



**NEVADA
COUNTY**
CALIFORNIA

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NEVADA COUNTY BOARD OF SUPERVISORS
BOARD AGENDA MEMO

MEETING DATE: October 10, 2023

TO: Board of Supervisors

FROM: Julie Patterson Hunter, Clerk of the Board

SUBJECT: Resolution making findings, accepting the appeal filed by Glenn Christ from the determination of the Planning Department that the Appellant's final Map (FM07-010) does not qualify for an automatic extension provided by AB1561; and Scheduling the Appeal for a Public Hearing

RECOMMENDATION: Adopt the attached Resolution

FUNDING: N/A

BACKGROUND: On September 15, 2023 the Director of Planning, Brian Foss, outlined in a letter dated September 15, 2023 (attached hereto) their determination that the final map (FM07-010) did not qualify for an automatic extension provided by AB1561 as requested by the Appellant, Glenn Christ, and that it was expired as outlined in the final County Extension of Time. The final map, initially approved on August 28, 2008 proposed to divide a 34.75-acre parcel into nine (9) residential lots ranging from 1.06 to 6.73 acres with a 7.4-acre community owned Open Space parcel (Lot A) and a 14.3-acre remainder, on property located at 16210 American Hill Road in Nevada City. Subsequently, the Appellant submitted an appeal to the Planning Department's determination to the Clerk of the Board on September 25, 2023.

Section L-II 5.12.B of the Nevada County Land Use and Development Code provides 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 November 7, 2023 at 1:30 p.m. at the Nevada County Board Chambers at 950 Maidu Avenue, Nevada City, CA 95959.

Item Initiated: 10/3/2023
Approved: Julie Patterson Hunter, Clerk of the Board
Submittal Date: 10/3/2023