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Planning Department

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November 12, 2025

Final Amended Conditions of Approval (COAs) Floriston Wireless Telecommunication Facility Use Permit

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41 A Kepola Place
Honolulu, HI 96817

File No: PLN23-0023; CUP23-0002
APN: 048-130-026

Lisa Elliott
Crown Castle
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At the regular meeting of November 12, 2025, the Nevada County Zoning Administrator approved the above-referenced Conditional Use Permit and Steep Slopes Management Plan (PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001) to remove and replace an existing 41-foot monopole with a new 90-foot monopine, remove and replace an existing RBS 6201 cabinet with a new T-Mobile enclosure 6160 cabinet, and relocate two (2) existing antennas from the existing monopole to the new proposed monopine on APN 048-130-026, located at 22258 Juniper Street, Floriston, CA 96111.

A. PLANNING DEPARTMENT:

1. Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) authorizes the removal of an existing 41-foot-tall monopole and replacing it with a new 90-foot-tall faux pine (monopine) at an existing unmanned wireless communication facility located at 22258 Juniper Street, Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision. The proposed facility will consist of 85 feet of metal monopine structure with a five-foot faux foliage extension, making the total height of the proposed tower 90 feet tall. The proposed project includes the removal and replacement of an existing RBS 6201 cabinet with a new T-Mobile enclosure 6160 cabinet, relocating two (2) existing antennas from the existing monopole to the new monopine, relocating two (2) RRUS-449 B71/B85 units from the existing monopole to the new monopine, installing one (1) new 10-foot-tall CMU retaining wall enclosure, installing one (1) new Double Tri-Sector Collar with T-Arms, installing two (2) new T-Mobile antennas, installing two (2) new RRUS-4460 B25/B66 units, installing two (2) new hybrid cables, removing two (2) existing antennas, removing four (4) existing diplexers at the equipment and antennas, and remove an existing cable tray.

The proposed project includes an extension of the existing 260-square-foot Crown Castle lease area by approximately 130 square feet to accommodate the new monopine, for a total of a 390-square-foot lease area. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. The facility will be surrounded with a new CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate is located on the west side for access. There will be a new 100-square-foot concrete slab for the new 90-foot monopine to go. There is no exterior lighting proposed, and any service lighting will be compliant with Nevada County Lighting standards. The site will be accessed via

an existing private dirt access road within an existing 12-foot access and utility easement that connects directly to Juniper Street, an existing paved private road within the Floriston Subdivision.

Additionally, the proposed project includes a Steep Slopes Management Plan for the work being proposed within slopes in excess of 30% slope. The new monopine will require a graded pad, concrete slab, and CMU retaining wall which will encroach into slopes in excess of 30%. Therefore, recommended actions have been provided by T&S Engineering to minimize the impact of the proposed construction activities within these areas of slopes exceeding 30% that shall be implemented into project construction and grading activities.

2. Pursuant to the requirements identified in Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant is hereby notified that this project is not valid until the expiration of the ten (10) day appeal period from the date of the Zoning Administrator's final action on the project.
3. Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the Conditional Use Permit (November 22, 2028) (i.e. Final Project Action), unless an extension of time for reasonable cause is requested prior to the expiration date and granted by the Zoning Administrator pursuant to Section 5.10 of the Nevada County Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.
4. Prior to Final of any Improvement Permits, the applicant shall contact the Planning Department for a field inspection to verify all Conditions of Approval, Mitigation Measures, and ordinance requirements have been satisfied. Fees for such inspection shall be applicable on the project Building Permit.
5. The design, colors, configuration, and materials of the monopine and associated improvements including the 390-square-foot lease area shall be in substantial conformance with the design authorized in this approval. The wireless telecommunication facility shall be painted with a dark green steel finish coating system and all brackets, antennas and RRUs will be painted green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. as represented on the approved plans kept on file with the Planning Department.
6. There shall be no lighting on tower, unless required by the Federal Aviation Administration (FAA). All lights not required by the FAA shall be fully shielded and downward facing to prevent the light source or lens from being visible from adjacent properties and roadways. Fully shielded shall mean a light which does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture and which precludes visibility of the light source.
7. The following Best Management Practices used to protect natural vegetation, impacts to steep slopes, and minimize impacts to wildlife habitat are required to be added to all future building plans and shall be followed:
 - a. Proper design and construction of retaining wall and tower foundation
 - b. Erosion and sediment control plan, to include:
 - i. Site specific BMPs: fiber rolls, concrete washout
 - ii. Good housekeeping notes
 - iii. Notes to preserve existing vegetation

