



ZONING ADMINISTRATOR STAFF REPORT

APPLICANT: Sequoia Development Services, Justin Gronendyke **HEARING DATE:** May 13, 2026

OWNER: Daniel Jarboe

FILE NOS: PLN25-0133; CUP25-0009; EIS26-0001

PROJECT: The project is an application for a Conditional Use Permit (CUP25-0009) proposing the construction and operation of a new unmanned wireless communication facility located at 22044 Purdon Road, Nevada City, in Western Nevada County. The proposed facility will be designed as a one-hundred and fifty (150) foot tall faux pine tree (monopine). All brackets, antennas, and remote radio units will be painted green to match the faux pine tree. The facility will be contained within a 2,500 square foot Verizon lease area that will be surrounded with eight-foot tall chain-link fencing with a gate and a Knox Box entry system.

LOCATION: The project is located at 22044 Purdon Road, Nevada City, CA 95959. Approx. 0.3 driving miles from Purdon Crossing South Yuba River State Park.

ASSESSOR PARCEL NUMBER: 062-180-031

PROJECT PLANNER: Aleena Church, Assistant Planner

General Plan:	FOREST (FOR-40)	Water:	Well
GP Region/Center:	Nevada City	Sewage:	N/A
Zoning:	Forest (FR-40)	Fire:	North San Juan Fire
FEMA Flood Map:	0375 Zone: X	Schools:	Twin Ridges
ZDM #:	50	Recreation:	Oak Tree Community Park
Lot Size:	11.32 acres	Farmland Designation:	Grazing Land
Date Filed:	2/19/2026	Supervisory District:	Hoek, District 4

ATTACHMENTS:

1. Recommended Conditions of Approval
 2. Initial Study
 3. Photo Simulations
 4. Zoning, Vicinity and Public Notice Map
 5. Project Plan Set
 6. Public Comments
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RECOMMENDATION:

- I. Environmental Action: Adoption of Mitigated Negative Declaration- EIS26-0001
 - II. Project Action: Approval of Conditional Use Permit CUP25-0009.
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PROJECT DESCRIPTION:

The proposed project is a request for a Conditional Use Permit to allow construction and operation of an unmanned wireless telecommunications facility on a parcel located on APN 062-180-031-000 at 22044 Purdon Road, Nevada City, CA 95959. The facility would be owned by Vertical Bridge, with Verizon Wireless as the primary tenant, and is intended to improve wireless coverage and data capacity in the surrounding rural area.

The project proposes construction of a stealth wireless facility designed as a faux pine tree (“monopine”) tower 150 feet in height. The facility would include nine (9) directional panel antennas consisting of three (3) 8-foot antennas, three (3) 4-foot antennas, and three (3) 3-foot antennas mounted in three (3) sectors at approximately 144 feet above ground level. A four-foot microwave antenna would be mounted at approximately 110 feet. Three (3) remote radio units would be installed near the antenna arrays, with hybrid cables routed internally within the tower. All antennas, mounting brackets, and associated equipment would be painted to match the monopine design to minimize visual impacts.

Ground-mounted equipment would be located within a fenced lease area measuring approximately 2,500 square feet at the base of the tower. The equipment enclosure would include three (3) equipment cabinets, one (1) GPS antenna, a fiber telecommunications box, a transformer, two (2) surge suppressors, and six (6) service lights. The lease area would be designed to accommodate up to three (3) future co-locations. A 30-kilowatt diesel backup generator with a 147-gallon fuel tank would be installed within the enclosure and would be used only during emergency power outages. Electrical service would be provided by Pacific Gas and Electric via a proposed PG&E Transformer. Access to the facility would be provided via an existing driveway from Purdon Road, with a designated parking space for maintenance vehicles near the equipment enclosure. The facility would be unmanned and accessed periodically for routine maintenance.

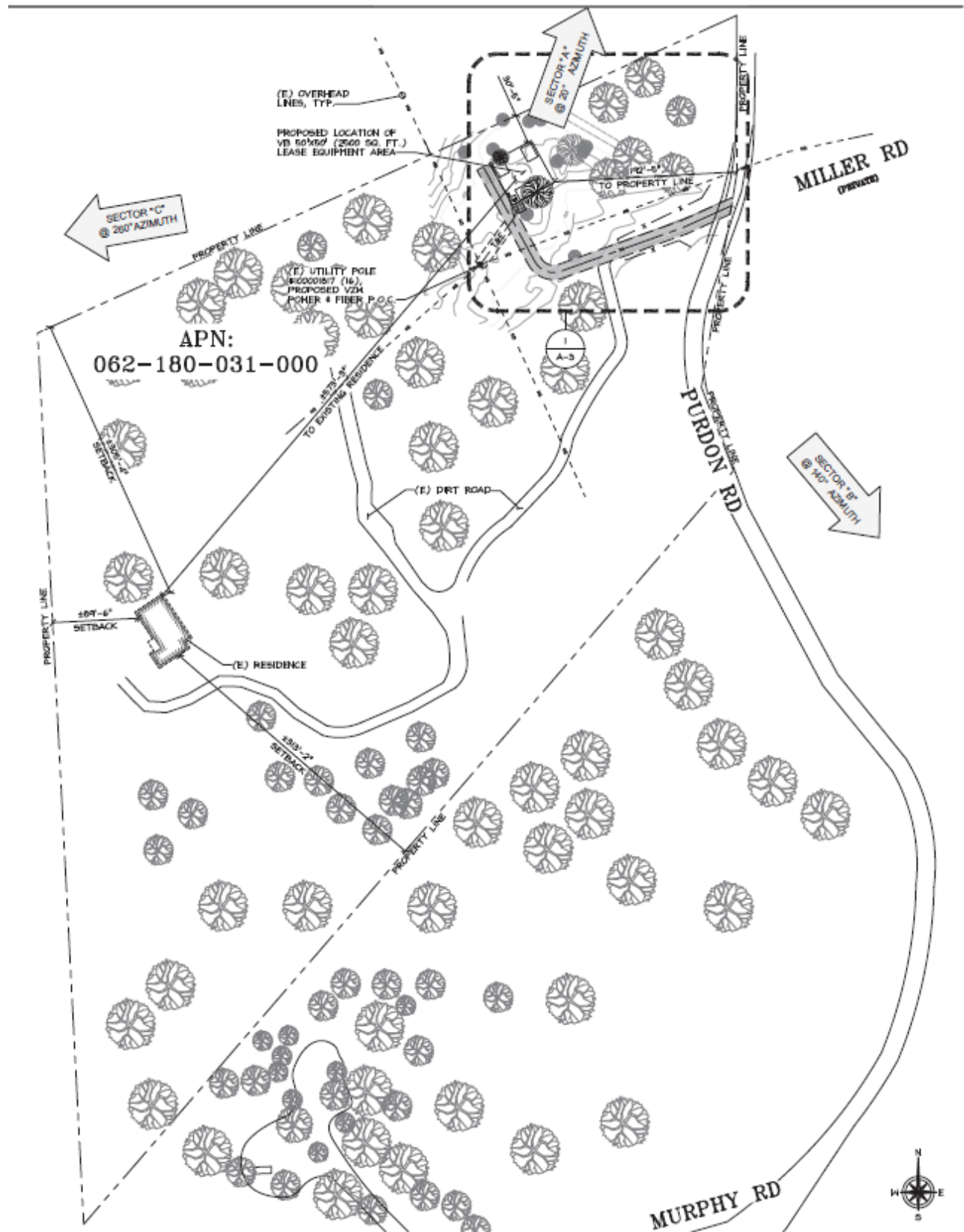


Figure 1 – Proposed Overall Site Plan

Project Site and Surrounding Land Uses:

The proposed communication facility would be located in a 2,500-square-foot lease area northeast on an approximately 11.32-acre parcel. The parcel is located approximately 0.3 miles north of the South Yuba River State Park, Purdon Crossing and 4.9 miles from California State Highway 49 located at 22044 Purdon Road, Nevada City, CA 95959. The subject parcel (APN: 062-180-031) is zoned Forest (FR-40) with a General Plan designation of Forest (FOR). The subject parcel is developed with a single-family residence, a well, and septic system.

The adjacent parcels are zoned Forest with a minimum parcel size of 40-acres (FR-40) and General Agricultural with a minimum parcel size of 40 (AG-40) and all have General Plan designations of Forest (FOR). Adjacent parcels and several parcels in the area range in size from approximately 3.97 acres to approximately 20.69 acres. Figure 1 shows the project parcel, surrounding properties, and the zoning of the area. Figure 2, below shows an aerial photo of the project parcel.

The project parcel is surrounded by dispersed rural-residential development and agricultural uses. The proposed communication facility lease area would be located approximately 600 feet from the nearest offsite residence on the adjacent parcel to the north. The proposed communication facility would be surrounded by relatively open foothill oak-pine-madrone woodlands and would be situated in a flat field of land that has already been disturbed.





