

**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
North San Juan Fire Protection	Nevada County Counsel – Sims Ely, Doug Johnson
Nevada County Department of Public Works - Engineering	Nevada County Chief Fiscal Officer – Erin Mettler
Nevada County Environmental Health - Nicole Johnson	Nevada County Clerk of the Board
Northern Sierra AQMD - Suzie Tarnay	Nevada County Assessor - Rolf Kleinhans
Nevada County Transportation Commission	Federal Communication Commission - Wireless Communications
Nevada County Sheriff	CA Department Of Parks And Recreation
Nevada County Local Agency Formation Commission (LAFCo)	Pacific Gas & Electric
North Central Information Center	Nevada County CEO - Alison Lehman
North Central Information Center	Bear Yuba Land Trust
Nevada County Assistant CEO – Patrick Eidman	California Native Plant Society – Redbud
	Gold Country Broadband Consortium
District 4 Supervisor – Susan Hoek	Lake Vera Round Mountain Neighborhood Association
District 4 Commissioner – John Foley	Selby Lane Road Association
Nevada City Rancheria Nisenan Tribe	Native American Heritage Commission
T’si-Akim Maidu Tribal Council	Shingle Springs Band of Miwok Indians
	United Auburn Indian Community

Date: March 18, 2026

File Number(s): PLN25-0133; CUP25-0009; EI25-0001

Applicant/Representative: Sequoia Development Services, Justin Gronendyke
1 Spectrum Pointe, Suite 130
Lake Forest, CA 92630
Telephone: (949) 244-3134

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.

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>. 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: 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 **March 18, 2026, 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:

Aleena Church, Assistant Planner

Date