.79 and 5.09 acres. The proposed parcels would align with their original configuration prior to being previously merged. The project includes the consideration of a Petition for Exceptions application to Road Standards to reduce the 44-foot road standard to 18-feet. Proposed Parcel 2 is currently developed with an existing single-family residence, pond, pool, pool house, barn, shop, septic tank and repair area, and is accessed directly off Karrys Place, a private road, from an existing asphalt driveway. Proposed Parcel 1 is currently undeveloped and the access for Proposed Parcel 1 is directly off Karrys Place. Proposed building envelopes for each new Parcel are located outside of the setbacks, environmentally sensitive areas, and slopes greater than 30%. New driveways are not being proposed as a part of the Tentative Parcel Map application, therefore future driveways will be designed to meet site distance and private driveway approach standards during the building permit process.

LOCATION: 13665 Karrys Place Road, (APN: 028-020-056) is located in an unincorporated area of Grass Valley, CA, approximately 0.3 mile west of Lower Colfax Road and 5.3 miles southeast of the City of Grass Valley. **APN:** 028-020-056 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan pursuant to Section 15074 and 15097 of the California Environmental Quality Act. **RECOMMENDED PROJECT ACTION:** Approve the proposed Tentative Parcel Map and Petition for Exceptions (TPM24-0007; PFX24-0012) **PLANNER:** Aleena Church, Assistant Planner

ADJOURNMENT:

Adjournment to the next scheduled meeting for the Nevada County Zoning Administrator to be held on a date yet to be determined in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California.

POSTING: This agenda was posted at least 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).