



AGENDA
NEVADA COUNTY ZONING ADMINISTRATOR
June 25 · 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 HEARINGS:

1:30 p.m. PLN25-0027; AAM25-0002; MGT25-0007; MGT25-0011 Butterworth. An application request to amend the Approved Recorded Parcel Map (Parcel Map 05-019) recorded in Book 19 of Parcel Maps, Page 199 for APN 054-490-027 to alter and create an additional building envelope. The existing western building envelope would change from 211,161 square feet to 137,429 square feet,

and the addition of a building envelope on the eastern property would consist of 73,623 square feet to allow for the construction of a single-family residence and garage. The project includes the consideration of an Oak Management Plan and Watercourse, Wetland, and Riparian Area Management Plan for the proposed building envelope delineation's impact on existing landmark oak groves identified by the project biologist and for the culvert crossing of a seasonal stream. **LOCATION:** 14139 Serpentine Farm Lane, Grass Valley, CA 95949, in unincorporated Nevada County. **APN:** 054-490-027. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the addendum to the original project-specific Mitigated Negative Declaration, EIS05-019, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164. **RECOMMENDED PROJECT ACTIONS:** Approve the Oak Resources Management Plan (MGT25-0011). Approve the Watercourses, Wetlands, and Riparian Areas Management Plan (MGT25-0007). Approve the Map Amendment of the original map PM05-031 (AAM25-0002). **PLANNER:** Aleena Church, Assistant Planner.

1:40 p.m. PLN24-0186; VAR24-0001; MGT25-0002 Tovar. An application for a Variance (VAR24-0001) and associated Steep Slopes Management Plan (MGT25-0002) to allow for the construction of retaining walls exceeding four (4) feet in height outside of standard building setbacks. The proposed improvements are proposed to facilitate the development of a future residential addition, new garage, and accessory dwelling unit (ADU) on the subject property. **LOCATION:** 11588 Lakeshore South, Auburn, CA 95602 (APN: 021-530-012), located in an unincorporated area of Western Nevada County. **APN:** 021-530-012. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Find this project categorically exempt from environmental review pursuant to Section 15303(e) of the California Environmental Quality Act Guidelines. **RECOMMENDED PROJECT ACTIONS:** Approve the Steep Slopes Management Plan (MGT25-0002). Approve the Variance (VAR24-0186). **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).