



## NEVADA COUNTY ZONING ADMINISTRATOR SUMMARY of PROCEEDINGS

Summary of Proceedings of the regular meeting of May 8, 2019 at 1:30 p.m.  
Board 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 HEARING:**

**1:30 p.m. PLN18-0035; TPM18-0002; MGT19-0006; EIS18-0015:** The project is a combined application to the Zoning Administrator for a Tentative Parcel Map (TPM18-0002) proposing to divide a 121-acre parcel zoned AG-40 into two parcels (40-acres and 81-acres in size). The project includes a Management Plan (MGT19-0006) to allow disturbance within Landmark Oak Groves. Both proposed parcels would take access from Brotherhood Way, an existing 50-foot wide driveway and emergency/fire access easement. Grading along Oak Tree Road, as required for improving driveway sight distance to the minimum requirement of 250-feet, would include approximately 250 cubic yards of cut and/or fill. A no access easement along Oak Tree Road would preclude other access points along the roadway, limiting the parcels to access via the existing Brotherhood Way driveway alignment. Both proposed parcels are developed with single-family residential improvements including individual wells and septic systems. The property does not have electrical service from PG&E, existing improvements are reliant upon solar and propane. The project proposes to establish a public utility easement along the existing Brotherhood Way alignment for potential future utility extension to each property. Building envelopes would contain existing improvements, sized to allow potential future additional improvements, and designed to avoid sensitive resources to the greatest extent possible. **LOCATION:** 18027 Oak Tree Road, Nevada City. **APN:** 061-190-057. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS18-0015). **RECOMMENDED PROJECT ACTION:** Recommend approval of Tentative Parcel Map (TPM18-0002) and Management Plan (MGT19-0006). **PLANNER:** Janeane Martin, Associate Planner

**Approved.**

**ADJOURNMENT:** Zoning Administrator Brian Foss adjourned the meeting.

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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 to obtain a copy.