



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

September 24 · 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. PLN25-0057; AAM25-0003: The project is an application request to amend the Approved Parcel Map (PM05-033), recorded in Book 20 of Parcel Maps at Page 20, to expand the existing building envelope of Parcel 1 (APN 011-710-040) from 2.5 acres to 3.7 acres to allow for development further north in the parcel. **LOCATION:** The subject parcel is located at 23011 Oak

Mountain Court, Auburn, CA 95602, in the unincorporated western area of Nevada County, approximately 2.8 miles east of State Highway 49. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the addendum to original project specific Mitigated Negative Declaration, EIS05-053, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164. **RECOMMENDED PROJECT ACTION:** Conditional Approval of the Amendment to the Parcel Map (AAM25-0003). **PLANNER:** David Nicholas, Associate Planner.

ADJOURNMENT:

Adjournment to the next scheduled meeting for the Nevada County Zoning Administrator to be held on October 8, 2025, 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).