

Gabelman Project

PLN24-0060; GPA24-0002; RZN24-0002; TPM24-0003; MGT24-0019; MGT24-0020; PFX24-0009; EIS24-0006

12100 Scenic Drive, Nevada City, CA, 95959

Nevada County Board of Supervisors:

July 22, 2025

Continued from June 24, 2025

Project Planner: Zachary Ruybal



Project Entitlements



- An application for a General Plan Amendment (GPA)
 - Zoning District Map Amendment (Rezone)
 - Tentative Parcel Map (TPM)
 - Watercourse Management Plan (MGT)
 - Oak Resources Management Plan (MGT)
 - Petition for Exceptions to Fire Safe Driveway Standards (PFX).
-

6/24/25 Board of Supervisors Meeting:

- At the Meeting of June 24, 2025, the Board of Supervisors held a duly noticed public hearing to consider the proposed project.
- At the Hearing, the Board of Supervisors made a motion to continue the Public Hearing to a future later date with project actions to support approval of the proposed Gabelman project.
- Pursuant to the motion made by the Board of Supervisors for Staff to come back at a later date with project actions to support approval of the proposed Gabelman project, the attached draft Resolutions, draft Ordinance, and draft Conditions of Approval have been included as Attachments 1-5

Recommendations:

- I. Environmental Action: Adopt the attached Resolution, adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines, making the findings contained within the attached Resolution (Attachment 1).
- II. Project Action: Adopt the attached Resolution, approving amending the General Plan Land Use Map Designation from Rural with a minimum parcel size of 20.00 acres (RUR-20) to Rural with a minimum parcel size of 10.00 acres (RUR-10) (GPA24-0002) of APN: 060-150-063, based on the findings contained with the draft Resolution (Attachment 2).
- III. Project Action: Introduce, waive further reading and adopt the attached Ordinance amending Zoning District Map No. 37 to rezone Assessor's Parcel Number 060-150-063 from General Agriculture with a minimum parcel size of 20.00 acres (AG-20) to General Agriculture with a minimum parcel size of 10.00 acres (AG-10) (RZN24-0002), based on the findings contained within the draft Ordinance (Attachment 3).
- IV. Project Action: Adopt the attached Resolution, approving the proposed Tentative Parcel Map (TPM24-0003), Watercourse Management Plan (MGT24-0019), Oak Resources Management Plan (MGT24-0020), and Petition for Exceptions to Fire Safe Driveway Standards (PFX24-0009) based on the findings contained with the draft Resolution (Attachment 4).



NEVADA COUNTY
CALIFORNIA

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	ADJACENT PROPERTY LINE
	EXISTING FENCE
	EXISTING OVERHEAD UTILITIES
	EXISTING WELL
	EXISTING RIGHT OF WAY
	PROPOSED 36' ACCESS EASEMENT
	EXISTING DRIVEWAY
	PROPOSED LOT LINES
	PROPOSED DRIVEWAY
	30%+ SLOPES
	PERCOLATION TEST
	MANLY PIT
	PROPOSED BUILDING ENVELOPE
	MINIMUM USABLE DISPOSAL AREA (M.U.S.D.A.)
	PROTECTED OAK RESOURCE PER BIO REPORT
	EPHEMERAL DRAINAGE MANAGEMENT AREA
	EPHEMERAL DRAINAGE

PROJECT INFORMATION

PROPERTY ADDRESS

12100 SCENIC DRIVE
NEVADA CITY, CA 95959

OWNER/APPLICANT

MIKE GABELMAN
829 WILBROSE AVENUE
MONROVIA, CA 91016
(626)883-3119

PLANNING/ENGINEERING

MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CA 95945
530-446-6765
CONTACT PERSON: ROB WOOD, AICP

SURVEYING

DUNGS GEOMATICS, INC.
159 SOUTH AUBURN ST.
GRASS VALLEY, CA 95945
(530)274-1616
CONTACT: ROBERT LAWLESS, P.E., P.L.S. #069820

