



AGENDA

NEVADA COUNTY ZONING ADMINISTRATOR

June 9, 2021 • 1:30 P.M. • REGULAR MEETING

Board of Supervisors Chambers
950 Maidu Avenue, Nevada City, California

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada hereby provides notice that it will hold its regularly scheduled meeting of the Zoning Administrator by remote via Zoom. The Zoning Administrator will attend the meeting and participate to the same extent as if they were present. To follow social distancing guidelines as outlined by the Nevada County Public Health Department, the Board Chambers will remain closed to the public until further notice. The public may participate in the meeting using the information below.

Meeting ID: 964 9379 0400

Password: 95959

Join by Web:

<https://zoom.us/j/>

Use the "raise hand" feature if you wish to speak.

Join by Phone (San Jose):

+1 669 900 9128

Press *9 to "raise hand" if you wish to speak

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 certain supporting documents may be obtained on the Nevada County Planning Department website at <https://www.mynevadacounty.com/517/Projects-Scheduled-for-Public-Meeting>. Please note that the website may not include all related or updated documents.

CALL TO ORDER: 1:30 p.m.

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.

CONSENT ITEMS:

None

PUBLIC HEARING:

1:30 p.m. PLN20-0069; TPM20-0001; MGT20-0061; MGT20-0064; EIS20-0011: A Tentative Parcel Map application (TPM20-0001) proposing to divide a 15.69-acre parcel into three (3) parcels slightly larger than five (5) acres each. The project includes two Management Plans (MGT20-0061; MGT20-0064) to allow disturbance within the setback from an ephemeral waterway and to allow disturbance in an area of Landmark Oak Groves. **LOCATION:** 11735 Wildwood Ranch Road, Penn Valley **APN:** 050-320-007 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Mitigated Negative Declaration (EIS20-0011). **RECOMMENDED PROJECT ACTION:** Approve the Tentative Map (TPM20-0001) and Management Plans (MGT20-0061; MGT20-0064). **PLANNER:** Kyle Smith, Associate Planner

1:45 p.m. PLN20-0051; CUP20-0003; EIS21-0001. The project is an application for a Conditional Use Permit (CUP20-0003) proposing the construction and operation of a new unmanned wireless telecommunication facility. The proposed project would include the installation of an unmanned 155-foot tall Monopine telecommunication tower and equipment facility with nine (9) panel antennas and twenty-one (21) remote radio units located within a proposed approximately 400-square-foot fenced AT&T lease area (40 feet by 40 feet) with a 12-foot wide access gate. The proposed ground equipment would be located within a proposed 440-square-foot lease area (22 feet by 20 feet) that would be located approximately 120 feet north east of the proposed monopine lease area and would contain the ground equipment. The ground equipment lease area would be fenced with a 13-foot tall concrete masonry block wall enclosure that would contain a sound blanket located within the enclosure and which would contain a 12-foot wide access gate. For full Project Description, please see the proposed Initial Study and Mitigated Negative Declaration. **LOCATION:** 11645 Ridge Road, Grass Valley. **APN:** 035-250-001 **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Mitigated Negative Declaration (EIS 21-0001). **RECOMMENDED PROJECT ACTION:** Approve the Conditional Use Permit (CUP20-0003). **PLANNER:** Matt Kelley, Senior Planner

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.

POSTING: This agenda was posted 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).