Figure 3 – Proposed Site with Photo Simulation from Purdon Road

STAFF COMMENT:

Site Access:

The project parcel is located off Purdon Road, which is maintained by the County of Nevada and classified as a minor collector. A collector is a street connecting arterials to local roads. The proposed communication tower would be accessed by a 15-foot-wide easement.

The project is not expected to contribute to a substantial increase in traffic. Construction related traffic would be temporary and minor because development of the site for a 2,500 square foot lease area and a single cell tower is not a major project. As an unstaffed facility, operational traffic would only consist of weekly or bi-monthly visits by a technician. The addition of future carriers would result in similarly minor construction traffic and technician visits.

Visual Analysis:

The proposed lease area would be located within Western Nevada County in an area which contains a foothill oak-pine madrone woodland with areas of annual grasslands. The subject parcel adjacent parcels are zoned Forest and General Agriculture with a minimum parcel size of 40-acres (FR-40, AG-40) and have General Plan designations of Rural and Forest with minimum parcel sizes of 40-acres (FOR-40, RUR-40). Other than lighting, there are no other sources of lights or glare, which exist on the subject parcel.

The cellular tower as proposed would be a monopine with faux branches/foilage and faux bark materials which are designed to blend in with the surrounding pines to the greatest extent possible. The branches of the monopine would help to camouflage the antennas and Remote Radio Units (RRU's) and as proposed would be located within the branches and covered with faux pine needle socks; painted to match the tree.

The proposed monopine would be 150-feet tall with the panel antennas and RRU's being placed at a height of 144 feet. Pursuant to the submitted site plan and the site visit, the surrounding trees on the subject parcel adjacent to the lease area are approximately 99 - 128 feet tall. The foothill oak-pine madrone woodlands provide a varying skyline and screening, which limits public views. The top of the monopine may rise above the surrounding canopy, but the monopine will look like a pine tree and will be hard to distinguish from the other trees. The proposed lease area would be fenced with an eight (8) foot tall chain link fence. The project equipment cabinets are proposed to be painted a neutral color to make them as unobtrusive as possible. Condition A.13 is proposed to require earth-tone privacy slates in the chain link fence or solid fencing around the lease area to screen the equipment in addition to the use of neutral color tones.

Lighting:

The applicant proposes to install two LED service lights that will be downcast and used during maintenance activities only. The lights will normally be off and only used during service times. The site is surrounded by trees which will provide screening of the tower and lighting. A standard condition of approval would require the lighting be installed in compliance with Nevada County Code Section 12.04.108 which requires lights to be turned off between 11 p.m and sunrise and be fully shielded and down-facing so as not to result in glare that could adversely affect day or nighttime views. With the application of a standard condition of approval requiring compliance with County lighting standards, the project is not anticipated to result in substantial light or glare

Noise:

The project as proposed would incorporate a 30kW emergency back-up generator for use during extended power outages. The noise of the proposed generator was estimated at the nearest property line using the manufacturer noise specification sheet and an online noise calculator. The nearest property line from the generator is 30 feet away. At 30 feet away, the Generac sound data show the

generator will emit 50 decibels. This would exceed the County nighttime (10 pm – 7 am) noise energy equivalent level, defined as the average sound level on the basis of sound energy, of 40 decibels. None of the other county noise standards would be exceeded.

However, the generator would only be used in the case of an emergency power outage. Pursuant to Section 12.04.070 of the Nevada County Code, the noise standards do not apply to those activities associated with the actual construction of a project or to those projects associated with the provision of emergency services or functions. Communication is important during an emergency and the use of a generator to maintain the operation of the communication tower during an emergency is considered to be part of an emergency function. Mitigation Measure 13B is proposed to require that the generator be installed with a Level 2 sound enclosure due to the analysis of this section being based on sound data for a generator within a level 2 attenuated enclosure, which was provided by the applicant.

Therefore, Condition A.26 is proposed to require that the generator be installed with a Level 2 sound enclosure due to the analysis of this section being based on sound data for a generator within a level 2 attenuated enclosure, which was provided by the applicant. Due to the noise of the generator exceeding the nighttime noise standards, Condition A.27 is proposed to require that testing and maintenance only occurs during daytime hours.

Telecommunication Tower Setback:

Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code requires that towers that are located a distance that is less than 100% of their height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed by the State of California, 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. The proposed project included a Fall Certification Letter from Adam Amortnont, a Professional Engineer (P.E) with Pinnacle Consulting, Inc. that stated Prior to construction, a site-specific Geotechnical Investigation will be completed, and the foundation will be reevaluated to verify it meets the requirements of the report, and if not, the foundation will be redesigned as necessary.

The tower lease-area is proposed to be setback approximately 30 feet from the northernly side property line, approximately 192 feet from the front easternly side property line, and over 300+ feet to the side south and rear property lines. Thus, as proposed, the tower and its associated equipment would meet the setback requirements of the wireless telecommunication tower setback requirements.

Nevada County Airport:

The proposed project is an unstaffed communication facility located 21.1 driving miles from the closest airport, the Nevada County Airport. The Nevada County Airport has an adopted Land Use Compatibility Plan and the proposed cellular tower is not within the sphere of the Land Use Compatibility Plan. Additionally, the project is not within 1,000 feet of a military installation, located within special use airspace, or located beneath a low-level flight path. However, due to the height of the tower, Condition of Approval A.24 is proposed to require the applicant submit a 7460-1 Notice of Proposed Construction or Alteration application to the Federal Aviation Administration (FAA) for evaluation. The FAA is responsible for administering Title 14 of the Code of Federal Regulations (14 CFR), Part 77 – Safe, Efficient Use, and Preservation of Navigable Airspace. FAA Advisory Circular

70/7460-1L sets forth standards for marking and lighting obstructions that have been deemed to be a hazard to air navigation. As part of their 7460-1 review, the FAA will evaluate the proposed tower for potential hazards to aircraft and Nevada County Airport operations. If the FAA determines that the proposed monopine tower would be considered an obstruction, they will require that additional markings be placed on the tower to ensure its operation does not pose a hazard for aircraft operations. The results of the evaluation shall be submitted to the Planning Department. Staff does not anticipate the FAA would find the tower to be an obstruction because the proposed tower is located approximately 21.1 miles from Nevada County Airport, outside of the Airport's Land Use Compatibility Plan. However, in the case that the FAA does find the tower to be an obstruction, FAA would prescribe standard markings and/or lighting as needed and therefore, the proposed project would not result in a safety hazard for people residing or working in the project area or for operating aircraft.

Co-Location:

Nevada County Code Section 12.03.080 requires owners of communication towers to allow future co-location by other carriers and to provide an efficient process for handling co-location requests. The developers state that the site will be identifiable in online databases so it's existence will be known to other wireless carriers. It will also be included in online site search tools and identifiable by other wireless carriers and firms working in the wireless industry looking for collocation opportunities. Signage will be posted at the site identifying the party to contact regarding the project and will include site identification information. If another wireless carrier has interest in collocating, they can use the site identification information to confirm availability and details for the facility via e-mail or phone. If the facility meets the collocation wireless carrier's requirements, they will then file an application to the owner to formally start the collocation process. All notifications and required documentation is provided to the property owner, a lease is secured, and all necessary permits are obtained before the collocating wireless carrier installs their equipment. The owner of the communication tower would also have to apply to Nevada County for an Administrative Development Permit for the addition of the co-located carrier.

Site Justification:

Verizon Wireless identified a significant gap in its Long Term Evolution (LTE) wireless service west of Nevada City in Nevada County, California. Verizon Wireless evaluated nine site alternatives within the identified significant coverage/capacity gap. Based on the analysis and evaluation, Verizon Wireless concludes that the proposed monopine at 22044 Purdon Road is the most feasible site to address the gap in coverage when topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and a willing landlord are considered. 22044 Purdon Road is the only location that meets RF's objectives, is owned by a property owner willing to lease the space, and is a location that allows the monopine to blend in with the natural surroundings.

Nevada County Code Section 12.03.080 prohibits new towers from being installed in a location that is not already developed with public or quasi-public uses or other communication facilities, unless it blends with the surrounding, existing natural and man-made environment so as to be effectively unnoticeable. This section of the Code also prohibits new towers from being installed closer than 2-miles from another readily visible, un-camouflaged or unscreened facility unless it is a co-located facility, on a multiple-user site, or is designed to blend in with the surrounding, existing natural and man-made environment so as to be effectively unnoticeable. While the subject tower is not proposed on a location with public or quasi-public uses or on a location with existing communication facilities, it

is proposed to be constructed to look like a pine tree, meeting the visual screening and setback criteria while providing service in the desired service area and is therefore in compliance with Nevada County Code Section 12.03.080.