SECTION, TOWNSHIP AND RANGE

N. 1/2 OF S. E. 1/4 SECTION 9, T.17 N., R. 8 E., M.D.M.

ASSESSOR'S PARCEL NUMBER

060-150-063

ZONING

AG-20 (EXISTING)
AG-10 (PROPOSED)

GENERAL PLAN

RUR-20 (EXISTING)
RUR-10 (PROPOSED)

LOT AREA

21.41 ACRES

WATER AND ELECTRICAL

WELL / PG&E

SEWAGE DISPOSAL

SEPTIC

FIRE PROTECTION

NORTH SAN JUAN FIRE PROTECTION DISTRICT

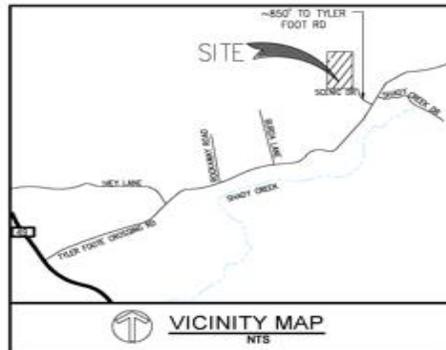
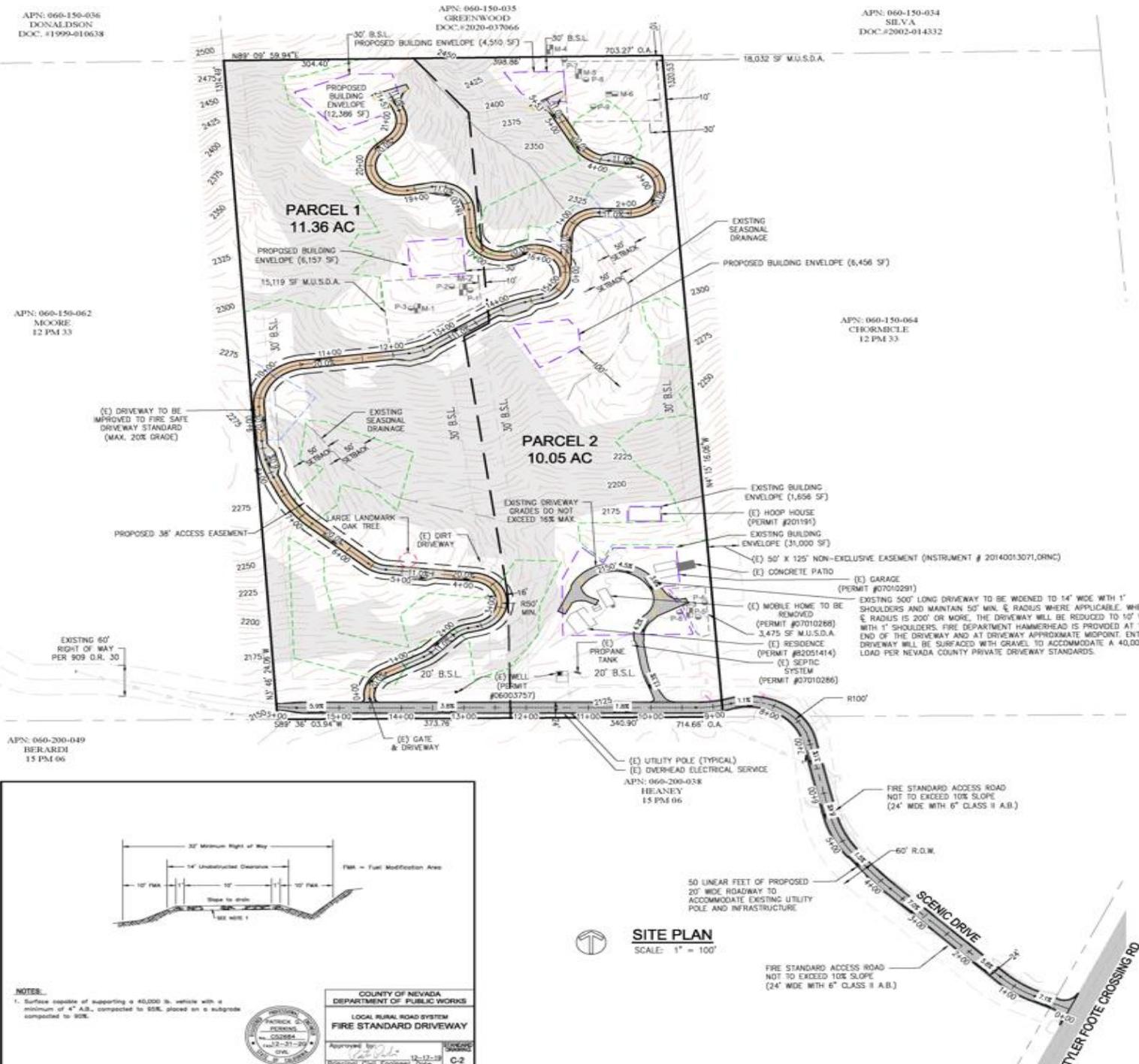
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DONALDSON
DOC: #1999-010638

