



**NEVADA  
COUNTY**  
CALIFORNIA

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Jeffrey Thorsby, Chief of Staff/Clerk of the Board

**NEVADA COUNTY BOARD OF SUPERVISORS**  
**BOARD AGENDA MEMO**

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**MEETING DATE:** February 20, 2024

**TO:** Board of Supervisors

**FROM:** Jeffrey Thorsby, Chief of Staff/Clerk of the Board

**SUBJECT:** Resolution making findings, accepting the appeal filed by Kevin Yoder, et al., from the decision of the Nevada County Planning Department for the conditional approval for an administrative development permit and petition for exceptions to road standards (PLN22-0234; ADP22-0049; PFX22-0039) to operate a commercial cannabis operation located at 22309 Meyer Ravine Road, Grass Valley, CA 95949 (APN: 057-290-006), and scheduling a Public Hearing on March 12, 2024, at 1:30pm

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**RECOMMENDATION:** Accept the appeal and schedule a public hearing for March 12, 2024, at 1:30 p.m.

**FUNDING:** N/A

**BACKGROUND:** On January 10, 2024, the Nevada County Planning Department provided notice of a conditional approval for an Administrative Development Permit and Petition for Exceptions to Roadway Standards for a private driveway that does not meet Nevada County Land Use and Development Code Section L-XVII 3.4 and County Standard Drawing C-1 for minimum road width of 20-feet with 2-foot shoulders (PLN22-0234; ADP22-0049; PFX22-0039) to permit a commercial cannabis operation at 22309 Meyer Ravine Road, Grass Valley, CA 95949 (APN 057-290-006). On January 22, 2024, Kevin Yoder filed an appeal that included additional appellants and list of petition of signatures gathered against the proposed commercial cannabis operation.

Section L-II 5.12.B of the Nevada County Land Use and Development Code provides that the Board of Supervisors may use the provisions of such article in conducting public hearings on land use matters.

Section L-II 5.12.G of the Nevada County Land Use and Development Code requires the Clerk to present the appeal to the Board of Supervisors at a regular meeting so the Board can consider whether to accept this appeal and, if accepted, schedule it for a public hearing. County staff have reviewed the appeal and recommend:

- Appellant is an interested party who has standing to file the appeal; and
- Appellant submitted their appeal within the required time period of 10 calendar days; and
- The content of the appeal satisfies the minimum requirements set forth in section 5.12.F of the County's Land Use and Development Code which include identification of the project and decision being appealed, statement of the reason for the appeal, statement of the specific provisions being appealed, statement of the action being requested, summation of the arguments being raised and identification of the appellant.

Staff further recommends that the Board accept the appeal and schedule a Public Hearing on this appeal on March 12, 2024, at 1:30 p.m. at the Nevada County Board Chambers at 950 Maidu Avenue, Nevada City, CA 95959.

Item Submitted: 2/8/2024

Approved: Jeffrey Thorsby, Chief of Staff/Clerk of the Board