

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #****Project Title:** Corchero Lane Communication Facility (PLN25-0071, CUP25-0002, PFX25-0013, EIS25-0004)

Lead Agency: Nevada County

Contact Person: David Nicholas

Mailing Address: 950 Maidu Avenue Suite 170

Phone: 530-265-1257

City: Nevada City

Zip: 95959-7902

County: Nevada

**Project Location:** County: Nevada

City/Nearest Community: Nevada City

Cross Streets: State Highway 20

Zip Code: 95959

Longitude/Latitude (degrees, minutes and seconds): 39 ° 19 ' 18.3 " N / -120 ° 52 ' 33.2 " W Total Acres: 0.43

Assessor's Parcel No.: 014-700-037

Section: 20

Twp.: 17 N

Range: 10 E

Base:

Within 2 Miles: State Hwy #: 20

Waterways: North Fork Deer Creek, South Fork Yuba River, Little Brown Bear Creek

Airports:

Railways:

Schools:

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☒ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☐ Residential: Units \_\_\_\_\_

Acres \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Other: 1,600 square foot communication facility**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural**Present Land Use/Zoning/General Plan Designation:**

The subject parcel is undeveloped and surrounded by rural residential development. General Agricultural (AG-30) zoning and (RUR-30) General Plan designation.

**Project Description:** (please use a separate page if necessary)

The project is an application for a Conditional Use Permit for a proposed new telecommunication facility at 10111 Corchero Lane, Nevada City, CA 95959. The proposed facility will be designed as a one-hundred eighty foot (180') faux pine tree (monopine) with antennas at a tip height of one-hundred seventy-five feet (175'). 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 six-foot (6') chain link fence enclosure occupying 1600 square feet (referred to as the lease area). The lease area will contain two equipment cabinets, a fiber vault, electrical meters, a cable ice bridge, a utility H-frame, and 3 spots for future co-locations. The project will also include a PG&E transformer and approximately 320 feet of conduit from the lease area to a utility pole and fiber point of connection. The site will be accessed by a proposed 420 foot long gravel driveway off Corchero Lane. Corchero Lane is proposed to be widened. The project includes a Petition for Exception to Driveway Standards due to the applicant being unable to achieve 10 feet of fuel modification on the western side of Corchero Lane.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # <u>        </u>                     |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # <u>        </u>           | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: <u>                                </u>      |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: <u>                                </u>      |
| <input type="checkbox"/> Housing & Community Development                |                                                                              |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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### Local Public Review Period (to be filled in by lead agency)

Starting Date 11/14/2025 Ending Date 12/15/2025

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### Lead Agency (Complete if applicable):

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|----------------------------------------------------------|---------------------------------------------------------|
| Consulting Firm: <u>                                </u> | Applicant: <u>                                </u>      |
| Address: <u>                                </u>         | Address: <u>                                </u>        |
| City/State/Zip: <u>                                </u>  | City/State/Zip: <u>                                </u> |
| Contact: <u>                                </u>         | Phone: <u>                                </u>          |
| Phone: <u>                                </u>           |                                                         |

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Signature of Lead Agency Representative: David Nicholas

Digitally signed by David Nicholas  
Date: 2025.11.10 10:48:22 -08'00'

Date: 11/10/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.