

1 **NEVADA COUNTY PLANNING COMMISSION**
2 **NEVADA COUNTY, CALIFORNIA**
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4 **MINUTES** of the meeting of January 9, 2025, 1:30 p.m., Board Chambers, Eric Rood Administration
5 Center, 950 Maidu Avenue, Nevada City, California.
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8 **MEMBERS PRESENT:** Chair Milman and Commissioners Garst and McAteer
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10 **MEMBERS ABSENT:** None
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12 **STAFF PRESENT:** Planning Director, Brian Foss; Principal Planner, Tyler Barrington; Aleena Church,
13 Assistant Planner; County Counsel, Sims Ely; Clerk to the Planning Commission, Jodeana Patterson
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16 **PUBLIC HEARING:**
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- 18 1. A Rezone Application to amend Zoning District Map #87 to rezone (RZN24-0004) APN 065-090-
19 004 from Forest-160 (FR-160) to Timberland Production Zone-160 (TPZ-160).
20 **PLN24-0156; RZN24-0004** Page 2, Line 56
21

22 **STANDING ORDERS:** Salute to the Flag - Roll Call - Corrections to Agenda.
23

24 **CALL MEETING TO ORDER:** The meeting was called to order at 1:30 p.m. Roll call was taken.
25

26 **CHANGES TO AGENDA:** None.
27

28 **PUBLIC COMMENT:** Members of the public shall be allowed to address the Commission on items not
29 appearing on the agenda which were of interest to the public and were within the subject matter jurisdiction
30 of the Planning Commission, provided that no action shall be taken unless otherwise authorized by
31 Subdivision (6) of Section 54954.2 of the Government Code.
32

33 Chair Milman opened public comment at 1:30 p.m.
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35 Seeing and hearing no public comments coming forward, Chair Milman closed public comment at 1:30
36 p.m.
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38 **COMMISSION BUSINESS:** None.
39

40 **CONSENT ITEMS:**
41

- 42 1. Acceptance of 2024-04-11 Planning Commission Draft Hearing Minutes.
43 *Approved at hearing.*
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45 2. Acceptance of 2024-04-25 Planning Commission Draft Hearing Minutes.
46 *Approved at hearing.*
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48 3. Acceptance of 2024-10-10 Planning Commission Draft Hearing Minutes.
49 *Approved at hearing.*
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51 4. Acceptance of 2024-10-24 Planning Commission Draft Hearing Minutes.
52 *Approved at hearing.*
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54 **PUBLIC HEARING:**

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1:30 p.m. PLN24-0156; RZN24-0004: A Rezone Application to amend Zoning District Map #87 to rezone (RZN24-0004) APN 065-090-004 from Forest-160 (FR-160) to Timberland Production Zone-160 (TPZ-160). **LOCATION:** Near Wilderness Road, Nevada City, located in the unincorporated area of Nevada County, approximately two miles southeast of Banner Quaker Hill Road; no address.

RECOMMENDED ENVIRONMENTAL DETERMINATION: Recommend that the Board of Supervisors find the adoption of timberland preserve zones statutorily exempt from the requirement to prepare an EIR or Negative Declaration pursuant to Section 15264 of the California Environmental Quality Act (CEQA) Guidelines. **RECOMMENDED PROJECT ACTIONS:** Recommend that the Board of Supervisors adopt the attached Ordinance amending Zoning District Map (ZDM) #87 to rezone APN 065-090-004 from Forest-160 (FR-160) to Timberland Production Zone-160 (TPZ-160), based on the findings contained with the Ordinance. **PROJECT PLANNER:** Aleena Church, Assistant Planner.

[minutes follow as direct transcript]

