

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, August 20, 2024, at 1:30 p.m. or as soon thereafter as the matter may be heard, in the Supervisors Chambers, First Floor, Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, California, the Nevada County Board of Supervisors will hold a public hearing to consider the following project:

PLN23-0179, CUP23-0015, EIS23-0010: A Public Hearing continued from July 9, 2024 to consider the appeal filed by Jeff and Kristin Phalen regarding the Zoning Administrator's decision to approve an application for a Conditional Use Permit (CUP23-0015) proposing the construction and operation of a new unmanned wireless communication facility located at 20896 Dog Bar Road, Grass Valley, in southeast Nevada County. The proposed facility will be designed as a one-hundred twenty-nine foot (129) tall faux pine tree (monopine) with antennas at a tip height of one-hundred twenty-four (124) feet. All brackets, antennas, and remote radio units will be painted green to match the faux pine tree. The facility will be contained within a 30' x 30' (900 square feet) Verizon lease area that will be surrounded with eight-foot tall chain-link fencing with a gate and a Knox Box entry system. Project site is located at 20896 Dog Bar Road, Grass Valley, CA 95949, 4.3 miles east of California State Highway 49 and approximately 7 miles south of California State Highway 174. APN 027-010-018

**RECOMMENDED ACTION:** Deny the appeal, and uphold the decision of the Zoning Administrator to approve Conditional Use Permit application (CUP23-0015) proposing the construction and operation of a new 129-foot tall monopine wireless communication tower within a 900 square foot fenced lease area located at 20896 Dog Bar Road, Grass Valley, in southeast Nevada County.

Documents pertaining to the property affected by the proposed action are available for public review and consideration at the following locations: at the Clerk of the Board's Office, 950 Maidu Avenue, Suite 200, Nevada City, CA 95959; and the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

You have a right to attend the public meeting to discuss the project, provide oral testimony, and/or submit written materials regarding these matters. Written materials and comments (an original and 9 copies) may be submitted to the Clerk of the Board at 950 Maidu Avenue, Nevada City, CA 95959; by emailing [BOS.PublicComment@nevadacountyca.gov](mailto:BOS.PublicComment@nevadacountyca.gov); or by submitting an eComment online at [www.nevadacountyca.gov/boardmeetings](http://www.nevadacountyca.gov/boardmeetings) and must be received no later than 4:00 pm on August 19, 2024. As the date grows closer to the public hearing, please see the August 20, 2024, agenda for information on how to provide comments during the public hearing. Written or emailed public comments received by 4:00 p.m. the day prior to the meeting will be provided to the Board members electronically or in written format and will become part of the public record. The Board Chair may place reasonable restrictions on the time allowed to any person to speak on these matters.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing."

NEVADA COUNTY BOARD OF SUPERVISORS

BY:

  
Jeffrey Thorsby, Chief of Staff / Clerk of the Board

PUBLISH: August 8, 2024  
THE UNION