Radio Frequency Signals:

The Federal Communications Commission (FCC) is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. Radiofrequency (RF) radiation emanates from antenna on cellular towers and is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as “non-ionizing” radiation. The FCC has developed and adopted guidelines for human exposure to RF radiation using the recommendations of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), with the support of the EPA, FDA, OSHA and NIOSH. According to the FCC, both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. Under the National Environmental Policy Act (NEPA) the FCC is required to evaluate transmitters and facilities for significant impacts on the environment, including human exposure to RF radiation. When an application is submitted to the FCC for construction or modification of a transmitting facility or renewal of a license, the FCC evaluates it for compliance with the RF exposure guidelines, which were previously evaluated under NEPA. Failure to show compliance with the FCC’s RF exposure guidelines in the application process could lead to the additional environmental review and eventual rejection of an application. The Radio Frequency – Electromagnetic Fields Exposure Report prepared by Dtech communications, predicted that for a person standing in accessible areas on the ground, the proposed Verizon site has exposure levels below the FCC’s most stringent General Population MPE limits. If additional carriers were to seek co-location on this tower, they would be subject to the FCC permitting and compliance.

Lastly, it should be noted that Section 704 of the Telecommunications Act of 1996 states that, “No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions”. Because the proposed facility would operate under federally mandated limits on RF radiation for cellular towers and is regulated by the FCC in this respect, the County may not regulate the placement or construction of this facility based on the RF emissions.

GENERAL PLAN AND ZONING CONSISTENCY:

The proposed wireless telecommunication facility is proposed in Western Nevada County on a 11.32-acre parcel with a Forest (FR-40) zoning designation and a Forest-40 (FOR-40) General Plan designation. The AG zoning district provides areas for a range of forest uses and support services and facilities. This district allows for more intensive uses, as long as they are not determined to be incompatible with the forest zoning uses. The 2,500 square foot lease area, including the driveway improvements are not anticipated to create incompatibility with agriculture because there is still adequate space on the 11.32-acre parcel for forest uses. Pursuant to Nevada County Code section 12.02.030, communication towers are allowed in Forest zoning districts with a Use Permit. Nevada County Code section 12.03.080 establishes design requirements for communication facilities to promote availability of public services while ensuring compatibility with adjacent land uses.

Attachment 1 provides the Conditions of Approval that ensure that the construction and operation of the proposed communication tower would not conflict with or detract from the surrounding uses. With the approval of the proposed Use Permit, (CUP25-0009) and implementation of the proposed Conditions of Approval, the proposed project would comply with the Nevada County Rural Zoning District Development Standards (12.02.030), the Nevada County Communication Tower and Facility Standards (12.03.080), and the Nevada County Noise and Resource Standards (Section 12, Title 4, Division 3).

Additionally, the project furthers the following goals and policies of the County's General Plan:

Land Use Element Goals and Policies: Policy 1.7.18 which seeks to “encourage and support a sustainable and technologically current high-speed broadband transmission system that reliable connects Nevada County businesses and residences to national networks as a means to reduce transportation impact, improve air quality, enhance citizens’ quality of life and promote economic development.”. This Policy is being met because the construction of the telecommunication tower will provide broadband internet to the communities of south eastern Nevada County.

Noise Element Policies: Policy 9.1.2 which requires projects to adhere to the County exterior noise limits. This project has been conditioned to ensure the project meets these established noise limits.

Wildlife and Vegetation Element Policy 13.2A: Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special status species. A report was prepared by Nevada County biological consultant Edward Beedy that determined that the project activities will not significantly alter the habitat quality of the project area.

With the adherence to proposed conditions of approval and mitigation measures, the project has been found to be compliant with both the Zoning Regulations and the County General Plan.

The Board of Supervisors approved an amendment to the Wireless Communication Facility Ordinance on April 16, 2026. Since this project was deemed complete prior to the ordinance update, this project was reviewed based on the previous ordinance approved prior to April 26, 2026.

ENVIRONMENTAL REVIEW:

The Planning Department prepared a draft Initial Study and a proposed Mitigated Negative Declaration (IS/MND) for the proposed project (Attachment 2). The Initial Study was available for a public review period of 31-days (**March 18, 2026, to April 17, 2026, at 5:00 p.m.**). The Initial Study identified potential impacts associated with this project to air quality, biological, cultural resources, geology and soils, hazards/hazardous materials, noise, tribal cultural resources, and possible impacts to utilities/services; mitigation measures were identified to reduce potential impacts to less than significant levels. During the public comment period, numerous comments expressing opposition to the project were received and are discussed below. The comments were reviewed and considered as part of the environmental review process; however, none identified information that would change the conclusions of the Initial Study or indicate that the analysis was inadequate. Based on the technical information submitted with this application, review of pertinent policy and regulatory documents, and consultation with appropriate local, state, and federal agencies, all of the potential impacts that were

identified have been mitigated below levels of significance; therefore, a Mitigated Negative Declaration is the appropriate environmental document for this project.

PUBLIC COMMENT:

The public provided letters expressing their objection to the project. The reasons for the objection are concerns about aesthetics, alternative sites, ecological concerns, fire danger, noise, radio frequency exposure, site justification, zoning/land use compatibility, traffic, light pollution, degradation of the rural character of the community, and property values. The comments did not raise any concerns relevant to CEQA and the County Code that were not previously analyzed in the CEQA Initial Study/Mitigated Negative Declaration and in this staff report. Discussion about aesthetics, lighting, noise, radio frequency exposure, site justification, and zoning/General Plan compatibility is included in this staff report. Analysis of aesthetics, the ecosystem, fire danger, noise, hazards (including radio frequency exposure), traffic, and land use compatibility is discussed in the Initial Study. More discussion is provided below regarding property values, wildfire, and the degradation of rural character of the community. Additional letters expressing these concerns are anticipated after this staff report is released.

Financial impacts/property values are not evaluated under the California Environmental Quality Act or County land use permitting process. Financial impacts on neighboring properties are not a finding that needs to be made or is considered for the approval of a Use Permit, pursuant to Section 12.05.052 of the Nevada County Code. However, the siting and design requirements of the County Code are designed to protect characteristics of areas, which indirectly protects property values. Section 12.05.052.C of the County Code requires that the tower be compatible with the surrounding area. Communication towers are allowed in General Agricultural Zoning Districts, the tower meets all required setbacks, and the tower is camouflaged and screened.

Concerns were raised regarding the potential for the proposed wireless telecommunications facility to increase wildfire risk. As discussed in the Wildfire section of the Initial Study, the project is required to comply with applicable fire safety standards, including vegetation management and defensible space requirements reviewed by the Nevada County Office of the Fire Marshal. The facility would be unmanned and does not involve ongoing activities that would substantially increase wildfire ignition risk. While the project includes electrical and backup power equipment typical of utility infrastructure, these components are required to comply with applicable building, electrical, and fire safety codes designed to minimize fire hazards. Additionally, the project site and access road would maintain required vegetation clearance for emergency access and fire safety purposes. Therefore, the project is not anticipated to substantially increase wildfire risk beyond existing conditions.

Concerns were raised regarding the potential for the proposed wireless telecommunications facility to degrade the rural character of the surrounding community. Wireless telecommunications facilities are an allowed use within the applicable rural zoning district subject to approval of a Use Permit and compliance with applicable development standards of the Nevada County Code. The proposed facility complies with required setbacks, as demonstrated by the submitted Fall Zone Certification Letter, and has been designed to minimize visual impacts through the use of a monopine design incorporating muted natural colors and artificial branches intended to blend with the surrounding forested landscape. In addition, the ground-mounted equipment area would be screened by existing on-site vegetation, consistent with the intent of Section 12.04.111 of the Nevada County Code, which is

intended to provide visual screening for mechanical equipment and preserve the rural character of the community. Based on the project design, existing vegetation, and compliance with applicable zoning and screening standards, the project would not substantially degrade the existing rural character of the area.

SUMMARY:

Vertical Bridge applied for a Conditional Use Permit (CUP25-0009) on behalf of Verizon Wireless, proposing the construction and operation of a new unmanned wireless communication facility located at 22044 Purdon Road, Nevada City, in Western Nevada County. The proposed facility will be designed as a one-hundred fifty (150) tall faux pine tree (monopine). The project has been reviewed for potential environmental impacts through the project specific Mitigated Negative Declaration (EI25-0001) and it has been determined that all potential project impacts are mitigated to less than significant levels with no significant and unavoidable impacts identified. As conditioned, the proposed project complies with the applicable provisions of the Nevada County Land Use and Development Code and is consistent with the General Plan. Therefore, Staff recommends that the Zoning Administrator, after reviewing and considering the project and taking public testimony, adopt the Mitigated Negative Declaration (EI25-0001), and approve the Conditional Use Permit (CUP25-0009) subject to the recommended Conditions of Approval shown in Attachment 1 of this Staff Report.

