



# COUNTY OF NEVADA

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## Legislation Details (With Text)

**File #:** SR 24-1218  
**Type:** Resolution      **Status:** Scheduled Item  
**In control:** Planning Department

**On agenda:** 7/9/2024

**Title:** Public hearing to consider the following project: PLN23-0179, CUP23-0015, EIS23-0010: Public Hearing to consider the appeal filed by Jeff and Kristin Phalen regarding the Zoning Administrator's decision to approve an application for a Conditional Use Permit (CUP23-0015) proposing the construction and operation of a new unmanned wireless communication facility located at 20896 Dog Bar Road, Grass Valley, in southeast Nevada County. The proposed facility will be designed as a one-hundred twenty-nine-foot (129) tall faux pine tree (monopine) with antennas at a tip height of one-hundred twenty-four (124) feet. All brackets, antennas, and remote radio units will be painted green to match the faux pine tree. The facility will be contained within a 30' x 30' (900 square feet) Verizon lease area that will be surrounded with eight-foot tall chain-link fencing with a gate and a Knox Box entry system. Project site is located at 20896 Dog Bar Road, Grass Valley, CA 95949, 4.3 miles east of California State Highway 49 and approximately 7 miles south of California State Highway 174. APN: 027-010-018.

Resolution to deny the appeal and uphold the decision of the Zoning Administrator to approve the Conditional Use Permit (CUP23-0015) for the construction and operation of a new unmanned wireless communication facility located at 20896 Dog Bar Road, Grass Valley, APN: 027-010-018.

**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. Staff Report, 2. Resolution, 3. Appeal 06-24-2024, 4. ZA Staff Report, 5. PLN23-0179, CUP23-0012 Sequoia Deployment Conditional Approval Packet, 6. PLN23-0179, CUP23-0015 Initial Study, 7. Alternative Candidate Analysis, 8. EME Report, 9. Notice of Public Hearing, 10. 2024-06-12 ZA meeting minutes - streamlined for item PLN23-0179, CUP23-0015, EIS23-0010\_SR 24-1218, 11. Appellant Supporting Doc\_Phalen\_Cover and Exhibit A, 12. Appellant Supporting Doc\_Phalen\_Exhibit B, 13. Appellant Supporting Doc\_Phalen\_Exhibit C, 14. Appellant Supporting Doc\_Phalen\_Exhibit D, 15. Appellant Supporting Doc\_Phalen\_Exhibit E, 16. Appellant Supporting Doc\_Phalen\_Exhibit F, 17. Appellant Supporting Doc\_Phalen\_Exhibit G, 18. Appellant Supporting Doc\_Realtor, 19. Appellant Supporting Doc\_Phalen\_Exhibit H, 20. Appellant Supporting Doc\_Phalen\_Exhibit I, 21. Appellant Supporting Doc\_Phalen\_Exhibit J, 22. Appellant Supporting Doc\_Phalen\_Exhibit K, 23. Appellant Supporting Doc\_Phalen\_Exhibit L, 24. Appellant Supporting Doc\_Phalen\_Exhibit M, 25. Appellant Supporting Doc\_Phalen\_Exhibit N, 26. Appellant Supporting Doc\_Phalen\_Exhibit O, 27. Appellant Supporting Doc\_Phalen\_Exhibit P, 28. Appellant Supporting Doc\_Phalen\_Exhibit Q, 29. Supporting Doc\_Verizon Wireless Letter 07.05.24, 30. Supporting document Attorney's Response letter, 31. 67. Phalen Appeal Appellant Presentation, 32. 67. PLN23-0179, CUP23-0015 Sequoia Deployment Appeal Presentation, 33. 67. Verizon Wireless Presentation for BOS 20240709 Submitted, 34. Home Valuation vs. Cell Sites Study-2021-07 (002), 35. WirelessFacilitiesImpactOnPropertyValues, 36. Electromagnetic Safety - Witkowski

Date	Ver.	Action By	Action	Result
7/9/2024	1	BOARD OF SUPERVISORS	Continued.	Pass

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