APN: 060-150-035
GREENWOOD
DOC: #2020-037066

APN: 060-150-034
SILVA
DOC: #2002-014332

APN: 060-150-062
MOORE
12 PM 33

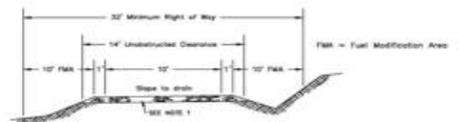
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12 PM 33



NOTE

- ALL EASEMENTS NOT SHOWN ON THIS TENTATIVE PARCEL MAP ARE EITHER NOT LOCATABLE PER RECORD OR DO NOT IMPACT THIS PROPERTY. ALL EXISTING AND PROPOSED EASEMENTS AFFECTING THIS SUBDIVISION SHALL BE SHOWN ON THE FINAL PARCEL MAP.
- DRIVEWAY DESIGN TO BE INCLUDED WITH FUTURE BUILDING PERMIT SUBMITTAL.
- SLOPES THAT EXIST ON SITE PRIOR TO GRADING:

EXISTING SLOPE	SF/ACRES	% OF SITE
0-10%	55,957 SF	~26%
10-29.9%	391,699 SF	~42%
30+%	484,962 SF	~52%



SITE PLAN
SCALE: 1" = 100'

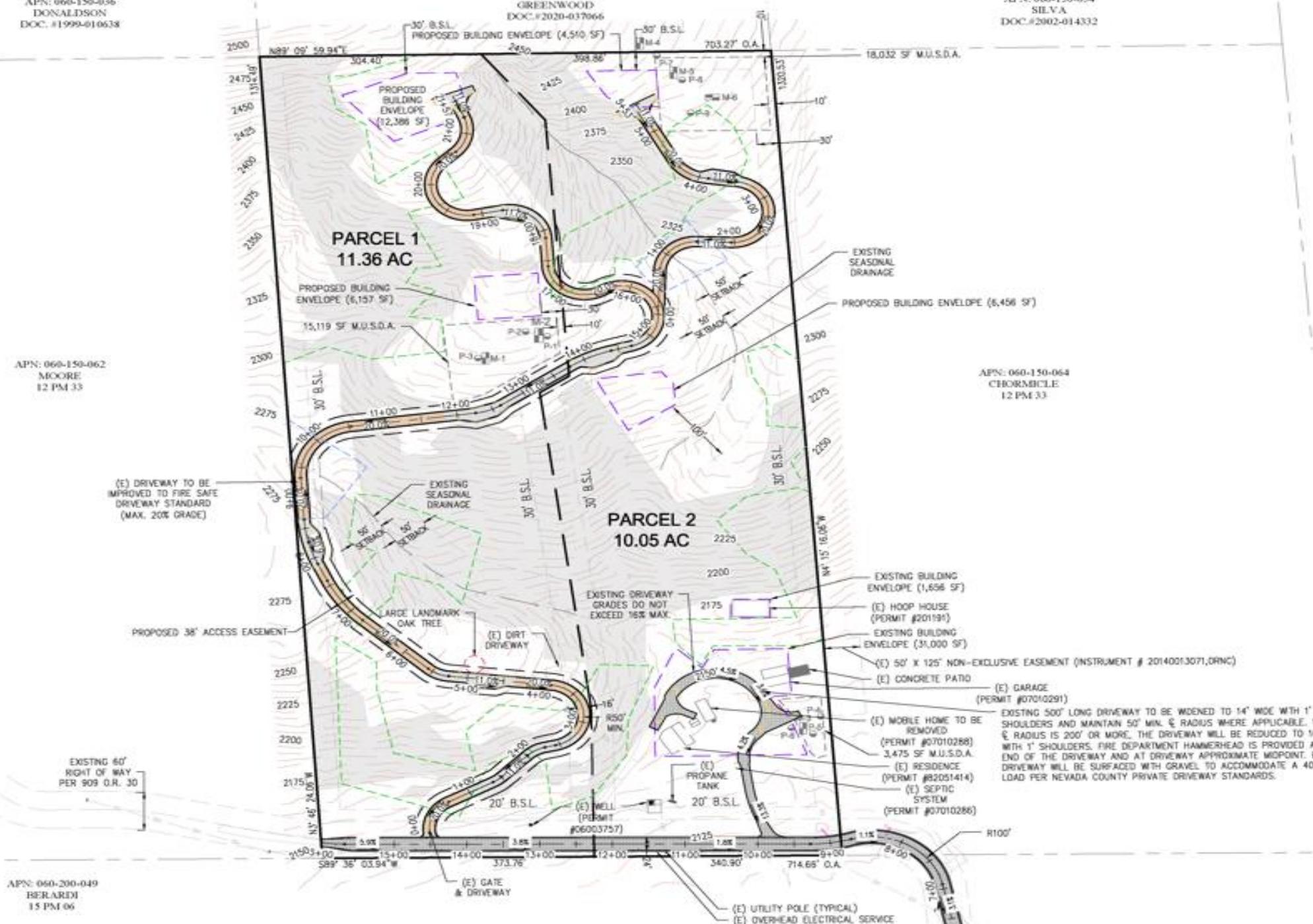
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DONALDSON
DOC: #1999-010638

APN: 060-150-035
GREENWOOD
DOC: #2020-037066

APN: 060-150-034
SILVA
DOC: #2002-014332

APN: 060-150-062
MOORE
12 PM 33

APN: 060-150-064
CHORMICLE
12 PM 33



(E) DRIVEWAY TO BE IMPROVED TO FIRE SAFE DRIVEWAY STANDARD (MAX. 20% GRADE)

PROPOSED 38' ACCESS EASEMENT

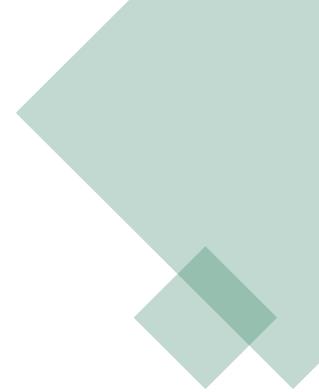
EXISTING 60' RIGHT OF WAY PER 909 O.R. 30