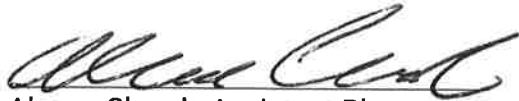
RECOMMENDATION: Staff recommends that the Zoning Administrator take the following actions:

Staff recommends the Zoning Administrator take the following actions:

- I. After reviewing and considering the proposed Mitigated Negative Declaration (EIS26-0001) included as Attachment 2, adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan pursuant to Section 15074 and 15097 of the California Environmental Quality Act, and make Findings A through C:
 - A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment; and
 - B. That the proposed Mitigated Negative Declaration reflects the independent judgment of the Zoning Administrator; and that the mitigation measures, as agreed to by the applicant, will reduce potentially significant impacts to less than significant levels; and
 - C. That the location and custodian of the documents which constitute the record of these proceedings is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City, California; and
- II. Approve the proposed Use Permit (CUP25-0009) subject to the attached Conditions of Approval shown in Attachment 1, making findings A-L pursuant to Sections 12.02.030 and 12.03.080 of the Nevada County Land Use and Development Code:

- A. That this project as conditioned is consistent with the General Plan goals, objectives and policies, and with the Rural General Plan land use map designation applicable to this project because the project supports an interconnected telecommunication network in the County pursuant to General Plan Policy 1.7.18 and is an allowable use with an approved Use Permit; and,
- B. The proposed use is allowed within and is consistent with the purposes of the “FR-40” Zoning District within which the project is located, which allows communication towers with an approved Use Permit; and,
- C. The proposed use and any facilities, as conditioned, will meet all applicable provisions of the Land Use and Development Code or a same practical effect of those provisions, because the project meets the setbacks and other standards of the Site Development Standards, mitigating the impact of the project on environmentally sensitive resources; and,
- D. The site for the proposed use is adequate in size, shape and location to accommodate the proposed use and all facilities needed for that use and reasonable expansion thereof, if any, and to make appropriate transitions to nearby properties and permitted uses thereon, without compromising site development standards; and,
- E. The design of proposed facilities is consistent with the intent of the design goals, standards, and elements of the Land Use and Development Code and will be compatible with the design of existing and anticipated future onsite uses and the uses of the nearby surrounding area; and,
- F. The proposed use and facilities are compatible with, and not detrimental to, existing and anticipated future uses on-site, on abutting property and in the nearby surrounding area, because the proposed use is effectively screened from nearby properties and is exceeds all required setbacks; and,
- G. There would be no impacts on water or sanitation supply and service because the project does not need or incorporate these uses; and,
- H. Roads providing access to the site are adequate in width and surfacing type to carry the quantity and kind of traffic generated by the proposed use, which has been determined by the Public Works Department to be an insignificant amount not requiring the payment of traffic mitigation fees; and,
- I. Adequate provisions exist for emergency access to the site; and,
- J. Adequate public facilities and public services exist or have been provided for within the project area which will be available to serve the project without decreasing services levels to other areas to ensure that the proposed use is not detrimental to the public welfare; and
- K. All feasible mitigation measures have been imposed on the proposed project as provided in Attachment 1; and,
- L. The conditions provided in Attachment 1 are deemed necessary to protect the public health, safety, and general welfare.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Aleena Church', written in a cursive style.

Aleena Church, Assistant Planner

Attachment 1
Amended Conditions of Approval (COAs)
Verizon Wireless Purdon Road Communication Tower Use
Permit (PLN25-0133; CUP25-0009; EIS26-0001)

A. PLANNING DEPARTMENT

A. NEVADA COUNTY PLANNING DEPARTMENT

1. 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.
2. Pursuant to the requirements of the Nevada County Land Use and Development 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 (May 13, 2029) (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 12.05.100 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. Within 15 days after project approval, the applicant shall sign and file with the Nevada County Planning Department a Defense and Indemnity Agreement provided herewith. No permits or approvals shall be issued for this parcel, including without limitation a Building Permit, Grading Permit, unless and until the applicant has fully complied with this condition.
5. 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.
6. The design, colors, configuration, and materials of the monopine and associated improvements including the 2,500-square-foot lease area shall be in substantial

conformance with the design authorized in this approval, as represented on the approved plans kept on file with the Planning Department.

7. There shall be no lighting on tower, unless required by the Federal Aviation Administration. All lights not required by the FAA, including the 2 service lights, 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.
8. The following Best Management Practices used to protect natural vegetation, to control/contain noxious and invasive weeds, and to minimize impacts to wildlife habitat are required to be added to all future building plans and shall be followed:
 - a. Minimize disturbance areas, try not to remove natural litter, duff, and/or topsoil and/or replace if litter/duff or topsoil is temporarily removed.
 - b. Minimize disturbance to native plants.
 - c. Clean all equipment and personal gear before accessing the Project area, and before leaving a site within the project area with known weed occurrences in order to remove any weed propagules.
 - d. Survey potential disturbance areas for noxious weeds and treat, remove or contain prior to commencing any ground disturbing activities.
 - e. Immediately reseed and mulch any ground disturbance.
 - f. Use mulch from onsite, i.e. pine needle mulch, chipped wood or brush, do not bring in non-native straw.
 - g. Use only certified weed free seed, use seed mixes composed of local native plant species.
 - h. Use silt fences and/or wattles around soil stockpiles to limit erosion.
 - i. Park all equipment and store all materials in previously disturbed areas such as gravel areas.
9. Prior to issuance of Improvement or Building Permits, pursuant to Nevada Code Section, 12.03.080.G, 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.
10. Pursuant to Nevada County Code Section 12.03.080.F.5, 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."

The tree and vegetation protection requirement of this condition does not apply to the vegetation shown to be removed on the approved site plan.

11. The facility shall comply with all Federal Communications Commission regulations concerning radio frequency emissions.
12. 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.
13. Improvement plans shall reflect that earth-toned privacy slats or solid fencing will be installed around the lease-area perimeter. The solid fencing or privacy slates shall be installed at the project site prior to final inspection from the Planning Department.
14. 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.
15. Prior to issuance of a building permit for the installation of additional RF emitting equipment due to co-location, an updated report will be required. The report shall demonstrate that the new equipment will not exceed the FCC radio frequency exposure limits.
16. The proposed communication tower is within two times the setback distance, requiring a boundary line verification. The following note shall be added to the building permit site plan.

"Owner to provide a boundary line verification form to the Building Inspector, prepared by a licensed land surveyor for the north, east, and south property lines, which shall be flagged in the field by a licensed surveyor prior to first inspection."
17. **Mitigation Measure 3A: Implement Dust Control Measures, Rule 226.** During all phases of the project operation or any future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:
 1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.

2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
6. All inactive disturbed portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.

Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: Prior to building/grading permit issuance

Reporting: Signing the 226 Dust Control Measure Rule Contract

Responsible Agency: Northern Sierra Air Quality Management District

18. **Mitigation Measure 3B: Authority to Construct Permit from the Northern Sierra Air Quality Management District.** Building, altering, replacing, or operating any source of air contaminants, whether portable or stationary (but not mobile), may require an Authority to Construct permit from the Air Pollution Control Officer, unless the Northern Sierra Air Quality Management District (NSAQMD) determines that such equipment is exempt from permitting or unless such equipment is currently registered with California Air Resources Board under the Portable Equipment Registration Program. The applicant shall contact NSAQMD in order to determine whether or not a future generator's engine requires permitting from the NSAQMD. The result of that contact and any resulting NSAQMD permits shall be provided to the Planning Department prior to issuance of any improvement permits.

Timing: Prior to building/grading permit issuance

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department and Northern Sierra Air Quality Management District

19. **Mitigation Measure 4A. Avoid Impacts to Nesting Birds.** If construction occurs during the active bird nesting season (i.e., March 1 to July 31) a qualified biologist should perform a pre-construction nesting bird survey to ensure that no active bird nests are disturbed or destroyed. If, however, construction occurs before March 1 or after July 31 no mitigation would be required.

Timing: Prior to building/grading permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

20. **Mitigation Measure 4B. Avoidance of Noxious Weeds.** If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that they do not transport noxious weeds into the project area.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

21. **Mitigation Measure 4C. Provide Copies of Mitigation Measures to Contractors.** To ensure the proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction.