Planner Church: Hi, I'm Aleena Church. I am an Assistant Planner here, and going to be presenting this project today, and happy to be here and present to you three, and happy to meet you as well. All right, I'll go ahead and just get started then. This is the Hodgen Forest-to-Timberland Production Zone Rezone project near Wilderness Road in Nevada City in front of the Planning Commission for review today. This application is to amend Zoning District Map #87 to rezone one parcel of 60 acres from Forest to Timberland Production Zoning. The project is a legislative action and does not include any development at this time. The intent is to use the parcel for timberland preservation and a future Christmas tree farm, which is allowed in TPZ [Timberland Production Zoning]. The existing zoning designation is Forest (FR), a zone meant for protection, production, and management of timber and timber-support uses. The Nevada County Timberland production zone, TPZ, is adopted pursuant to the Forest Taxation Reform Act of 1976. It's intended to provide for and encourage prudent and responsible timberland resource management. The TPZ District is a more restrictive district, with fewer potential allowable uses than the FR Zoning District, such as a specific commercial and agricultural uses. The project parcel has no assigned address but is located off of Wilderness Road in Nevada City and is approximately two miles southeast of Banner Quaker Hill Road in unincorporated western Nevada County. The project parcel is in a very rural, low-density portion of Nevada County, Section 3, Township 16, North Range, 10 East. The project parcel is mostly surrounded by large Forest-160-zoned parcels with a TPZX-zoned parcel sharing the eastern property line. There are many other TPZX and TPZ-160-zoned parcels that surround the project parcel to the north and the south. The parcel to the northeast was rezoned from Forest to Timber Production Zone in 2004 by Z04-013. There is a structure built on one of the adjacent parcels. Each of the parcels in the section surrounding Section 3 are around 50 acres in size and are owned by either Sierra Pacific land, US Forest Service, and private landowners. These parcels in the surrounding sections are undeveloped. At present, the property has a small, uninhabitable cabin, but is primarily undeveloped and has access through Wilderness Road. There is a 30-inch culvert already in place on the road system at the point of the crossing and an unnamed water course which is a tributary to Green Horn Creek. The forest stand is composed of Sierra mixed conifer species. The overstory is dominated by Douglas fir, white fur, incense cedar, and minor amounts of Ponderosa and sugar pine. According to the Forest Management Plan, the property operated a timber harvest in 1993 and was harvested an unknown number of times in the 20th century. The cut that occurred around 1993 removed larger trees and provided better spacing of the residual intermediate trees left, which did maximize overall growth. The current landowners purchased the property in 2023. Between 1993 and 2023, the past land use of timber harvesting can be seen in a range of ages of the tree stumps still visible on the property. The only improvements on the land were the establishment or promotion of a road system on site. In order for the property to be considered for a TPZ District, the property must meet specific standards for the TPZ Zone. Among the requirements for the inclusion into the TPZ District is the preparation and approval of a Forest Management Plan (FMP) prepared by a registered professional forester. The FMP must include a timber inventory that demonstrates that the site meets timber-stocking standards set forth in the PRC [Public Resources Code], Section 4561, proof of regular commercial harvesting operations, proof of legal and physical access, disease and/or insect control, a thinning and slash disposal program, a fire protection program, and an erosion control program. The applicant's FMP does meet the requirements for

109 the inclusion into the TPZ District. Other standards include, as set forth in Section 4561 of the Public
110 Resources Code and the Forest Practice Rules adopted by the State Board of Forestry: additionally, the
111 parcel must be a Site 4 higher quality class. There are five general [site] classes based on the ability of the
112 site to produce wood growth on trees. Site 1 is considered the most productive, Sites 2 and 3 are sites of
113 intermediate productivity, and Sites 4 and 5 are areas of low productivity. The project FMP contains the
114 required timber inventory, demonstrating that the parcel meets the requirements for the inclusion into the
115 TPZ District. The Timber Site Class of the project site is a Site 2 and 3, and the parcel exceeds the minimum
116 average point of 150 per acre. The benefit of the applicant of rezoning into a TPZ District is the reduction
117 in property taxes established by the reassessment of the land based on the growing and harvesting of the
118 timber. The Nevada County Assessor's Office noted that the current assessed value of APN 065-090-004
119 is \$200,000 as a Forest-160 property. The current taxes are \$2,653.96 annually. With the approval of the
120 requested rezone into the TPZ, it's estimated by the Nevada County Assessor's Office to reduce the assessed
121 property valuation to \$47,192.00 with the respective projected annual taxes of \$1,059. This is based on the
122 consideration of the parcel as a Site 2 inventory productivity classification, which the State Board of
123 Forestry of Equalization lists as \$93.00 per acre. As a result, the reduction in annual taxes would be
124 \$1594.69. The TPZ Zoning District is intended to provide land devoted to the growing and harvesting of
125 timber and for compatible uses that do not significantly detract from the use of land for the devoted purpose
126 through prudent and responsible forest resource management. Consistent with the attention of the district,
127 the tax reduction resulting from the reassessment of the value based on reasonable expectation of harvest
128 would allow continued use of the property for timber production, as prescribed in the Forest Taxation
129 Reform Act. This request is also consistent with the 2004 Board of Supervisors' approval for the TPZ
130 zoning of the southeastern parcel, located within the same subdivision as the subject property. Staff routed
131 the project to all applicable agencies for comment, and at this time, no adverse issues were identified, and
132 all requirements for the inclusion into the TPZ District have been satisfied, as it is a legislative procedure.
133 Standard Conditions of Approval do apply to ensure that the rezone is consistent with the TPZ standards.
134 Staff does advise the applicant that any future development may require verifying the legality of the parcel,
135 road standards, and a management plan. Staff recommends that the Planning Commission take the
136 following actions: recommend that the Board of Supervisors find the adoption of Timberland Preserve
137 Zone statutorily exempt from the requirement to prepare an EIR or Negative Declaration pursuant to Section
138 15264 of the CEQA guidelines, and recommend that the Board of Supervisors adopt the attached Ordinance
139 amending Zoning District Map #87 to rezone APN 065-090-004 from Forest-160 to Timberland Production
140 Zone 160, based on the findings contained within the Ordinance. Thank you for your time, and I'm here to
141 answer any questions.

