

**NEVADA COUNTY ZONING ADMINISTRATOR
SUMMARY of PROCEEDINGS**

Summary of Proceedings of the regular meeting of March 27, 2019, 1:30 p.m.,
Board Chambers, Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California

REGULAR MEETING: Meeting called to order at 1:30 p.m.

ZONING ADMINISTRATOR: Brian Foss, Zoning Administrator.

CONSENT ITEMS:

1. **PLN19-0016; EXT19-0001:** Extension of Time for Marino Parcel Map (PM07-025; EIS07-047)

Approved.

2. **PLN18-0100; EXT18-0006:** Extension of Time for Alt Parcel Map (PM09-001; MI09-005; EIS09-003)

Approved.

PUBLIC HEARING:

1:30 p.m. 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.

Approved.

ADJOURNMENT: Zoning Administrator Brian Foss adjourned the meeting.

Note: A recording of this hearing is permanently on file with the Planning Department, Eric Rood Administration Center, First Floor. Please contact the Clerk to obtain a copy.