Timing: Prior to building/grading permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

22. **Mitigation Measure 4D: Western bumblebee.** The following note shall be added to all improvement/grading/construction plans:

- a. Avoidance. If feasible, construction will be completed entirely outside the flying season, or between September 1 and February 28. If this mitigation measure is implemented, no other measures for western bumblebees are required.
- b. Surveys. Within 1 year prior to vegetation removal and/or the initiation of construction, a qualified entomologist familiar with western bumble bee behavior and life history shall conduct surveys to determine the presence/absence of the species. Surveys should be conducted during flying season when the species is most likely to be detected above ground, between approximately March 1 to September 1. Survey results including negative findings shall be submitted to the CDFW upon completion.
- c. Permitting. Should any active nests be discovered in or near proposed construction zones, the applicant shall receive a CESA Section 2080 Incidental Take Permit from the California Department of Fish and Wildlife, if required.

Timing: Prior to issuance of grading/improvement/building permits and throughout construction.

Reporting: Approval of future grading/improvement permit

Responsible Agency: California Department of Fish and Wildlife, Planning Department and Building Department

23. **Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Cultural Resources are Discovered during Project Construction.** 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

24. **Mitigation Measure 9A: Submission of a 7460-1 Notice of Proposed Construction or Alteration application.** Prior to issuance of the Building Permit or Grading Permit, the applicant shall submit a 7460-1 application for approval from the Federal Aviation Administration of the evaluation of the proposed wireless telecommunication facility, which is in compliance with Title 14 of the Code of Federal Regulations, Part 77. The applicant shall demonstrate that the proposed monopine has been evaluated by the Federal Aviation Administration through the submission of the results of the evaluation to the Planning Department.

Timing: Prior to building permit/grading issuance

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

25. **Mitigation Measure 13A: Limit construction activities to reduce noise impacts.** Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

26. **Mitigation Measure 13B: Installation of Sound Enclosure.** The generator shall be configured with a Level 2 sound attenuated enclosure. This requirement shall be noted on the site plan and documentation verifying the Level 2 sound attenuated enclosure shall be provided to the Planning Department prior to final of the building permit.
Timing: Prior to building permit issuance/final
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department
27. **Mitigation Measure 13C: Prohibition of Nighttime Generator Testing.** The generator shall only be operated for non-emergency functions such as maintenance and testing between the hours of 7 AM and 10 PM. If the generator is programmed to run automatically, the start-up schedule shall be provided to the Planning Department. This requirement shall be noted on the site plan.
Timing: Prior to building permit issuance/final
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department
28. **Mitigation Measure 18A: Unanticipated Tribal Cultural Resources.** The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: Prior to Issuance of grading/improvement/building permits and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits
Responsible Agency: Planning Department

29. **Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste.** 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.
Timing: Prior to building permit/grading issuance and during construction
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department

B. DEPARTMENT OF ENVIRONMENTAL HEALTH

1. This property is developed with a dwelling, drinking water well, and on-site septic system. These items were not included on the applicant's site plan. Based on NCDEH records in comparison to the scope of work for the telecommunications facility, it is apparent that the septic system and well are far enough away from the proposed development to not be impacted. Applicant shall ensure they are knowledgeable about the location of the septic system such that it remains unimpacted during construction activities.
2. With the proposed hazardous material use and storage at this location in the form of a 147 gallon diesel tank to serve a generator, 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).
3. Upon approval from local Planning, Fire, and Building Departments, 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) within 30 days of becoming subject to applicable regulations. This permit shall be renewed annually.

C. NEVADA COUNTY BUILDING DEPARTMENT

1. Complete erosion control, grading, drainage, construction and utility plans shall be submitted for review at time of building/grading permit submittal in conformance with Nevada County Code Title 14.
2. 2 sets of wet stamped/signed geotechnical evaluation reports shall be submitted at time of building/grading permit submittal.
3. All project plans shall be designed and wet stamped/signed by a California Licensed Design Professional for each prospective field of the project.

4. Completion of the County of Nevada Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.
5. An electrical fault current letter shall be submitted from PG&E at time of building permit submittal.

E. DEPARTMENT OF PUBLIC WORKS

1. The applicant's engineer shall certify that any required improvements have been completed in conformance with the applicable standards.
2. Construct driveway to meet County's Standard Drawing B-8, Private Driveway. Compliance with the standards must be shown on plans. Any driveway and road improvements within the County right of way shall require an encroachment permit from the County prior to any work within the right of way.
3. Prior to any work within the County right of way, the applicant shall obtain an Encroachment Permit from the County Public Works Department,.
4. The applicant shall submit grading and drainage plans, accompanied by a Hydrology and Hydraulics (H&H) report prepared by a licensed civil engineer. The report must demonstrate that the proposed development will result in no net increase in stormwater runoff. The drainage design shall comply with the Nevada County Land Use and Development Code Section 16.12 and General Plan Chapter 11 (Water Element), including the incorporation of water quality treatment measures consistent with Policy 11.6A. The analysis shall evaluate all relevant components of the project's drainage system, including—but not limited to—culvert and pipe sizing, inlet and outlet dimensions, invert elevations, design storm freeboard, and the capacity of any proposed detention or retention basins, infiltration facilities, water quality treatment features, and other required stormwater mitigation elements. The report must also include a comparison of pre- and post-development peak runoff rates at each discharge point, and assess potential impacts to adjacent properties and downstream drainage facilities.
5. Driveways and on-site circulation shall be designed and constructed to accommodate the AASHTO SU-30 design vehicle, or a larger vehicle if required by the Fire Department, in compliance with applicable fire access standards. Vehicle access and circulation shall be provided without encroachment outside traveled ways or designated drive aisles. A turning analysis shall be provided if requested by the County or Fire Department to verify compliance.
6. Provide a sight distance exhibit and analysis for the encroachments of the existing/proposed driveway entrance that will be reconstructed onto the public right of way using the County's procedures for measurements in Standard Drawing A-6.

F. NEVADA COUNTY OFFICE OF THE FIRE MARSHAL

1. Provide Defensible Space to all communication equipment /generator and the tower itself on site within a 50' radius, by removing all flammable vegetation.
2. Driveway Surface width shall be ten (10') feet minimum with one (1')-foot shoulders and fourteen (14') feet unobstructed horizontal clearance for driveway grades up to sixteen percent (16%). For grades between sixteen and one tenths percent (16.1%) and twenty percent (20%), a twelve (12')-foot minimum surface width with an additional one (1) foot shoulders is required. Vertical clearance shall be fifteen (15') feet minimum, measured from the outside edge of the shoulder.
3. Driveway surfaces shall be capable of supporting a forty thousand (40,000) pound legally-loaded vehicle as outlined below: Driveways and segments thereof that are between zero percent (0%) and sixteen percent (16%) grade shall be capable of supporting a forty thousand (40,000) pound legally loaded vehicle as certified by a registered civil engineer, or a minimum of four (4")-inch Class II aggregate base.
4. Create and maintain a 10-Foot-wide vegetative fuel modification zone along both sides of the driveway, measured from the shoulder, by removing any vegetation that contributes to a significant risk of fire.
5. Have the applicant contact Nevada County Fire Marshall upon completion of work to schedule an inspection.

G. CALIFORNIA DEPARTMENT OF FISH & WILDLIFE

1. Pursuant to Section 21089 of the California Public Resource Code and Section 711.4 et. seq. of the California Fish & Wildlife Code, a fee in the amount of \$2,916.75 must be paid as a condition of filing the Notice of Determination for this project. This fee must be submitted to the Planning Department within 5 days of the permit approval with the check made payable to the County Clerk, County of Nevada. Without payment of this fee, the 30-day Statute of Limitations on court challenges to this project's approved environmental document will remain open, which could affect the permit validity. This fee is required to be collected on behalf of the State Department of Fish & Wildlife, and is subject to change.

Initial Study

Verizon Wireless Purdon Road Communication Tower

Use Permit

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

Prepared by: Aleena Church, Assistant Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
P.O. Box 599002
Nevada City, CA 95959
(530) 265-1345
Email: aleena.church-cda@nevadacountyca.gov

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

Assessor's Parcel Number: 062-180-031

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

Property Owner: Daniel Jarboe
22044 Purdon Road
Nevada City, California 95959

Zoning District(s): Forest - 40 (FR-40)

General Plan: Forest -40 (FOR-40)

Project Location: The project is located at 22044 Purdon Road, Nevada City, CA 95959. Approx. 0.3 driving miles from Purdon Crossing South Yuba River State Park.

Project Site and Surrounding Land Uses:

The proposed communication facility would be located in a 2,500-square-foot lease area northeast on an approximately 11.32-acre parcel. The parcel is located approximately 0.3 miles north of the South Yuba River State Park, Purdon Crossing and 4.9 miles from California State Highway 49 located at 22044 Purdon Road, Nevada City, CA 95959. The subject parcel (APN: 062-180-031) is zoned Forest (FR-40) with a General Plan designation of Forest (FOR). The subject parcel is developed with a single-family residence, a well, and septic system.