142
143 Chair Milman: Thank you very much. Commissioner McAteer, do you have any questions?

144
145 Commissioner McAteer: I'd love to hear if there's any public comment first, maybe, and then I'll ask a few
146 questions.

147
148 Chair Milman: Do we have the applicant here today?

149
150 Planner Church: We do.

151
152 Chair Milman: But no planned presentation from the applicant?

153
154 Planner Church: No presentation from the applicant at this time, but he is here to answer any questions you
155 may have.

156
157 Chair Milman: Excellent. Thank you. OK, then do you have questions before public comment [*to*
158 *Commissioner Garst*]? Right. Well, then let's move forward with public comment. If there's anybody that
159 would like to speak on this issue, please approach the microphone, and state your name and where you live,
160 and you'll have three minutes.

161
162 Chair Milman opened public comment on hearing item at 1:42 p.m.

163
164 Public speaker Mr. Kersey: My name is Doug Kersey. I've lived in the county since 1982. Terry McAteer
165 was my son's teacher at Bear River, did a great job.

166
167 Commissioner McAteer: Thank you.

168
169 Mr. Kersey: ...and I want to express my appreciation. You guys give up your time to be Commissioners
170 and listen to testimony ad nauseam. I think I'd have to...well, it wouldn't be pretty anyway. And the young
171 lady who did the presentation did a great job. Also, I don't know if Mary Ann Bolshee [*sp?*] was present
172 or is going to be present, but she wrote the article in the Union newspaper and did a great job, which is what
173 got me, John Q. Public, to step up and say something. I think this is an example of somebody just trying to
174 do something with their property that's reasonable: cut some trees down, make some money creating
175 lumber, create a job or two, and actually create something from raw materials, something that we've gotten
176 away from in this county. When I first came to this county, it was just in the process of shutting down the
177 lumber mills because of the spotted owl. Forty years later, we're blaming all these forest fires on global
178 climate change, completely missing the point that we stopped almost all timber harvesting in this county
179 for almost 40 years. This person, these people, whoever they are, are just trying to cut some trees down,
180 make some lumber, and in the process they reduce the density in the forest. And I, as John Q taxpayer, I
181 don't have to pay the county taxes to have the county pay to have somebody clean somebody else's property.
182 I would ask that the Commission approve the application to rezone the property, and that the Commission
183 would vote to not require an environmental impact study under CEQA, and I would say that this is a chance
184 for local government to make some little, small adjustments, some gain, in people being able to do
185 reasonable things with their own property. Thank you very much.

186
187 Chair Milman: Thank you. Do we have any others?

188
189 Public speaker Ms. Vevang: Once again, thank you for everyone being here and allowing us to have public
190 comment. I just want to read...

191
192 Chair Milman: Go ahead and state your name and where you live.

193
194 Ms. Vivane: OK. Leilani Vevang, and I live in Penn Valley. I have 40 acres, and I'm concerned about
195 protecting our county and doing my part also. So, I'd just like to agree with the fellow that spoke before
196 me, and I think it's important that people learn to see that many of our fire problems are a result of too much
197 fuel that's left. I've been to many meetings, and even the firefighters admit that you can throw lots of money
198 and lots of fire equipment at this, but until we get the fuel down, we aren't going to be able to make a dent
199 in protecting our county from these fires. So, I would advise and support that this person is allowed to
200 come in and change their zoning to TPZ and be productive with their land. Thank you.

