

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Nevada County, California

TO:

CEO – Alison Lehman	Higgins Fire District
Assistant CEO – Caleb Dardick	Northern Sierra Air Quality Management Dist.
COB – Jeff Thorsby	Gold Country Broadband Consortium
Supervisor Scofield – District II	Nevada Irrigation District
Commissioner Duncan – District II	Native American Heritage Commission
Principal Planner	North Central Information Center
Assessor – Rolf Kleinhans	Nevada City Rancheria Nisenan Tribe
Building Department – Nick McBurney	Shingle Springs Band of Miwok Indians
Community Development Agency Director– Trisha Tillotson	T’si Akim Maidu Tribal Council
County Counsel’s Office	United Auburn Indian Community
Economic Development – Kimberly Parker	Pacific Gas & Electric
Economic Resource Council	Keep Nevada County Rural
Environmental Health- Catrie Levenson	Friends of Nevada City
Fire Marshal – Dan Collins	Forest Springs, LLC
Public Works Department – Engineering	Bear Yuba Land Trust
County Counsel – Doug Johnson/Sims Ely	General Plan Defense Fund
Federal Communication Commission - Wireless Communications	Kevin Johnston
Nevada County Ag Commissioner – Luci Wilson	Laborers Pacific Southwest Region

Date: May 1, 2024

File Number(s): PLN23-0179, CUP23-0015, EIS23-0010

Applicant: Madison LaScalza, Sequoia Deployment Services Inc.
1 Spectrum Pointe
Lake Forest, CA 92630
Telephone: (949) 326-3232

Project Location: The project 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.

Project Description: The project is 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. The lease area will contain three equipment cabinets, a diesel generator, a PG&E transformer, and other communication-related equipment. The site will be accessed by an existing 12-foot wide dirt access road with a hammerhead turn-around at the end. Vegetation thinning to reduce fire hazard will occur along the access road and around the tower lease area. Approximately 550 feet of underground power and fiber cables are proposed to be trenched from the lease area to a PG&E pole and Verizon Wireless fiber point of connection.

PUBLIC REVIEW: As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft Initial Study/Mitigated Negative Declaration IS/MND to interested public and regulatory authorities for review and comment for a period of 30-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **May 7, 2024 to June 6, 2024 at 5:00 p.m.** Final action on the proposed MND will be taken by the Nevada County Zoning Administrator after the completion of the public review period at a duly noticed public hearing.

DOCUMENT AVAILABILITY: The Draft Initial Study/Mitigated Negative Declaration is available for review on Nevada County's website at <https://www.nevadacountyca.gov/994/Environmental-Documents>. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

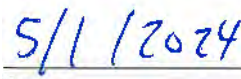
Written comments should be sent to the following address: David Nicholas, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: david.nicholas@nevadacountyca.gov; on or before **June 6, 2024 at 5:00 p.m.**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, a Draft Mitigated Negative Declaration has been prepared because no substantial evidence exists, as indicated in the attached Initial Study, that the proposed project may have a significant environmental effect that is not mitigated to a level of less than significance.

Prepared by:



David Nicholas, Associate Planner



Date