- iv. Notes to haul off any excavated material that has the potential for shrinking and swelling (e.g., high-plasticity clay (CH))
 - c. Following recommendations in the Subsurface Exploration Report, prepared by Tower Engineering Professionals, Inc., dated July 26, 2023.
8. Prior to issuance of Improvement or Building Permits, pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant shall provide a Facility Maintenance/Removal Agreement to the Planning Director, binding the developer and successors in interest, to an agreement to maintain the facility as approved and notify the County of intent to vacate the site, agreeing that the applicant will remove all facilities within 12 months unless the site is occupied by a successor; or the applicant shall provide a cash bond equal in cost to removing the tower and associated facilities.
9. Pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant shall include a note on all improvements plans as follows: "Existing trees and other screening vegetation in the vicinity of the facility and along the access or utility easements, shall be protected from damage during construction. All areas disturbed during project construction shall be replanted with vegetation compatible with vegetation in the surrounding area except where the County Fire Marshal requires fuel modification. Native trees are the preferred vegetation."
10. The facility shall comply with all Federal Communications Commission (FCC) regulations concerning radio frequency emissions.
11. A permanent, weatherproof, facility identification sign, no more than 12" x 24" in size, identifying the facility operator and a 24-hour phone number, shall be placed on the fence, the equipment building or tower base. If larger signage is required by the FCC, the applicant shall provide proof of the requirement, and signage shall not exceed the required size.
12. The contractor shall exercise every reasonable precaution to protect the project site from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil and wash water shall be prevented from discharging onto the ground at the construction site.
13. All grading and construction plans shall include a note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following:

"All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work within 200 feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."

14. Hours of operation for construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. These limited hours of operation shall be noted on project plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.
15. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.
16. Pursuant to the Agreement to Pay form signed and submitted by the applicant/authorized representative, all fees incurred in the processing of this project shall be paid in full within 30 days of the mailing of such billing for the project. If payments on outstanding invoices are not made within thirty (30) days after the date of the invoice, County staff may cease work on the project until the required payment is made, subject to any other provisions of the law. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. Project approval does not become effective unless and until the applicant has complied with this condition.
17. Prior to issuance of any grading, Building, or improvements plans, to ensure that the proposed wireless telecommunication facility does not conflict with or compromise the existing private/public water infrastructure, the applicant shall obtain and submit documentation (official letter or email) from the Lahontan Regional Water Quality Control Board (or its administering agency) verifying that the proposed project will not interfere with the operation or purpose of the Floriston Community Water System. Additionally, the water vaults and infrastructure associated with the Floriston Community Water System project shall be shown on the Site Plan for all future submittals for any/all permits.
18. Due to the proposed new wireless communication facility being within 100% of the tower height from the existing above ground water tanks, to ensure that the water tanks and associated infrastructure are not damaged, prior to approving any grading/Building/improvements plans, the applicant shall provide a Fall Certification Letter from structural engineer licensed by the State of California to the Nevada County Planning Department certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes, and ice, when the tower is fully loaded with antennas, transmitters and other equipment and camouflaging.

B. DEPARTMENT OF ENVIRONMENTAL HEALTH:

1. With the existence of hazardous material storage at this location, the applicant and/or facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). CERS | California Environmental Reporting System.
2. The applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), the Certified Unified Program Agency (CUPA). The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations.
3. NCDEH shall have full access rights to the facility, including roads across private property, for the purposes of inspecting and or investigating complaints related to the storage and disposal of hazardous materials, 24 hours per day, 7 days per week. If private gates restrict access to the facility, NCDEH shall

be provided with keys or combinations of said gates or be allowed to apply a lock to a chain of locks, should one exist. NCDEH access shall be part of the lease agreement with the private property owner.

C. NEVADA COUNTY BUILDING DEPARTMENT:

1. Complete construction plans shall be submitted for review at time of building permit submittal in conformance with Nevada County Code Title 12.
2. All project plans shall be designed and wet stamped/signed by a California licensed design professional for each prospective field of the project.
3. Completion of the County of Nevada Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.

D. NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT:

A note shall be placed on associated building or grading plans stating that any future construction projects less than one acre must adhere with dust mitigation measures in Northern Sierra Air Quality Management District's Rule #226.

E. DEPARTMENT OF PUBLIC WORKS:

1. Access to the tower site shall meet minimum County Fire Standard Driveway requirements per County Standard Drawing C-2.
2. Access driveway shall be within the designated 20-foot wide access and utility easement as shown on the as-built survey plans dated July 2, 2025.
3. Any grading permits required for said driveway shall be submitted to the Building Department for review and approval prior to any construction.

F. CALTRANS:

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14th Street, Sacramento, CA 95811-7119. See the following website for more information: <https://dot.ca.gov/programs/trafficoperations/transportation-permits>.

NEVADA COUNTY PLANNING DEPARTMENT
BRIAN FOSS, PLANNING DIRECTOR

By: Jodeana Patterson, Clerk to the Planning Commission



enc: Defense and Indemnification Agreement*
(*Applicant and Representative)

ZA COA
November 12, 2025

PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001
Crown Castle (Floriston Cell Tower) Use Permit

cc: Nevada County Department of Environmental Health
Nevada County Building Department
Northern Sierra Air Quality Management District
Nevada County Department of Public Works
Caltrans