The adjacent parcels are zoned Forest with a minimum parcel size of 40-acres (FR-40) and General Agricultural with a minimum parcel size of 40 (AG-40) and all have General Plan designations of Forest (FOR). Adjacent parcels and several parcels in the area range in size from approximately 3.97 acres to approximately 20.69 acres. Figure 1 shows the project parcel, surrounding properties, and the zoning of the area. Figure 2, below shows an aerial photo of the project parcel.

The project parcel is surrounded by dispersed rural-residential development and agricultural uses. The proposed communication facility lease area would be located approximately 600 feet from the nearest

offsite residence on the adjacent parcel to the north. The proposed communication facility would be surrounded by relatively open foothill oak-pine-madrone woodlands and would be situated in a flat field of land that has already been disturbed.

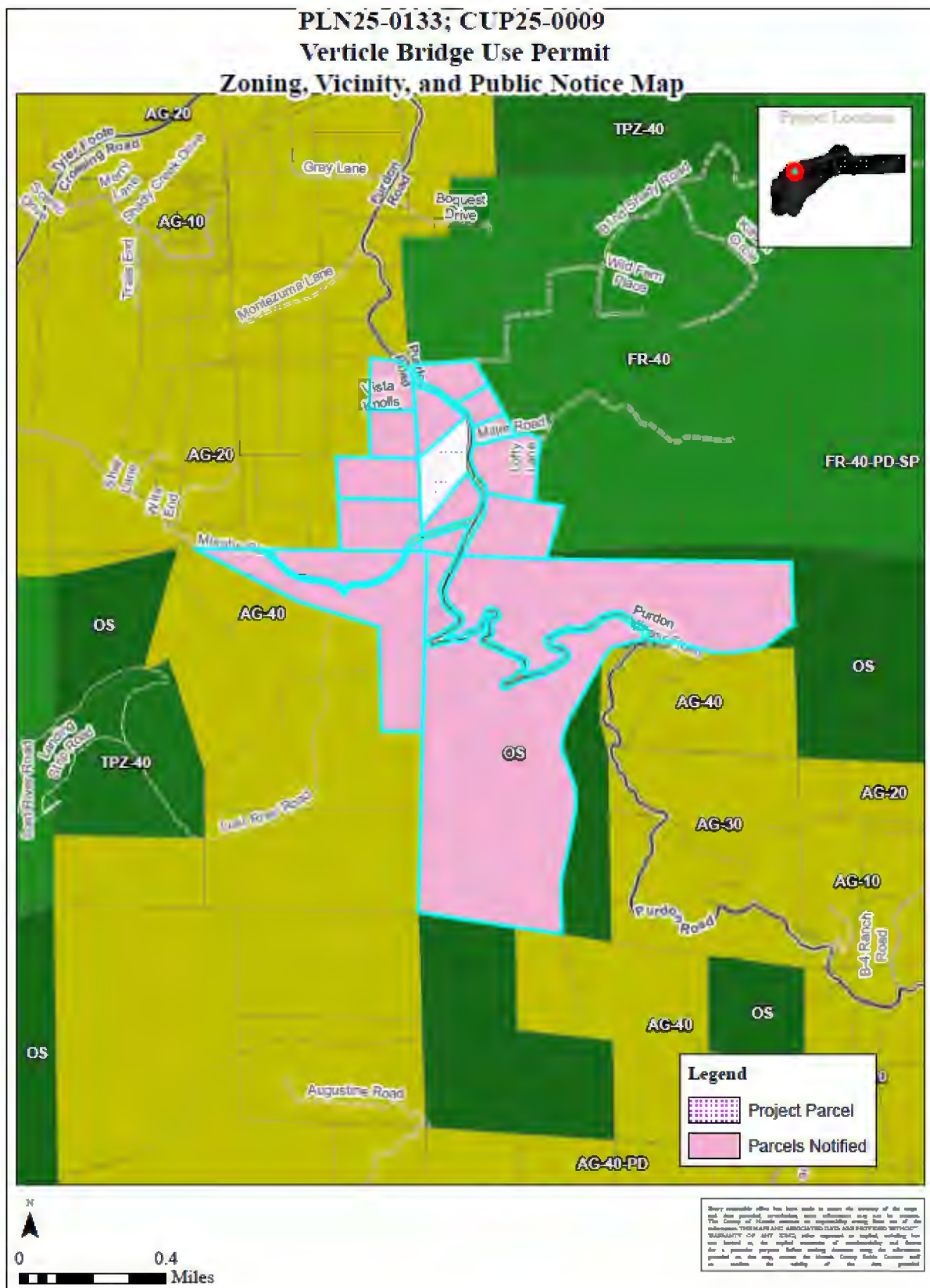


Figure 1 - Project Vicinity and Zoning



Figure 2 - Project Aerial Photo

Project Description:

The proposed project is a request for a Conditional Use Permit to allow construction and operation of an unmanned wireless telecommunications facility on a parcel located on APN 062-180-031-000 at 22044 Purdon Road, Nevada City, CA 95959. The facility would be owned by Vertical Bridge, with Verizon Wireless as the primary tenant, and is intended to improve wireless coverage and data capacity in the surrounding rural area.

The project proposes construction of a stealth wireless facility designed as a faux pine tree (“monopine”) tower 150 feet in height. The facility would include nine (9) directional panel antennas consisting of three (3) 8-foot antennas, three (3) 4-foot antennas, and three (3) 3-foot antennas mounted in three (3) sectors at approximately 144 feet above ground level. A four-foot microwave antenna would be mounted at approximately 110 feet. Three (3) remote radio units would be installed near the antenna arrays, with hybrid cables routed internally within the tower. All antennas, mounting brackets, and associated equipment would be painted to match the monopine design to minimize visual impacts.

Ground-mounted equipment would be located within a fenced lease area measuring approximately 2,500 square feet at the base of the tower. The equipment enclosure would include three (3) equipment cabinets, one (1) GPS antenna, a fiber telecommunications box, a transformer, two (2) surge suppressors, and six (6) service lights. The lease area would be designed to accommodate up to three (3) future co-locations. A 30-kilowatt diesel backup generator with a 147-gallon fuel tank would be installed within the enclosure and would be used only during emergency power outages.

Electrical service would be provided by Pacific Gas and Electric via a proposed PG&E Transformer. Access to the facility would be provided via an existing driveway from Purdon Road, with a designated parking space for maintenance vehicles near the equipment enclosure. The facility would be unmanned and accessed periodically for routine maintenance.

(See Figures 3 – 6 below.)

Figure 3, below, shows the site plan showing the location of the proposed lease area on the subject parcel, the existing dirt access driveway, and the existing residence on the parcel. The location for the proposed wireless communication facility project was selected as the most optimal over nine (9) potential site locations for its ability to provide radio frequency propagation to address the capacity gap in Verizon’s network. In addition, Verizon considered the ability to obtain a land lease from the property owner, the accessibility of the site, and the available electrical and telephone utilities. The site selected for the proposed project was determined by Verizon to be the least intrusive means to service an identified significant gap in cellular coverage and is believed to have the least impacts to the community while meeting the networks coverage needs.

