



# AGENDA

## NEVADA COUNTY PLANNING COMMISSION

### APRIL 25, 2019 • 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 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 1<sup>st</sup> 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. Acceptance of Planning Commission Minutes for December 13, 2018.
2. Acceptance of Planning Commission Minutes for February 28, 2019.
3. Acceptance of Planning Commission Minutes for March 7, 2019.
4. Acceptance of Planning Commission Minutes for April 11, 2019.
5. Extension of Time (PLN19-0020; EXT19-0002) for Tranquility Lane Estates (FM07-001; EIS07-003)
6. Extension of Time (PLN19-0026; EXT19-0003) for South Woodlands (FM14-002; MGT14-007; MGT14-008; MGT15-011; EIS14-010)
7. Extension of Time (PLN19-0031; EXT19-0004) for Boreal Mountain Resort (Alpine Coaster Ride, BMX Park and Skate Park Use Permit (U16-002; formerly U11-002; EIS11-002)
8. Extension of Time (PLN19-0041; EXT19-0005) for Hilltop Estates (FM05-011; U05-013; EIS05-051)

## PUBLIC HEARINGS:

**1:30 p.m. PLN19-0007, 0009, 0010 & 0011, RAF19-0001, 0002, 0003 & 0004:** Four separate Commercial Rafting Permit Applications proposing guided tours on the Little Truckee and Truckee River pursuant to Sec. G-III 8.1 of the Nevada County General Code. Guided tours are proposed from Boca Dam to Floriston, and from Boca to the Farad Powerhouse site. Guided tours are also proposed to start at Floriston or the Farad Powerhouse site ending at a point(s) outside of Nevada County. Shuttle parking and portable toilets are proposed at each of these locations. At Floriston near the I-80 Bridge, two put-in/take-out and shuttle parking locations are proposed: (1) on the west bank of the river and (2) on the east bank of the river, both within the CalTrans right-of-way. At the Farad Powerhouse site, put-in/take-out and parking locations are proposed on the west side of the river. Ingress/egress outside of unincorporated Nevada County is not addressed with these applications. **PROJECT LOCATION:** Boca Dam; Floriston near the I-80 Bridge and the Farad Powerhouse site which is approximately two miles north of Floriston and east of Truckee. **ASSESSOR'S PARCEL NUMBER:** 048-160-003, 048-030-014 and 048-130-022 (this is the approximate location at Floriston Bridge within the CalTrans ROW, outside the west parcel boundary of 048-130-022). **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Exempt per CEQA Section 15061 (b)(3). **RECOMMENDED PROJECT ACTION:** Recommend approval of a rafting permit for each applicant (RAF19-0001, RAF19-0002, RAF19-0003 and RAF19-0004). **PLANNER:** Janeane Martin, Associate Planner.

**1:40 p.m. PLN18-0080, DVP18-2, EIS18-0021:** A Development Permit proposing the construction and operation of an approximately 13,962-square-foot building for The Event Helper, Inc. The Event Helper is an internet/software research and development business that builds and develops website applications and is anticipated to have up to 40 employees. The proposed building would be two-stories in height, and consist of an approximately 6,808-square-foot first floor, a 5,328-square-foot second floor and an approximately 1,826-square-foot basement which would be used for parking and storage. Associated development would also include parking, lighting, and landscaping and storm water retention improvements. **PROJECT LOCATION:** 12897 Loma Rica Drive, Grass Valley, California 95945. **ASSESSOR'S PARCEL NUMBER:** 006-920-005 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommended approval of a Mitigated Negative Declaration (EIS18-0021). **RECOMMENDED**

**PROJECT ACTION:** Recommend approval of the proposed Development Permit (DVP18-2). **PLANNER:** Matt Kelley, Senior Planner.

**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 **May 9, 2019**, at 1:30 p.m. in the Board of Supervisors Chambers, 950 Maidu Avenue, Nevada City, California.

*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).*