APN: 060-200-049
BERARDI
15 PM 06

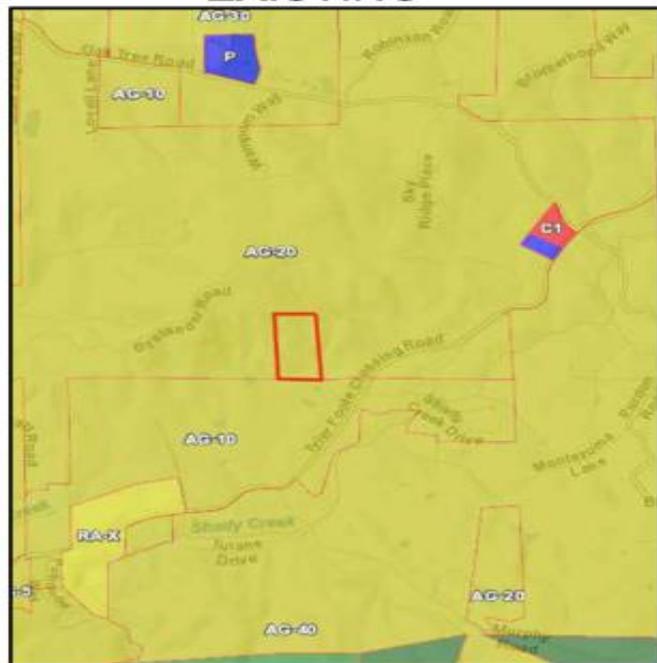
(E) GATE & DRIVEWAY

(E) UTILITY POLE (TYPICAL)
(E) OVERHEAD ELECTRICAL SERVICE

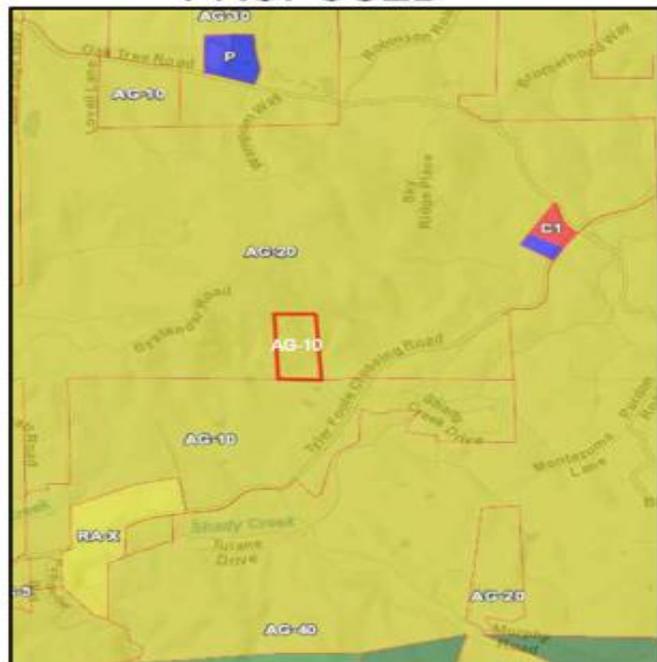
- EXISTING BUILDING ENVELOPE (1,656 SF)
- (E) HOOP HOUSE (PERMIT #201191)
- EXISTING BUILDING ENVELOPE (31,000 SF)
- (E) 50' X 125' NON-EXCLUSIVE EASEMENT (INSTRUMENT # 20140013071,DRNC)
- (E) CONCRETE PATIO
- (E) GARAGE (PERMIT #07010291)
- EXISTING 500' LONG DRIVEWAY TO BE WIDENED TO 14' WIDE WITH 1' SHOULDERS AND MAINTAIN 50' MIN. ϕ RADIUS WHERE APPLICABLE. WHERE ϕ RADIUS IS 200' OR MORE, THE DRIVEWAY WILL BE REDUCED TO 10' WIDE WITH 1' SHOULDERS. FIRE DEPARTMENT HAMMERHEAD IS PROVIDED AT THE END OF THE DRIVEWAY AND AT DRIVEWAY APPROXIMATE MIDPOINT. ENTIRE DRIVEWAY WILL BE SURFACED WITH GRAVEL TO ACCOMMODATE A 40,000 LB LOAD PER NEVADA COUNTY PRIVATE DRIVEWAY STANDARDS.
- (E) MOBILE HOME TO BE REMOVED (PERMIT #07010288)
- 3,475 SF M.U.S.D.A.
- (E) RESIDENCE (PERMIT #B2051414)
- (E) SEPTIC SYSTEM (PERMIT #07010286)



