



# AGENDA

## NEVADA COUNTY PLANNING COMMISSION

### July 23, 2020 • 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 hereby provides notice that it will hold its regularly scheduled meeting of the Planning Commission by remote via Zoom. The Planning Commission will attend the meeting and participate to the same extent as if they were present. To follow social distancing guidelines as outlined by the Nevada County Public Health Department, the Board Chambers will remain closed to the public until further notice. 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](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.*

**Meeting ID:** 938 2986 1943

**Password:** 95959

**Join by Web:**

<https://zoom.us/j/>

Use the "raise hand" feature if you wish to speak.

**Join by Phone (San Jose):**

+1 669 900 9128

Press \*9 to "raise hand" if you wish to speak.

*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](mailto:planning@co.nevada.ca.us), or leaving an eComment at [https://nevco.granicusideas.com/meetings/3233-nevada-county-planning-commission/agenda\\_items](https://nevco.granicusideas.com/meetings/3233-nevada-county-planning-commission/agenda_items). 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, state your name and address before making your presentation, as all meetings are being recorded. In the event that the meeting is interrupted, please check the Planning page at <https://www.mynevadacounty.com/517/Projects-Scheduled-for-Public-Meeting> for a new hearing date.*

*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 online 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 2020-05-28 Planning Commission Hearing Minutes.

**PUBLIC MEETING:**

**1:30 p.m.** The proposed project is an Area Plan for the Penn Valley area, with land use regulations focused on the Penn Valley Village Center as established by the County General Plan, but also extending to the surrounding area to assist in establishing a connection from Penn Valley to Lake Wildwood. The project builds upon and overhauls the existing 2000 Penn Valley Area Plan as a comprehensive Area Plan that is more than just an update to the prior planning policy document. The 2020 Penn Valley Area Plan (Area Plan) is a focused policy and design document that supplements the Nevada County General Plan and Zoning Ordinance. It serves as the comprehensive land use and zoning plan for the community of Penn Valley and embodies the expressed goals of residents and business owners to help shape the future of their community.

The Penn Valley Area Plan is comprised of the following plan components and discretionary actions:

- General Plan Text Amendment: To adopt the Area Plan.
  - General Plan Land Use Map Amendment:
    - APN: 051-220-015. (7.11-acres). Western Gateway Park property from Residential (RES) to Recreation (REC).
  - Zoning Map Amendment: Parcel rezoning to correspond with the proposed expansion of the Area Plan boundaries to add the Site Performance (SP) Combining District zoning to specific parcels to reflect the applicability of the Area Plan (See Appendix B of the Draft Initial Study/Negative Declaration), and site-specific rezoning as follows:
    - APN: 051-220-015. (7.11-acres). Western Gateway Park property from Residential Agricultural-1.5 (RES/RA-1.5) to Recreation (REC).
    - APN: 051-120-005 and 051-120-013. (1.23 and 0.52-acres). Nevada County Cemetery District properties from RA-1.5 to Public (P). Site already has a Public (PUB) General Plan Land Use designation.
  - Zoning Ordinance Amendment: Amending Sec. L-II 4.2.3 of the Nevada County Zoning Ordinance to add a reference to the proposed Penn Valley Area Plan design guidelines and standards.
- RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Negative Declaration (EIS20-0007) **RECOMMENDED PROJECT ACTION:** Approve the proposed General Plan Amendment (GPA20-0001), General Plan Text Amendment (GPT20-0001), Rezone (RZN20-0004) and Ordinance (ORD20-3). **PLANNER:** Tyler Barrington, Principal 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 August 13, 2020.

*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).*