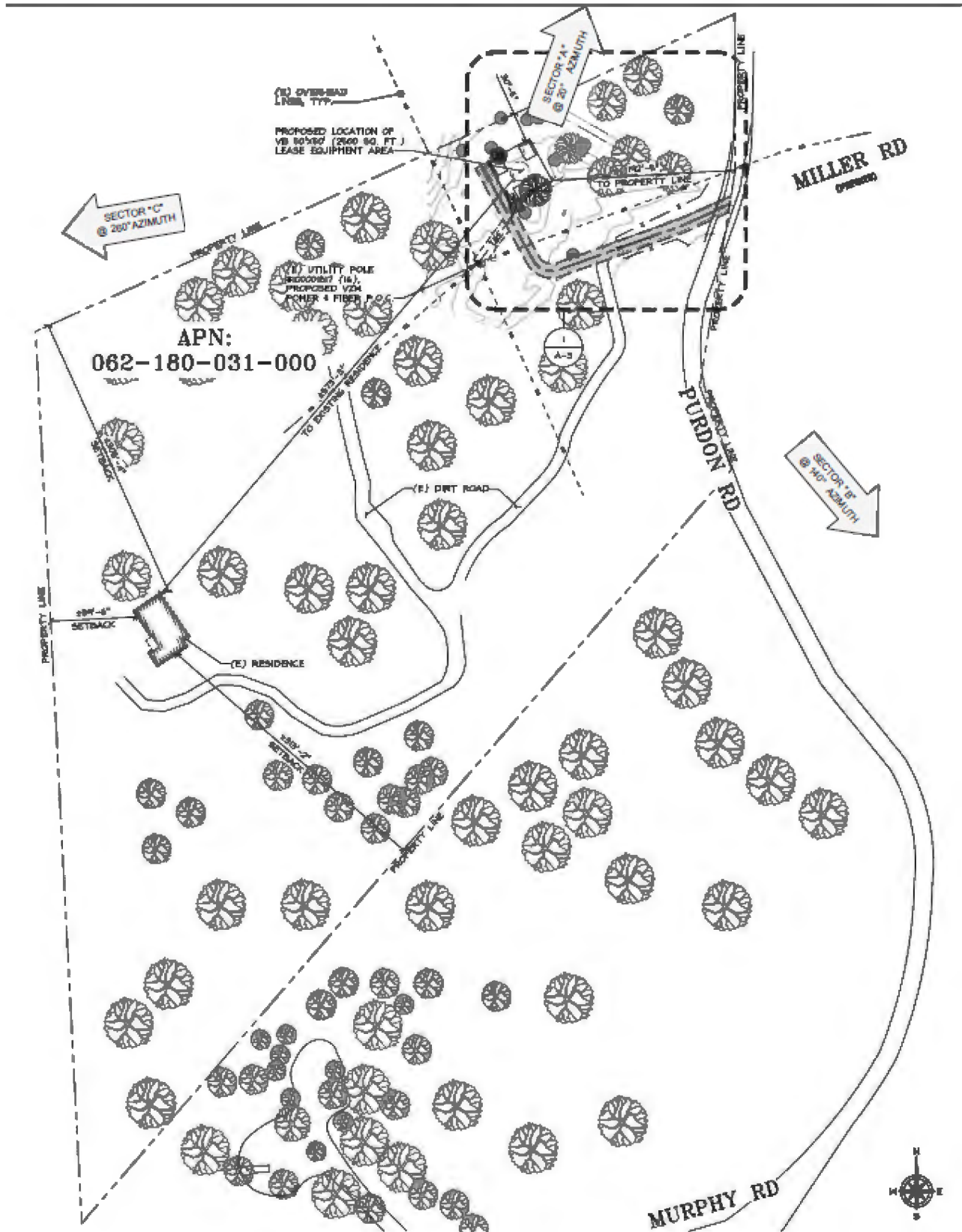


Figure 3 - Overall Site Plan

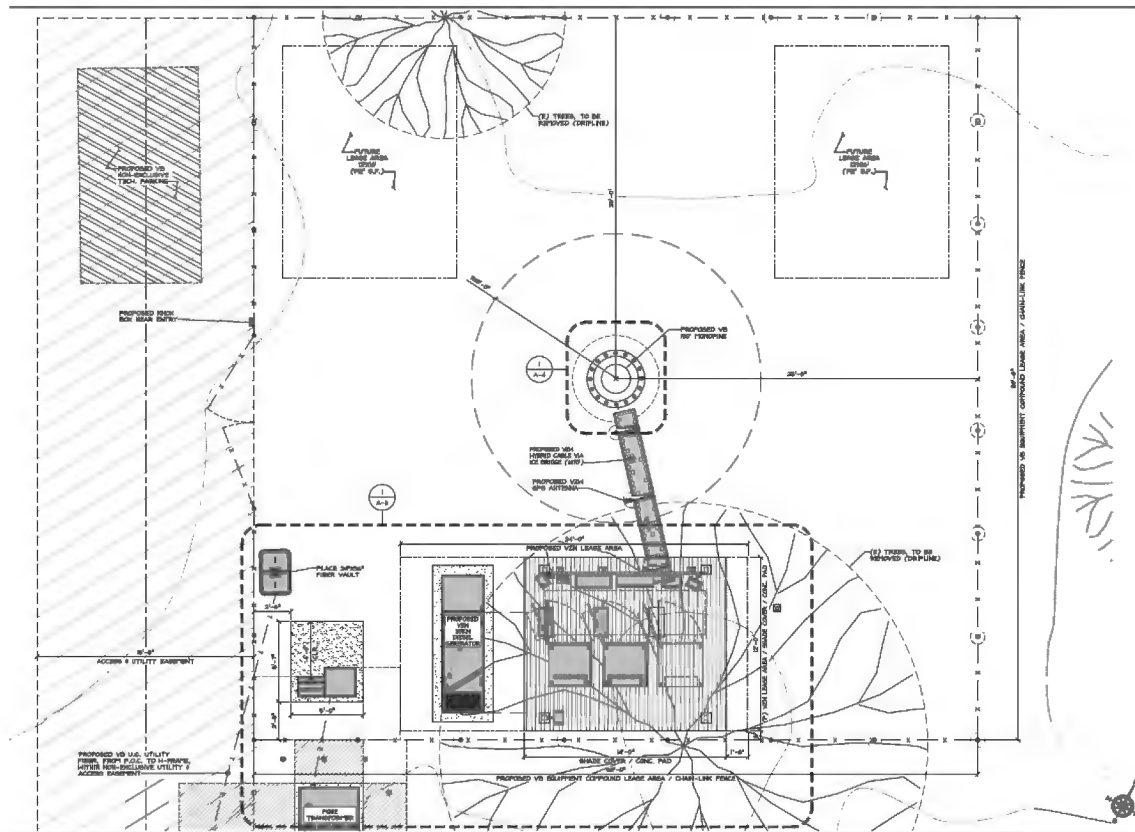


Figure 4 – Equipment Compound Plan

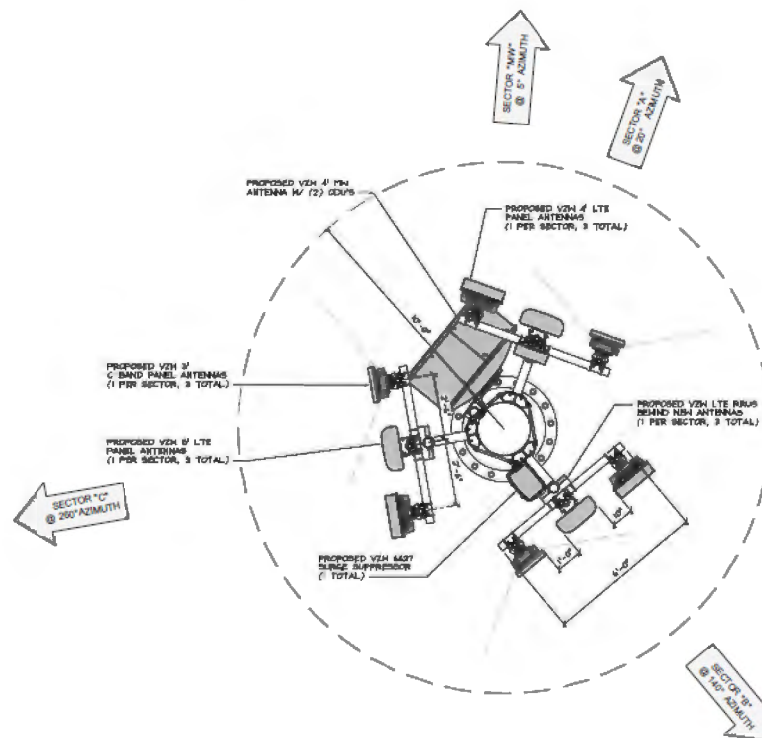


Figure 5 - Proposed Antenna Layout Plan

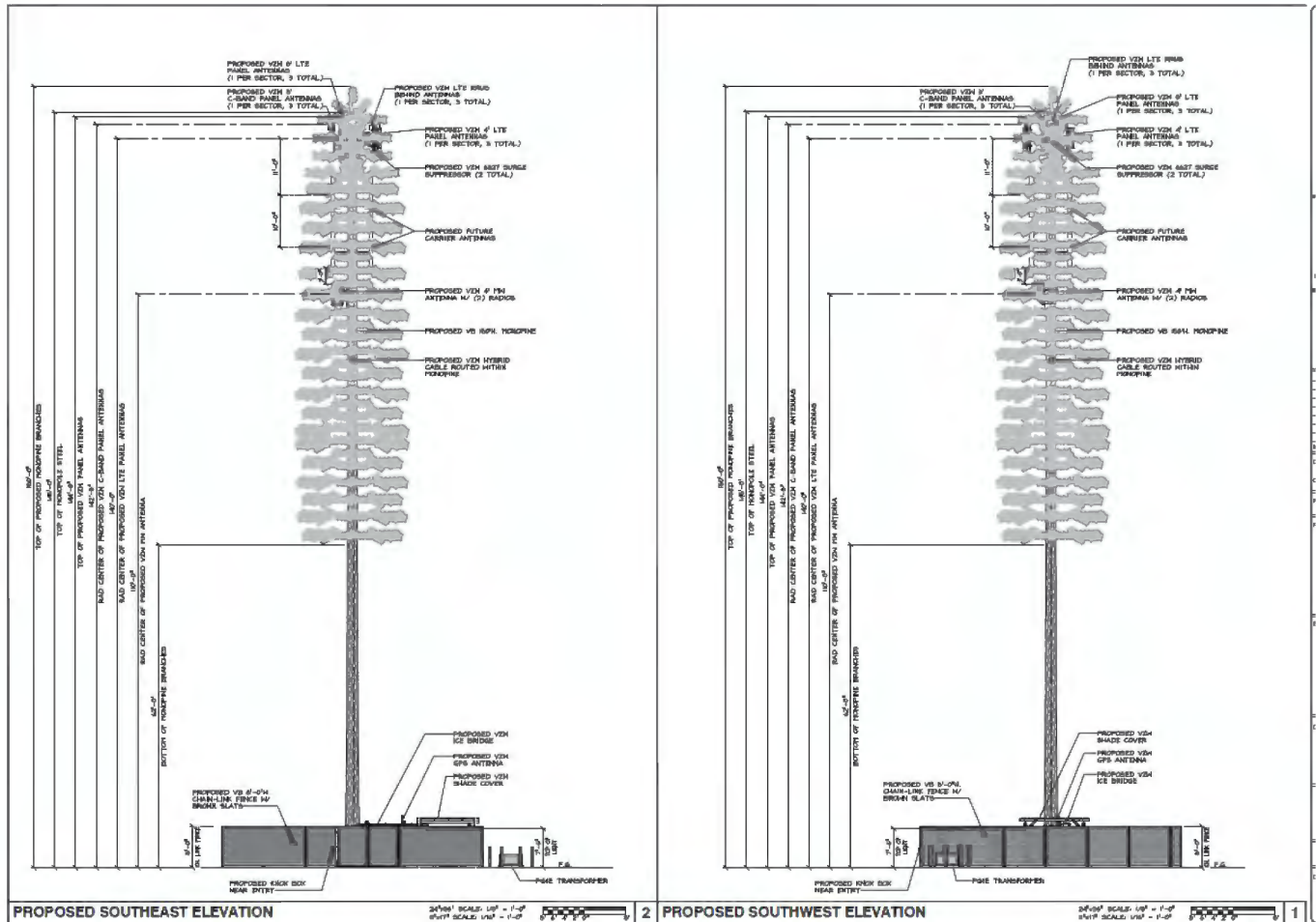


Figure 6 - Proposed Monopine Elevations

Other Permits, Which May Be Necessary:

Based on initial comments received, the following permits may be required from the designated agencies:

1. Building Permits – Nevada County Grading/Building Department
2. Hazardous Materials Storage Permit- Nevada County Environmental Health Department
3. Encroachment Permit – Nevada County Public Works Department

Relationship to Other Projects:

The subject project site is developed with an existing residence built in 1968. Community Development Agency Records show that the parcel is also served by a well and septic system.

Tribal Consultation:

The project was routed to several tribal organizations including the Native American Heritage Commission, United Auburn Indian Community, the Shingle Springs Band of Miwok Indians, and the Nevada City Rancheria Nisenan Tribe. None of the entities contacted requesting consultation.

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

Environmental Factors Potentially Affected:

All of the following environmental factors have been considered. Those environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation" as indicated by the checklist on the following pages.

—	1. Aesthetics	—	2. Agriculture / Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources	—	6. Energy
—	7. Geology / Soils	✓	8. Greenhouse Gas Emissions	✓	9. Hazards / Hazardous Materials
—	10. Hydrology / Water Quality	—	11. Land Use / Planning	—	12. Mineral Resources
✓	13. Noise	—	14. Population / Housing	—	15. Public Services
—	16. Recreation	—	17. Transportation	✓	18. Tribal Cultural Resources
✓	19. Utilities / Service Systems	—	20. Wildfire	✓	21. Mandatory Findings of Significance

Impacts and Recommended Mitigation Measures:

The following measures shall be implemented and included as notes on construction plans as outlined in each.

AIR QUALITY

Mitigation Measure 3A: Implement Dust Control Measures, Rule 226.

During all phases of the project operation or any future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a

violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
6. All inactive disturbed portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: Prior to building/grading permit issuance

Reporting: Signing the 226 Dust Control Measure Rule Contract

Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3B: Authority to Construct Permit from the Northern Sierra Air Quality Management District. Building, altering, replacing, or operating any source of air contaminants, whether portable or stationary (but not mobile), may require an Authority to Construct permit from the Air Pollution Control Officer, unless the Northern Sierra Air Quality Management District (NSAQMD) determines that such equipment is exempt from permitting or unless such equipment is currently registered with California Air Resources Board under the Portable Equipment Registration Program. The applicant shall contact NSAQMD in order to determine whether or not a future generator's engine requires permitting from the NSAQMD. The result of that contact and any resulting NSAQMD permits shall be provided to the Planning Department prior to issuance of any improvement permits.

Timing: Prior to building/grading permit issuance

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department and Northern Sierra Air Quality Management District

BIOLOGICAL RESOURCES:

Mitigation Measure 4A. Avoid Impacts to Nesting Birds. If construction occurs during the active bird nesting season (i.e., March 1 to July 31) a qualified biologist should perform a pre-construction nesting bird survey within 7 days before construction to ensure that no active bird nests are disturbed or destroyed. If, however, construction occurs before March 1 or after July 31 no mitigation would be required.

Timing: Prior to building/grading permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 4B. Avoidance of Noxious Weeds. If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that they do not transport noxious weeds into the project area.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 4C. Provide Copies of Mitigation Measures to Contractors. To ensure the proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction.

