

1                                   **NEVADA COUNTY PLANNING COMMISSION**  
2                                   **NEVADA COUNTY, CALIFORNIA**

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4 **PARTIAL MINUTES** of the meeting of April 27, 2017, 1:30 PM, Board Chambers, Eric Rood  
5 Administration Center, 950 Maidu Avenue, Nevada City, California  
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8 **PUBLIC HEARING:**  
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10 **PLN17-0018; GPA17-0001; RZN17-0001.** Public hearing to consider a recommendation to the Board  
11 of Supervisors for the McDonagh Timber Preserve GPA/Rezone project to: 1) Approve a Resolution  
12 to amend the General Plan Land Use Designation Amendment (GPA17-0001) to change the land use  
13 designation of APN 17-020-17 from Rural-10 acre min. (RUR-10) to Forest-40 acre min. (FOR-40);  
14 and 2) Approve a corresponding Zoning District Map Amendment (RZN17-0001) to change the  
15 existing zoning from General Agricultural-10 acre min.-Planned Development Combining District  
16 (AG-10-PD) to Timberland Production Zone-40 acre min. (TPZ-40). **LOCATION:** There is no  
17 assigned address for the vacant 70.35 acre property located on the north side of Interstate 80. Parcels  
18 ingress and egress is via a private access road to the west side of the parcel via Billy Mack Road via  
19 Donner Lake Road. **APN:** 17-020-17 **RECOMMENDED ENVIRONMENTAL**  
20 **DETERMINATION:** Exempt per CEQA Section 15264 **PLANNER:** Patrick Dobbs, Senior Planner  
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22 Planner Patrick Dobbs introduced himself and the project. He discussed the location, current  
23 designations and current use of the McDonagh property. The applicant wants a general plan land  
24 use designation amendment and rezone in order to make the property's designations compatible  
25 and consistent with the area and its uses. The majority of the property is forested and the current  
26 build-up of dead vegetation could support a catastrophic fire. The applicant's objective is to reduce  
27 fire risk and enhance the forest, thus improving the health of wildlife habitat and the watershed.  
28 Planner Dobbs explained that TPZ zoning is a long term commitment that includes limitations on  
29 development and as well as a tax break. He explained the necessity of a forest management plan  
30 in order to be included in the TPZ zone and clarified that this was not a timber harvest plan. The  
31 recommendation Planner Dobbs was asking for from the Commission was in regard to land use  
32 designation and zoning only. Stakeholders, nearby property owners and the Town of Truckee were  
33 notified of the proposal and there were no known objections to project. Planner Dobbs asked the  
34 Planning Commission to take three actions: find the project statutorily exempt pursuant to CEQA  
35 guidelines, recommend the Board of Supervisors adopt the general plan land use resolution, and  
36 recommend the Board of Supervisors adopt the rezone ordinance.  
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38 Commissioner Jensen asked if the Town of Truckee had any comment.  
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40 Planner Dobbs said they had no objections.  
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42 Chair Aguilar asked how Planner Dobbs came up with the number 40.  
43

44 Planner Dobbs explained 40 acres is the minimum aggregate parcel size. A FOR-40 designation  
45 and TPZ-40 zoning would allow the 70-acre property to be conforming and consistent with  
46 surrounding properties.  
47

48 Chair Aguilar asked if the applicant had anything to add.

49 John McDonagh said his intention was to preserve his property in a better state and to reduce fire  
50 risk. He looked forward to the Commission's recommendations.  
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53 Chair Aguilar opened the public hearing at 1:43 p.m. and, as there were no comments, closed the  
54 public hearing at 1:43 p.m. and brought the discussion back to staff.  
55

56 Commissioner Duncan said the report was clear.  
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58 **Motion by Commissioner Jensen** to recommend that the Board of Supervisors find that the  
59 adoption of timberland preserve zones is statutorily exempt from the requirement to prepare an  
60 EIR or Negative Declaration pursuant to Section 15264 of the State CEQA Guidelines; **second by**  
61 **Commissioner James. Motion carried on a voice vote 5/0.**  
62

63 **Motion by Commissioner Jensen** to recommend that the Board of Supervisors adopt the  
64 Resolution for the General Plan Land Use amendment to change the Land Use Designation of  
65 APN 17-020-17 from Rural-10 acre minimum (RUR-10) to Forest-40 acre minimum (FOR-40);  
66 **second by Commissioner James. Motion carried on a voice vote 5/0.**  
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68 **Motion by Commissioner Jensen** to recommend that the Board of Supervisors adopt the  
69 Ordinance amending Zoning District Map (ZDM) #129 to rezone APN17-020-17 from General  
70 Agriculture-10 acre minimum-Planned Development Combining District (AG-10-PD) to  
71 Timberland Production Zone-40 acre minimum (TPZ-40); **second by Commissioner James.**  
72 **Motion carried on a voice vote 5/0.**  
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74 Chair Aguilar said there was no appeal period as these were recommendations.  
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