

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

**Nevada County, California**

**TO:**

CEO – Alison Lehman	Nevada County Consolidated Fire
Assistant CEO/CFO – Erin Mettler	Northern Sierra Air Quality Management Dist.
COB – Jeff Thorsby	Gold Country Broadband Consortium
Supervisor Hoek – District 4	Nevada Irrigation District
California Department of Fish and Wildlife	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 – Doug Johnson/Sims Ely	United Auburn Indian Community
Economic Development – Kimberly Parker	Pacific Gas & Electric
Economic Resource Council	Federal Communication Commission - Wireless Communications
Environmental Health – Nicole Johnson	Keep Nevada County Rural
Fire Marshal – Dan Collins	Forest Springs, LLC
Public Works Department – Engineering	Bear Yuba Land Trust
Nevada County Ag Commissioner – Luci Wilson	General Plan Defense Fund
Friends of Nevada City/Rural Quality Coalition	Kevin Johnston
Laborers Pacific Southwest Region	

**Date:** November 18, 2024

**File Number(s):** PLN23-0193, CUP23-0017, EIS23-0013

**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 11962 McCourtney Road, Grass Valley, CA 95945, 0.2 miles west of the City of Grass Valley City limits, 0.5 miles south of California State Highway 20, near the Nevada County Fairgrounds. APN 007-360-044

**Project Description:** The project is an application for a Conditional Use Permit for a proposed new telecommunication facility at 11962 McCourtney Road, Grass Valley, CA 95949. The proposed facility will be designed as a one-hundred fifty foot (150') faux pine tree (monopine) with antennas at a tip height of one-hundred forty-five feet (145'). All brackets, antennas and RRUs will be painted green to match the faux pine tree. Associated equipment cabinets will be placed at the base of the pole within a new eight-foot (8') wood fence enclosure occupying 900 square feet (referred to as the lease area). The lease area will contain three equipment cabinets and a diesel generator. The project will also include a PG&E transformer and approximately 388 feet of underground power and fiber cables proposed to be trenched beneath the existing parking lot from the lease area to a utility pole and fiber point of connection. The site will be accessed by an existing dirt access road that is approximately 50 feet long.

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**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 **November 21, 2024 to December 20, 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.

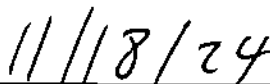
**DOCUMENT AVAILABILITY:** The Draft Initial Study/Mitigated Negative Declaration is available for review on Nevada County's website at <https://www.nevadacountyca.gov/994/Environmental-Documents>. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada 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 **December 20, 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:

  
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David Nicholas, Associate Planner

  
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Date