

**COUNTY OF NEVADA  
SUMMARY of PROCEEDINGS**

**November 29, 2017 at the Special Meeting of the Nevada County Zoning Administrator  
at 1:30 p.m., in the Board of Supervisors Chambers, First Floor, Eric Rood Administration  
Center, 950 Maidu Avenue, Nevada City, CA**

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**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.

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

**ZONING ADMINISTRATOR: Brian Foss, Zoning Administrator**

**CONSENT ITEMS: None.**

**PUBLIC HEARINGS:**

**1:30 p.m. PLN17-0066; CUP17-0014; MGT17-0012; AAM17-0002; EIS17-0021:** The project is an application for a Conditional Use Permit (CUP17-0014) for the construction and operation of a new cell tower communication facility. The proposal includes a 108-foot tall monopine cell tower with 9 panel antennas, 19 remote radio heads/units, 4 surge suppressors, 3-fiber trunk, 8 DC cables, a GPS unit, security light, 35 kilowatt (kW) backup generator, backup batteries, 499-gallon propane tank, and 137 square foot equipment shelter within a 900-square foot lease area fenced with 6-foot tall chain-link fencing with three strand anti-climb barrier, totaling 7-feet in height. This Use Permit anticipates development for the primary use of the site as proposed by AT&T as well as potential future development and use of the site for co-location by up to three additional carriers within a future 450-square foot potential lease area for additional carriers designated at the easterly side of the AT&T lease area. The site would be accessed by a new 12-foot by 178-foot gravel driveway. New underground utility lines would be extended from a utility pole at Globe Lane alongside the new driveway to serve the communication facility. A Management Plan component is included to address potential impacts for constructing the tower and associated facilities within approximately 50-feet of an unnamed ephemeral drainage with riparian habitat. A Map Amendment is included to eliminate the 100-foot setback to the seasonal creek that was delineated on the map recorded as Nevada County Parcel Map Book 14 at Page 80. The property is currently developed with residential improvements. The nearest neighboring residence is over 300-feet easterly of the proposed monopine tower. **PROJECT LOCATION:** 11797 Globe Lane, Grass Valley, California, 95949. **APN:** 57-020-45 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS17-0021). **RECOMMENDED PROJECT ACTION:** Recommend approval of the proposed Map Amendment (AAM17-0002), Management Plan (MGT17-0012) and Conditional Use Permit (CUP17-0014). **PLANNER:** Janeane Martin, Assistant Planner.

**Approved.**

**1:45 p.m. PLN17-0095; CUP17-0017; EIS17-0026:** This project is an application to the Zoning Administrator proposing a Conditional Use Permit for the construction of an unmanned 125-foot-tall monopine telecommunication tower and equipment facility. The project proposes a 900 square foot area (30' x 30') that will be used as the tower site and equipment facility. The project includes an additional 450 square foot area (30' x 15') adjacent to the equipment facility to reserve as a potential lease area for up to three other carriers. The proposed telecommunications tower would contain twelve panel antennas, eighteen remote radio heads/units, and space for additional carriers. The facility would contain a 44.44 square foot (6'8" x 6'8") walk-in equipment cabinet with two downward facing, fully shielded lights, and would contain twelve battery units. A backup 15-kw diesel generator with a 54-gallon fuel tank 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 (450 square feet) at a later phase in the project. A six-foot tall chain-link fence with three strand anti-climb barrier (totaling 7 feet in height) would initially be constructed around the 900 square foot facility area, with potential for the same fencing to be installed around the 450 square foot area designated as the lease area for other carriers. The proposed project includes development of a new driveway/fire turnout off of an existing private road—Golden Bear Drive. The driveway would be 100 feet long and twenty-six (26) feet wide, with a compacted road base surface. An additional fifteen-foot extension of the driveway may be constructed at a later phase of the project to access the 450 square foot lease area for other carriers. The project also includes an easement for power and telephone utilities that is 137 feet long and six feet wide, which would require underground conduit from an existing utility pole along Golden Bear Drive to the equipment facility. Other than surfacing for the equipment facility and driveway, soil is not required to be imported/exported to or from the project site during construction. Very minimal or no additional grading is expected. **PROJECT LOCATION:** 20596 Golden Bear Drive, Grass Valley, California, 95949. **APN:** 54-250-01 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS17-0026). **RECOMMENDED PROJECT ACTION:** Recommend approval of the proposed Conditional Use Permit (CUP17-0017). **PLANNER:** Sadie Caldas, Assistant Planner.

**Approved.**

**2:00 p.m. PLN17-0073; CUP17-0015; EIS17-0022:** An application to the Zoning Administrator proposing a Conditional Use Permit for the construction and operation of a new cell tower communication facility. The project will include a 130-foot tall mono-pine communication tower with nine (9) panel antennas and 18 remote radio head/units installed on it, and 80" by 80" walk-in utility cabinet, 15kW emergency backup generator with a 54-gallon diesel tank located within an acoustical cabinet, two manually operated outdoor light fixtures with cut-off shields and a six (6) foot high redwood fence to enclose the 900-square foot (30' by 30') project lease-site. The cell tower communication facility will accommodate up to two (2) more co-located communication carriers with equivalent sized equipment due to lease-site and setbacks. The site is accessed by an existing paved driveway of approximately 900-linear feet.

Electrical power will be brought to the lease-site from an existing line at a joint pole location located approximately 1,500 feet south west of the lease-site. Construction/Installation equipment and AT&T maintenance vehicles will use an existing graveled parking area adjoining the project lease-site for parking. The subject 10.76-acre property is developed with a residence, a two-story horse barn and other accessory buildings. The nearest neighboring residence to this location is 450 feet to the southeast. **PROJECT LOCATION:** 19406 Burning Bush Road, Nevada City, California, 95959. **APN:** 34-090-03 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Recommend approval of a Mitigated Negative Declaration (EIS17-0022). **RECOMMENDED PROJECT ACTION:** Recommend approval of the proposed Conditional Use Permit (CUP17-0015). **PLANNER:** Coleen Shade, Senior Planner.

**Approved.**

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Zoning Administrator Brian Foss adjourned the meeting.

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