



AGENDA

NEVADA COUNTY PLANNING COMMISSION

May 26, 2022 · 1:30 p.m. · REGULAR MEETING

Board of Supervisors Chambers
950 Maidu Avenue, Nevada City, CA 95959

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada will hold its regularly scheduled meeting of the Planning Commission from inside the Board Chambers, located at the Eric Rood Administrative Center, 950 Maidu Avenue, First Floor, Nevada City, CA 95959. This meeting is open to in-person attendance. This meeting is broadcast live on Nevada County Media Channel 17 in the Western County and on Suddenlink Channel 78 in the Eastern County and can be viewed live through the web at http://nevco.granicus.com/ViewPublisher.php?view_id=19. Closed Captioning is available for hearing impaired viewers. The public may also participate in the meeting using the information below.

To address the Planning Commission on a matter on the agenda: Members of the public can provide general comments on items that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission or on a particular agenda item before the meeting by writing a letter to the Planning Commission, emailing planning@co.nevada.ca.us, or leaving an eComment at http://nevco.granicus.com/ViewPublisher.php?view_id=19. 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 Chair. 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. Prior to the meeting, the agenda and select supporting documents will be posted 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 TO ORDER: 1:30 p.m.

STANDING ORDERS: Salute to the Flag. Roll Call. Corrections to the 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 Chair 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:

1. Adopt a Resolution authorizing an option to conduct remote teleconference meetings of the Planning Commission and its legislative bodies, when necessary, to allow for flexibility in order to comply with social distancing pursuant to the Ralph M. Brown Act.
2. PLN22-0054; EXT22-0002: Extension of Time for the Event Helper Development Permit (DVP18-2, EIS18-0021).
3. PLN22-0018; MIS22-0002: Annual review of the Development Agreement (DA) for the Harmony Ridge Subdivision
4. PLN22-0053; EXT22-0001: Extension of Time for South Woodlands Subdivision (EIS14-010; MGT14-007; MGT14-008; MGT15-011)

PUBLIC HEARING:

1:30 p.m. PLN21-0281, RZN21-0003, CUP21-0005, PFX21-0006; EIS22-0003. A Rezone from Highway Commercial (CH) to Neighborhood Commercial (C1) to allow for the proposed self-storage use, 2) a Use Permit to allow for the development and operation of a self-storage facility with 17 permanent buildings and 7 storage containers, as well as the formal approval of the existing Alta Sierra Family Automotive auto repair facility, and a 3) a Petition for Exceptions from Road Standards to allow for a reduced easement width on Johnson Place. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Mitigated Negative Declaration (EIS22-0003). **RECOMMENDED PROJECT ACTION:** Approve the Rezone (RZN21-0003), Conditional Use Permit (CUP21-0005), and Petition for Exceptions (PFX21-0006). **PROJECT PLANNER:** Kyle Smith, Associate Planner

1:40 p.m. PLN22-0094; ORD22-1 A Public Hearing to consider a recommendation to the Board of Supervisors to adopt an Ordinance (ORD22-1) for text amendments to Section L-II 3.30 and Section L-II 5.23 to Chapter II Zoning Regulations of the Land Use and Development Code regarding Cannabis Cultivation and Administrative Enforcement in all zoning districts in the unincorporated areas of Nevada County. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** CEQA Statutory Exemption 15060(c)(2), 15061(b)(3), 15308, 15321, and 15378(b)(5). **PLANNER:** Jeff Merriman, Cannabis Program Manager

Copies of the Draft Environmental Impact Report and any other project materials are available for public review and consideration on-line by visiting the Nevada County Planning Department webpage dedicated to this project at: <https://www.mynevadacounty.com/3195/Idaho-Maryland-Mine---Rise-Grass-Valley>; and as outlined in the published Notice of Availability, available at: <https://www.mynevadacounty.com/DocumentCenter/View/42256/NOA-Comment-Period-Extension-Final>

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 to the next scheduled meeting for the Nevada County Planning Commission to be held *at a date to be determined*, in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California or via remote.

POSTING: This agenda was posted 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).