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CALIFORNIA

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NEVADA COUNTY BOARD OF SUPERVISORS

BOARD AGENDA MEMO

MEETING DATE: December 16, 2025

TO: Board of Supervisors

FROM: Tine Mathiasen, Chief Deputy Clerk of the Board

SUBJECT: Resolution making findings, accepting the appeal filed by Gary Mapa from the decision of the Nevada County Planning Department for approval of the Conditional Use Permit and Steep Slopes Management Plan for an unmanned communication facility located at 22258 Juniper Street, Floriston, CA 96111 (APN 048-130-026), and scheduling a public hearing on January 13, 2026 at 1:30 p.m.

RECOMMENDATION: Accept the appeal and schedule a public hearing for January 13, 2026 at 1:30 p.m.

FUNDING: N/A

BACKGROUND: On November 12, 2025, the Nevada County Planning Department provided notice of conditional approval of an unmanned wireless telecommunications tower facility located at 22258 Juniper Street, Floriston, CA 96111 (APN 048-130-026). On November 24, 2025, Gary Mapa filed an appeal against the Planning Department's approval of the wireless communication facility.

PROJECT NAME/DESCRIPTION: PLN23-0023; CUP23-0002; MGT24-0018

Nevada County Code section 12.05.120 provides that the Board of Supervisors may use the provisions of such article in conducting public hearings on land use matters.

Nevada County Code section 12.05.120.G requires the Clerk to present the appeal to the Board of Supervisors at a regular meeting, so the Board can consider whether to accept this appeal and, if accepted, schedule it for a public hearing. County staff have reviewed the appeal and recommend:

- Appellant is an interested party who has standing to file the appeal; and
- Appellant submitted their appeal within the required time period of 10 calendar days; and

- The content of the appeal satisfies the minimum requirements set forth in Nevada County Code section 12.05.120.F which include identification of the project and decision being appealed, statement of the reason for the appeal, statement of the specific provisions being appealed, statement of the action being requested, summation of the arguments being raised and identification of the appellant.

Staff further recommends that the Board adopt the Resolution accepting the appeal and schedule a Public Hearing on this appeal on January 13, 2026 at 1:30 p.m. at the Nevada County Board Chambers at 950 Maidu Avenue, Nevada City, CA 95959.

Item Initiated: Julie Patterson Hunter, Chief Deputy Clerk to the Board (temp)
Item Submitted: 12/1/2025
Approved: Erin Mettler, Chief Fiscal Officer. Deputy County Executive Officer