

NEVADA COUNTY PLANNING COMMISSION AGENDA
Board of Supervisors Chambers, 950 Maidu Avenue, Nevada City, CA 95959

May 24, 2018

Any member of the audience desiring to address the Planning Commission on an item under discussion which appears on its agenda, may do so upon receiving recognition from the Chairman. After receiving recognition, please walk to the rostrum located in the center of the room and state your name and address before making your presentation, as all meetings are being recorded.

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. The agenda and certain supporting documents may be obtained on the Nevada County Planning Department website at <https://www.mynevadacounty.com/512/Planning-Department>. Please note that the on-line agenda may not include all related or updated documents.

The Commission may review general correspondence or discuss Commissioner's concerns at any time during the meeting if the Commission is ahead of schedule. The Commission will not start any item before its scheduled time, but may discuss it at a later time, depending upon the progress of the meeting.

All items on the agenda may be acted upon by the Planning Commission

CALL MEETING TO ORDER: 1:30 p.m.

STANDING ORDERS: Salute to the Flag - Roll Call - Corrections to Agenda

PUBLIC COMMENT: Members of the public shall be allowed to address the Planning Commission on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission, provided that no action shall be taken unless otherwise authorized by Subdivision (6) of Section 54954.2 of the Government Code. 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 Planning Commission meeting.
2. The Chairman may limit any individual to not less than three (3) minutes. Time to address the Planning Commission 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.

COMMISSION BUSINESS: None.

CONSENT ITEMS: None.

PUBLIC HEARING:

1:30 pm **PLN17-0041; AAP17-0005; MGT18-0008; EIS17-0010:** The project is an application to the Planning Commission seeking an Amendment to an Approved Permit (AAP17-

0005) (Use Permit/Comprehensive Master Plan) for the existing Western Gateway Park property in Penn Valley. The project proposes a new element, a Bike Park, within the existing Western Gateway Park. The project includes a Management Plan to ensure development and use of the proposed Bike Park features do not adversely affect Landmark Oaks/Landmark Oak Groves, or the onsite seasonal drainage. The Bike Park is proposed to be open 7:00 a.m. to 10:00 p.m. Monday through Friday and from 7:00 a.m. to 7:00 p.m. on Saturday and Sunday. The project anticipates 10 to 15 Bike Park users at any given time during the weekdays, with 40 to 50 users at any given time on the weekends. Special events, if any, could potentially result in up to 75 riders. Bike Park elements would be located in the westerly part of the Park with the closest features being a minimum of 80-feet from the Park's westerly property line. Trails/tracks would range from 18-inches to 36-inches in width each with unique features. Significant grading below the natural grade is not required to construct these features; berm and rolling features would be developed with imported soil. The project includes expanding the existing parking lot from 29 existing parking spaces to 43 spaces to accommodate additional users (40 regular stalls and 3 handicap accessible spaces). **LOCATION:** Within the westerly portion of Western Gateway Park, in Penn Valley. **APNs:** 51-220-15 & 51-220-16 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Adopt the Mitigated Negative Declaration (EIS17-0010). **RECOMMENDED PROJECT ACTION:** Approve the Management Plan (MGT18-0008) and approve the Amendment to an Approved Permit (AAP17-0005). **PLANNER:** Janeane Martin, Associate Planner, 530-265-1610

INFORMATIONAL ITEMS; ON-GOING PROJECT UPDATES:

1. Discussion of upcoming Planning Commission meetings
2. Announcements (Informational Items Only) Commission and staff members may make brief announcements or report on activities. Commission members may also provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.
3. Adjournment: The next meeting of the Planning Commission is tentatively scheduled for **June 14, 2018** in the Board of Supervisors Chambers.