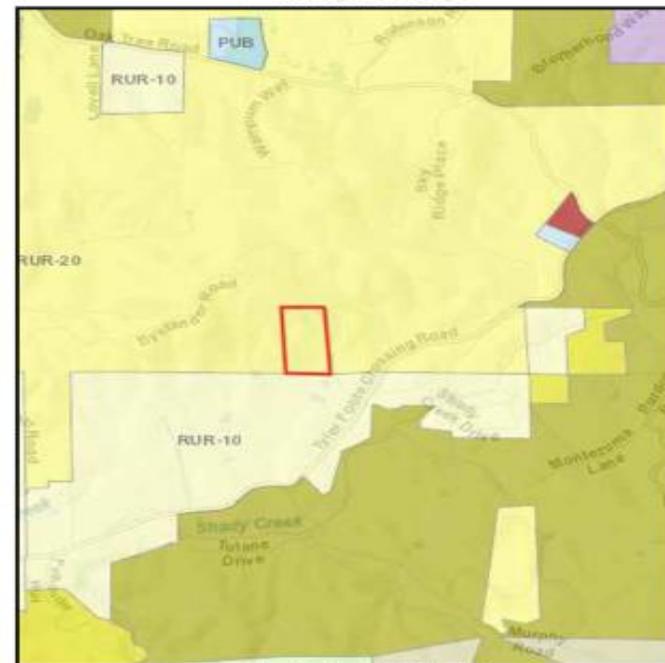
EXISTING



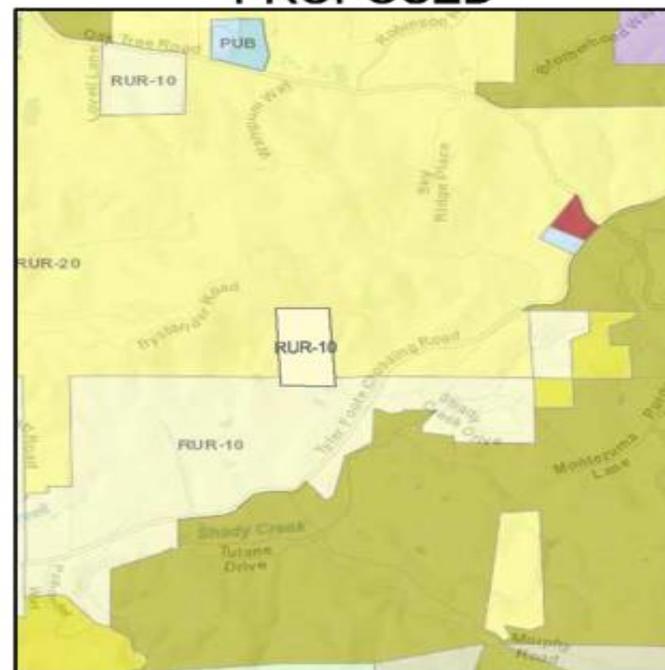
PROPOSED



EXISTING



PROPOSED



LEGEND

ZONING	GENERAL PLAN
GENERAL AGRICULTURE 20 ACRE (AG-20)	RURAL 20 ACRE (RUR-20)
GENERAL AGRICULTURE 10 ACRE (AG-10)	RURAL 10 ACRE (RUR-10)
NEIGHBORHOOD COMMERCIAL (C1)	HIGHWAY COMMERCIAL (HC)
PUBLIC (P)	PUBLIC (PUB)
RESIDENTIAL AGRICULTURAL (RA)	RURAL 40 ACRE (RUR-40)

