

AGENDA
NEVADA COUNTY ZONING ADMINISTRATOR
MARCH 27, 2019 · 1:30 P.M.

Board of Supervisors Chambers, 950 Maidu Avenue, Nevada City, CA 95959

Any member of the audience desiring to address the Zoning Administrator regarding an item under discussion which appears on the agenda may do so upon receiving recognition from the Zoning Administrator. The applicant or a representative must be present at the hearing before the Zoning Administrator can take action on the application.

The meeting room is accessible to people with disabilities. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service.

The agenda and supporting documents are available for review during regular business hours at the Planning Counter on the 1st floor of the Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California. The agenda and certain supporting documents may be obtained on the Nevada County Planning Department website at <https://www.mynevadacounty.com/512/Planning-Department>. Please note that website may not include all related or updated documents.

CONSENT ITEMS:

1. PLN19-0016; EXT19-0001: Extension of Time for Marino Parcel Map (PM07-025; EIS07-047)
2. PLN18-0100; EXT18-0006: Extension of Time for Alt Parcel Map (PM09-001; MI09-005; EIS09-003)

PUBLIC HEARING:

1:30 pm PLN17-0074; CUP17-0016; MIS18-0012; EIS17-0023: The project is a combined application to the Zoning Administrator proposing a Conditional Use Permit and a Petition for Exceptions to Driveway Standards for the construction of an unmanned 110-foot-tall monopine telecommunication tower and equipment facility. The project proposes a 900-square-foot lease area (30' x 30') that would be used as the tower site and equipment facility. The project includes an additional 600-square-foot area (30' x 20') adjacent to the equipment facility to reserve as a potential lease area for up to three other carriers. The proposed telecommunications tower would contain nine (9) panel antennas, eighteen (18) remote radio heads/units, and space for additional carriers. The facility would contain a 64-square-foot (8' x 8') walk-in equipment cabinet with two downward facing, fully shielded lights. A backup 20-kw diesel generator with a 92-gallon fuel tank on a concrete slab would be installed for use during power loss. Up to three additional equipment cabinets or shelters and backup generators may be installed by other carriers in the second lease area (600 square feet) at a later phase in the project. A six-foot tall chain-link fence with three strand anti-climb barrier would initially be

constructed around the 900-square-foot facility area, with potential for the same fencing to be installed around the 600-square-foot area designated as the lease area for other carriers. The project includes 230 feet of driveway improvements along an existing driveway, and additional grading to construct a new 225-foot long driveway to the telecommunications facility. Approximately 300 feet of the driveway would be paved with asphalt concrete (AC). The rest of the driveway and a new hammerhead turnaround would be gravel. A Petition for Exceptions to Driveway Standards is proposed to allow a driveway grade of up to 25%, and to allow a reduced driveway width of 12 feet along the existing section of driveway that would be paved, instead of the standard width of 12 feet with 1-foot shoulders for grades that exceed 16%. Power and telecommunication lines would be brought to the project site by underground conduit from an existing utility pole on Wild Life Lane. **LOCATION:** 13083 Wild Life Lane, Grass Valley, CA. **APN:** 012-720-045. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS17-0023). **RECOMMENDED PROJECT ACTION:** Recommend approval of the Conditional Use Permit (CUP17-0016) and Petition for Exceptions to Driveway Standards (MIS18-0012). **PLANNER:** Sadie Caldas, Associate Planner

PUBLIC COMMENT:

Members of the public shall be allowed to address the Zoning Administrator's meeting on items not appearing on the agenda which are of interest to the public and are within the subject matter jurisdiction of the Zoning Administrator, provided that no action shall be taken unless otherwise authorized by subdivision (6) of State Government Code Section 54954.2. The following procedures shall be in effect with regard to the public's exercise of this right:

1. The total amount of time allotted for receiving such public comment may be limited to not less than 15 minutes during any regular Zoning Administrator's meeting.
2. The Zoning Administrator may limit any individual to not less than three (3) minutes. Time to address the Zoning Administrator's meeting will be allocated on a basis of the order of requests received. Not all members may be allowed to speak if the total time allocated expires.

ADJOURNMENT:

Adjournment to the next scheduled meeting for the Nevada County Zoning Administrator to be held on a date and time as yet to be determined, in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California.

If you challenge the Zoning Administrator's determinations or decisions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence (6 copies) delivered to the Nevada County Zoning Administrator at or prior to the public hearing.

This agenda was posted on bulletin boards 72 hours in advance of the meeting at the following locations at the Eric Rood Administrative Center: outside the Board Chambers and on the window in the front lobby. Posted on or before: March 22, 2019.