



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA**

**THURSDAY, FEBRUARY 25, 2021  
10:00 A.M.**

**MEETING LOCATION:  
PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603**

**Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.**

**The Planning Commission Hearing Room will be open to in-person attendance. To remain in compliance with the state's public health guidance, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity, we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.**

**Public comment for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/91289372652> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 912 8937 2652.**

**Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment through 530-886-1810 will be accepted starting at the posting of this agenda but will close at the start of the meeting.**

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.*

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**10:00 a.m. FLAG SALUTE**

**ROLL CALL:** Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.

**REPORT FROM THE PLANNING DIRECTOR:** Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT:** Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

**CONSENT AGENDA:** All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be removed for discussion.

**TIMED ITEMS:** The following timed items are to be discussed at the time indicated.

**1) 10:05 a.m. [AT&T CELL TOWER](#)  
[APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A MINOR USE PERMIT \(PLN19-00212\)](#)  
[CATEGORICAL EXEMPTION](#)  
[SUPERVISORIAL DISTRICT 3 \(HOLMES\)](#)**

**\*\*Continued from February 11, 2021 Planning Commission Meeting\*\***

Consider an appeal filed by the applicant Jared Kearsley of the Zoning Administrator's October 17, 2019 denial of a Minor Use Permit to allow the installation of a new 88-foot (83-foot tower with 5 feet of foliage on top) cellular monopine tower within a 1,184 square foot (37' x 32') fenced compound. The cellular tower would include 12 antennas; 4 per sector, 4 surge suppressors, and 24 remote radio units (RRUs). Within the fenced compound would be a walk-in equipment cabinet and 30kw diesel generator with a 190-gallon fuel tank. In addition, trenched fiber optic cable and electric cables will be installed to the site from Millertown Road. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (new construction or conversion of small structures).

**Project Location:** 545 Millertown Road, in the Auburn area

**APN:** 040-100-002-000

**Total Acreage:** 6.34 acres

**Zoning:** RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3-acre min)

**Community Plan Area:** Ophir General Plan

**Applicant / Appellant:** Jared Kearsley

**County Staff:** Planning Services Division – Bennett Smithhart, Assistant Planner, can be reached at (530) 745-3039 or [bsmithha@placer.ca.gov](mailto:bsmithha@placer.ca.gov).

**CONSENT AGENDA:**

- A) [Approve Action Agenda of February 11, 2021 Planning Commission Meeting.](#)