



NEVADA COUNTY ZONING ADMINISTRATOR  
SUMMARY of PROCEEDINGS

Summary of Proceedings of the regular meeting of June 25, 2025, at 1:30p.m.  
Board of Supervisors Chambers, Eric Rood Administration Center  
950 Maidu Avenue, Nevada City, California

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**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. 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.

*Approved at Public Hearing*

**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.

*Approved at Public Hearing*

**ADJOURNMENT:** Zoning Administrator Brian Foss adjourned the meeting at 2:15 p.m..

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