201
202 Chair Milman: Thank you. Anybody else for public comment? OK, seeing no one, we will close public
203 comment at this time.

204
205 Chair Milman closed public comment on hearing item at 1:47 p.m.

206
207 Chair Milman: Commissioner McAtee, do you have any questions?

208
209 Commissioner McAteer: I do. Thank you. Aleena, nice to have you here in the department. How long
210 have you been with us now?

211
212 Planner Church: About five months.

213
214 Commissioner McAteer: Wonderful. Well, welcome and hope to see you more in our hearings.

215
216 Planner Church: Looking forward to that.

217
218 Commissioner McAteer: Thank you for your fine work on this. I have a question. Does the current zoning
219 allow for a tree farm, a Christmas tree lot or so, to be developed on it? Would that...I'm just trying to
220 understand, outside of the property tax issue, what's the difference between these two designations?
221
222 Planner Church: It really is the property tax value. The TPZ Zone is a more restrictive zone, and so the
223 Christmas tree farm and the timber harvesting are allowed in both zones, but other uses such as agricultural
224 commercial uses, are more restrictive in the TPZ Zone. I can't speak for the applicant, but if the applicant
225 wanted to harvest for 10 or more years, it would be in their favor to have that tax reduction.
226
227 Commissioner McAteer: The dwelling on the property: was that a habitable dwelling at some point, or
228 not, or what? You've been out there to the property?
229
230 Planner Church: I did not go out to the property, but I asked the applicant about the cabin, and they said it
231 was very uninhabitable with bullet holes in it and mice everywhere, and so not... maybe even something
232 they would even demolish in the future.
233
234 Commissioner McAteer: OK. And I'll also note to the audience, I'm pleased by our unanimous support of
235 bringing back a lumber mill back in Truckee, and so we now have a lumber mill coming back to Truckee
236 because of our foresight. So, that's the end of my questions. Thank you.
237
238 Chair Milman: Commissioner Garst, do you have something?
239
240 Commissioner Garst: I have a couple of minor questions. One, just out of curiosity, how are taxes collected
241 on trees harvested and sold from this property?
242
243 Planner Church: I believe that when the applicant goes through the Timber Harvest Plan with Cal Fire,
244 they would have to report their harvestings to Cal Fire. At that time, that would be evaluated through the
245 taxes as well.
246
247 Commissioner Garst: OK, and that Timber Harvest Plan will be required for any work that they do,
248 harvesting trees on the property?
249
250 Planner Church: Yes.
251
252 Commissioner Garst: And that does not go through the County at all? It's strictly through Cal Forestry?
253
254 Planner Church: Yes.
255
256 Commissioner Garst: OK. I was wondering if there were to be additional development proposed in the
257 future, such as a residence, what does that process look like and how does that affect this new designation?
258
259 Planner Church: Residential Family Dwelling Units are allowed in the TPZ Zone. It would be kind of the
260 same as any other building permit for a property. They would be subject to things like road standards and
261 a Management Plan and those sorts of standards, because it is in such a rural part of the county.
262
263 Commissioner Garst: OK. And then, I heard one thing in your presentation that said that a legal access
264 road was required for PRC Section 4561. But then the language in the Ordinance states that there is no
265 guarantee that the parcels have legal access. Is there legal access to this parcel?
266
267 Planner Church: There is legal access to the parcel through Wilderness Road, shown in their grant deed on
268 the property. I can take a look later at the Ordinance and see where that was misconstrued and maybe even
269 amend it. We can fix that.
270

271 Commissioner Garst: There was another little typo that I noticed in the Ordinance language at the very
272 end of Section 2, that it refers to: "...the water is available or that sewage can be disposed of on either
273 parcel, and there's no guarantee that the parcels have legal access." So, I think that just needs to be changed
274 to singular.

275
276 Planner Church: OK, thank you so much.

277
278 Commissioner Garst: That's all I have.

279
280 Chair Milman: OK, well, you guys took some of my questions, but I guess similar to the question about
281 the harvesting: are anticipated sales or business taxes anticipated for the County from the tree farm?

282
283 Planner Church: I would say most likely. As far as the tax taxes go, I'm not extremely familiar with how
284 those are accrued and calculated.

285
286 Planner Barrington: The County would exact property taxes, so that's where the taxes would come from,
287 but the commercial taxing would go through whatever entity that's appropriate.

