



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION 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 were implemented, members of this Commission and agency staff were not required to attend the meeting in person and some participated by teleconference. Public comment was 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.

10:00 a.m. FLAG SALUTE

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

The Chair provided the meeting procedures.

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted the Tahoe Regional Planning Agency (TRPA) Governing Board approved the Tahoe Basin Area Plan Housing-Related Code Amendments; the Board of Supervisors will hold a special hearing on March 8th on the Hidden Falls Regional Park Trails Expansion Conditional Use Permit Modification; and final action will be made on the Crowley setback appeal at the March 9th BOS meeting. The March 11th Planning Commission hearing will include a workshop on the Health and Safety Element Update, and additional items are scheduled for the March 25th meeting.*

County Counsel, Clayton Cook, noted changes related to the Brown Act to include no social media postings, commenting, 'like' or reposting of items related to subjects heard by the Commission.

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were no public comments.*

CONSENT AGENDA: *The Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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.

[Comments Received After Packet Distribution](#)

There were seven public commenters.

1) ***MOTION AS FOLLOWS: Find the project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of small structures).***

Commissioner Johnson moved; Commissioner Herzog seconded

MOTION VOTE – 6:0:1

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Woodward

NO: None

ABSENT: Sevison

- 2) **MOTION AS FOLLOWS:** Grant the Appeal filed by the project applicant of the Zoning Administrator's decision to deny the project and approve the Minor Use Permit (PLN19-00212), supported by the findings and subject to the modified conditions contained in the staff report.

Commissioner Johnson moved; Commissioner Herzog seconded

MOTION VOTE – 5:1:1

AYE: Cannon, Hauge, Herzog, Johnson, Woodward

NO: DeMattei

ABSENT: Sevison

CONSENT AGENDA:

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

There were no public commenters.

- 1) **MOTION AS FOLLOWS:** Approve the Consent Agenda.

Commissioner Cannon moved; Commissioner Herzog seconded

MOTION VOTE – 6:0:1

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Woodward

NO: None

ABSENT: Sevison

11:15 A.M. MEETING ADJOURNED