

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

Nevada County, California

TO:

Nevada County Fire Marshal - Dan Collins	Nevada County Community Development Agency Director - Trisha Tillotson
Nevada County Building Department - Nick McBurney	Nevada County Economic Development - Kimberly Parker
Nevada County Consolidated Fire District (NCCFD) - Robert Tellam	Nevada County Counsel – Sims Ely, Doug Johnson
Nevada County Department of Public Works - Engineering	Nevada County Chief Fiscal Officer – Alicia Chaturvedula
Nevada County Environmental Health - Nicole Johnson	Nevada County Clerk of the Board – Jeff Thorsby
Northern Sierra AQMD - Suzie Tarnay	Federal Aviation Administration (FAA)
Nevada County Transit Services – Robin VanValkenburgh	Federal Communication Commission - Wireless Communications
Nevada County Sheriff	CA Department Of Parks And Recreation
District V Supervisor – Hardy Bullock	Caltrans Highways
District V Commissioner – Jo Garst	Laborers Pacific Southwest Region
North Central Information Center	Bear Yuba Land Trust
Nevada Irrigation District	California Native Plant Society – Redbud
Town of Truckee City Manager – Jen Callaway	Gold Country Broadband Consortium
Nevada County Assessor - Rolf Kleinhans	General Plan Defense Fund
COB – Mandy Stewart	Laurie Oberholtzer
CFO – Erin Mettler	Native American Heritage Commission
Nevada County CEO - Alison Lehman	Nevada City Rancheria Nisenan Tribe
Nevada County Assistant CEO – Patrick Eidman	Shingle Springs Band of Miwok Indians
Pacific Gas & Electric	T'si Akim Maidu Tribal Council
Neighbors within 500 feet of project parcel	United Auburn Indian Community
Nick Kocelji	Cheryl Borad
Bob Thorpe	Edward and Carole Ellsworth
Nancy Baker	Sema Kelly
Aila Hale	Kim Meng
Kathy Martiz	

Date: November 10, 2025

File Number(s): PLN25-0071, CUP25-0002, PFX25-0013, EIS25-0004

Applicant: Samantha Herrmann, Assurance Development
1499 Huntington Drive STE 305
South Pasadena, CA 91030
Telephone: (310) 488-6237

Project Location: The project is located at 10111 Corchero Lane, Nevada City, CA 95959, 400 feet south of California State Highway 20, 8.5 miles east of the City of Nevada City. APN 014-700-037

Project Description: 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.

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 14, 2025 to December 15, 2025 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.

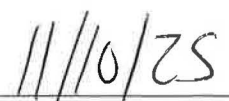
DOCUMENT AVAILABILITY: The Draft Initial Study/Mitigated Negative Declaration is available for review on Nevada County's website at <https://www.nevadacountyca.gov/994/Environmental-Documents>. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, 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 15, 2025 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