288
289 Chair Milman: OK. Is there an agency that has a preference for the TPZ over the Forest Designation?

290
291 Planner Barrington: Can't say that there is an agency or a preference. It's the applicant's will to propose
292 the TPZ Zone, and it's the County's requirements that allows for that.

293
294 Chair Milman: I mean, generally, it seems like if you wanted to do a Christmas tree farm, that you could
295 do it now, or you can change it to TPZ, because TPZ then gives you a nominal decrease in your property
296 taxes. Outside of that kind of self-interest, is there any group or environmental...or, like you've said, a
297 couple of times that it is more restrictive? Is it more restrictive in a way that there are advocates for people
298 to move their properties towards TPZ?

299
300 Planner Barrington: Chair Milman, I'm not sure that there's an advocacy for it, but the TPZ...the reason it
301 preserves land is, there's a semi-arduous process to go out of the TPZ Zone; essentially, they have to petition
302 to the Board of Supervisors to remove their property from the TPZ Zone, and that starts a 10-year rollout
303 process that...slowly, the taxes reincrease to what the prior use would have been or what they're proposing,
304 so it's a longer-term commitment by the property owner to preserve their land for timber production and to
305 use it for low-intensity uses and not to "up-zone" it, say, to like high-density residential or something like
306 that. There is a long process to actually get out of the TPZ Zone.

307
308 Commissioner Garst: So, I have maybe a little bit of insight on this. The property that I brought here is
309 zoned Timber Production Zone, so I've done some research in this category. My understanding is that that
310 is a State designation, and that it was their intention to maintain productive forest land. There are some
311 development restrictions, such as setbacks or 100-foot burning structure versus 30 feet, things like that that
312 just limit the density and the scope of actual development. That's my understanding at least.

313
314 Planner Barrington: Yeah, I'd confirm that. And again, it's implemented by the County, so it's also a County
315 zone.

316
317 Chair Milman: I initially understood TPZ as something that was more like a Land Trust kind of
318 conservation easement, but this is actually something that sets it aside in order to make sure that there's
319 timber for harvesting in the future. It's not so much a, like, Natural Land Conservation Zone?

320
321 Planner Barrington: That's correct. I mean, the technical term is Timber Production Zone, TPZ.

322

323
324 Chair Milman: My first clue. All right, well, thank you very much. Do you guys have any other questions
325 on this?

326
327 **Motion made by Commissioner Garst to recommend to the Board of Supervisors to find the adoption**
328 **of the Timberland Preserve Zones statutorily exempt from the requirements to prepare an EIR or**
329 **Negative Declaration pursuant to Section 15264 of the California Environmental Quality Act**
330 **guidelines.**

331
332 **Second by Commissioner McAteer. Motion carried on a 3/0 vote.**

333
334 **Motion made by Commissioner Garst to recommend to the Board of Supervisors to adopt the**
335 **attached Ordinance amending Zoning District Map ZDM #87 to rezone APN 065-090-004 from**
336 **Forest-160 to Timberland Production Zone-160, based on the findings contained within the**
337 **Ordinance.**

338
339 **Second by Commissioner McAteer. Motion carried on a 3/0 vote.**

340
341 Planner Barrington: And we'll note the typos in the Ordinance that we'll clean up before it goes to the
342 Board.

343
344 Chair Milman: Thank you. OK, this concludes the public hearing for today.

345
346 Chair Milman closed public hearing at 1:56 p.m.

347
348 **INFORMATIONAL ITEMS & ON-GOING PROJECT UPDATES:**

349
350 Chair Milman: Thank you very much for caring enough to come out here today. I was thinking I should
351 have asked more questions while I had a moment to ask you stuff, just because I was curious, but we'll let
352 you go. Thank you so much. So, in spite of us trying to figure other stuff out up here, I guess, do we know,
353 Brian, what's coming up?

