



**Notice Of Availability for Public Review and Notice of Intent to Adopt a
Mitigated Negative Declaration for the Verizon Purdon Road
Communication Tower**

PLN25-0133; CUP25-0009; EI25-0001

NOTICE IS HEREBY GIVEN that the County of Nevada, as a lead agency, is circulating for public review a Draft Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed Verizon Wireless Communication Tower Use Permit.

PROJECT LOCATION: The project is located at 22044 Purdon Road, Nevada City, CA 95959. Approx. 0.3 driving mile from Purdon Crossing, South Yuba River State Park. **APN:** 062-180-031.

PROJECT DESCRIPTION: The proposed project is a request for a Conditional Use Permit to construct and operate an unmanned wireless telecommunications facility on APN 062-180-031-000 located at 22044 Purdon Road in Nevada City, California. The facility would consist of a 150-foot-tall stealth monopine tower supporting nine panel antennas mounted in three sectors at approximately 144 feet above ground level and one microwave antenna mounted at approximately 110 feet. Associated equipment would be located within a fenced lease area of approximately 2,500 square feet at the base of the tower and would include equipment cabinets, a GPS antenna, telecommunications equipment, a transformer, surge suppressors, and site lighting, with space designed to accommodate up to three future co-locations. A 30-kilowatt diesel backup generator with a 147-gallon fuel tank would be installed for use during emergency power outages. Electrical service would be provided by Pacific Gas and Electric via a new transformer serving the facility. Access would be provided via an existing utility easement and access road from Purdon Road, and the facility would be unmanned and accessed periodically for routine maintenance.

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 **March 18, 2026, to April 17, 2026, 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>.

Written comments should be sent to the following address: Aleena Church, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: aleena.church-cda@nevadacountyca.gov; on or before **April 17, 2026, at 5:00 p.m.**

By: Aleena Church, Assistant Planner

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