



**NEVADA COUNTY ZONING ADMINISTRATOR
SUMMARY of PROCEEDINGS**

Summary of Proceedings of the regular meeting of April 9, 2025, at 1:30p.m.
Board of Supervisors Chambers, Eric Rood Administration Center
950 Maidu Avenue, Nevada City, California

ZONING ADMINISTRATOR: Brian Foss

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

CONSENT ITEMS: None

PUBLIC HEARINGS:

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.

Approved at Public Hearing

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.

Approved at Public Hearing

ADJOURNMENT: Zoning Administrator Brian Foss adjourned the meeting at 2:16 p.m..

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.