354
355 Director Foss: Thank you, Chair Milman, and Happy New Year, Commissioners. Happy 2025. At this
356 point, we do not have anything scheduled for an upcoming hearing with the Planning Commission, so it
357 will not be in January for sure. It probably will likely be more of a March timeframe for a potential project,
358 which may be a subdivision map or potentially the gas station down in South County in District 2. Those
359 are still undergoing environmental review, and I believe the map is still incomplete. So, at this time, we
360 don't have anything scheduled, but we'll certainly keep you updated as things come along. I would give an
361 update that we do hope to have two new Commissioners, obviously, by our next meeting, sooner rather
362 than later. I believe Supervisor Tucker has made a selection that will be appointed next Tuesday, and
363 Supervisor Hoek in Fourth District is conducting interviews, I believe this week, with a couple of
364 perspective candidates, which will hopefully be selected and appointed. So, we'll have a full five-person
365 Commission at our next hearing date, once I get their names and information, I'll be reaching out to them
366 and introducing them to you as well, at least through e-mail communication, if not in person, if we have an
367 opportunity before that. I also will note that an item that the Planning Commission voted on, the Tiny
368 Homes on Wheels Ordinance, is also scheduled for the Board hearing on Tuesday, so in five days, and they
369 will be hearing your recommendation with a couple of modifications that your Planning Commission made
370 to the Ordinance. We look forward to their consideration and hopefully adoption of the Ordinance. Other
371 than that...

372
373 Commissioner McAteer: And Brian, the Cannabis Ordinance: could you give me an update on the changes
374 that were approved there?

375
376 Director Foss: The Cannabis Ordinance was approved by the Board of Supervisors in December. I think

377 it was December; it's all blurring together. Based on your recommendations, I think they accepted all of
378 the proposed changes. In terms of the recommendations that the Planning Commission made, it does allow
379 two dispensaries, retail dispensaries, in the County: in North San Juan and Soda Springs locations, as well
380 as made some minor amendments to the other restrictions in the Ordinance, which I'm forgetting the details
381 now, but basically accepted all the recommendations of the Planning Commission, I believe. And, so that's
382 in effect currently and our cannabis staff is working on the selection process in creating the selection
383 committee in order to review prospective applications for a dispensary, once we open up that RFP or that
384 process, if you will.

385
386 Commissioner McAteer: And then how about your staff? I know you've lost some and all, so where are
387 you currently on your staffing?

388
389 Director Foss: Currently we are almost completely full. We have one senior planner opening, and thank
390 you, that's a good segue. We have two of our newest planners. Other than Aleena, whom you met, Justine
391 Queeley is in the back, and she is a new assistant planner. And then Steve Geiger is our new senior planner,
392 and we're excited to have them on board. They just recently started within the last few weeks, so we're
393 pretty close to being fully staffed at this point.

394
395 Chair Milman: Well, welcome you guys.

396
397 Commissioner Garst: I have two questions. If, at the next meeting, we approve the appointments, are those
398 new Commissioners able to then sit in on the remainder of the meeting?

399
400 Director Foss: Yes

401
402 Commissioner Garst: OK. And then, is it possible to get an update on projects that are in the pipeline and
403 the statuses of them, just as we have in the past?

404
405 Director Foss: Yes, we are updating that list currently, and we can send that out to you as soon as it's
406 completed, which should be in the next day or two. And then moving forward, we will include that in your
407 packets. So, apologize for the oversight on that.

408
409 Commissioner McAteer: And one other item, that you and I chat about, Brian, is having something of a
410 workshop when these new two new members come on, so there's some "team building" and knowledge
411 shared, because the knowledge base up here is, not to denigrate our group, but shallow in history. We lost
412 our greatest historian, so that would be appreciated.

413
414 Director Foss: Right. We will look for opportunities to kind of have a "meet and greet" and integrate that.
415 We will also be doing a Brown Act training and kind of a new Commissioner training that we typically do
416 at the beginning of each year. We didn't do it at today's hearing, because we were hoping that we'd have
417 two new Commissioners real shortly. So, hopefully at the next meeting, County Counsel Office will be
418 kind of giving a just a refresher course on the Brown Act and Commissioner "What's in Your Purview,"
419 those types of things. We'll have that in addition to maybe more of an informal "meet and greet." That's
420 all for my report. If anybody has any questions, I'm happy to answer them.

421
422 Chair Milman: I think you've done us in. All right, I think this concludes our meeting at 2:03.

423
424 **Chair Milman adjourned the meeting at 2:03 p.m.**

425 □
426 There being no further business to come before the Commission, the meeting was adjourned at 2:03 p.m.
427 to the next meeting, to be held on a date to be determined, in the Board Chambers, Eric Rood Administration
428 Center, 950 Maidu Avenue, Nevada City, California.

429
430

431
432 Passed and accepted this day of , 2025.
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434 _____
435 Brian Foss, Ex-Officio Secretary

DRAFT