Timing: Prior to building/grading permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 4D: Western bumblebee. The following note shall be added to all improvement/grading/construction plans:

- a. Avoidance. If feasible, construction will be completed entirely outside the flying season, or between September 1 and February 28. If this mitigation measure is implemented, no other measures for western bumblebees are required.
- b. Surveys. Within 1 year prior to vegetation removal and/or the initiation of construction, a qualified entomologist familiar with western bumble bee behavior and life history shall conduct surveys to determine the presence/absence of the species. Surveys should be conducted during flying season when the species is most likely to be detected above ground, between approximately March 1 to September 1. Survey results including negative findings shall be submitted to the CDFW upon completion.
- c. Permitting. Should any active nests be discovered in or near proposed construction zones, the applicant shall receive a CESA Section 2080 Incidental Take Permit from the California Department of Fish and Wildlife, if required.

Timing: Prior to issuance of grading/improvement/building permits and throughout construction.

Reporting: Approval of future grading/improvement permit

Responsible Agency: California Department of Fish and Wildlife, Planning Department and Building Department

CULTURAL RESOURCES:

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Cultural Resources are Discovered during Project Construction. 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

HAZARDS AND HAZARDOUS MATERIALS:

Mitigation Measure 9A: Submission of a 7460-1 Notice of Proposed Construction or Alteration application.

Prior to issuance of the Building Permit or Grading Permit, the applicant shall submit a 7460-1 application for approval from the Federal Aviation Administration of the evaluation of the proposed wireless telecommunication facility, which is in compliance with Title 14 of the Code of Federal Regulations, Part 77. The applicant shall demonstrate that the proposed monopine has been evaluated by the Federal Aviation Administration through the submission of the results of the evaluation to the Planning Department.

Timing: Prior to building permit/grading issuance

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

NOISE:

Mitigation Measure 13A: Limit construction activities to reduce noise impacts. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 13B: Installation of Sound Enclosure. The generator shall be configured with a Level 2 sound attenuated enclosure. This requirement shall be noted on the site plan and documentation verifying the Level 2 sound attenuated enclosure shall be provided to the Planning Department prior to final of the building permit.

Timing: Prior to building permit issuance/final

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 13C: Prohibition of Nighttime Generator Testing. The generator shall only be operated for non-emergency functions such as maintenance and testing between the hours of 9 AM and 2 PM. If the generator is programmed to run automatically, the start-up schedule shall be provided to the Planning Department. This requirement shall be noted on the site plan.

Timing: Prior to building permit issuance/final

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

TRIBAL CULTURAL RESOURCES:

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: Prior to Issuance of grading/improvement/building permits and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits

Responsible Agency: Planning Department

UTILITIES AND SERVICE SYSTEMS:

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste. 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

MANDATORY FINDINGS OF SIGNIFICANCE

See all Mitigation Measures listed above.

Mitigation Monitoring Matrix:

MITIGATION MEASURE	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Department / Northern Sierra Air Quality Management District	Prior to building/grading permit issuance.
3B	Planning Department / Northern Sierra Air Quality Management District	Prior to building/grading permit issuance and during construction
4A	Planning Department	Prior to building/grading permit issuance and during construction
4B	Planning Department	Prior to Building Permit or Grading Permit issuance and during construction
4C	Planning Department	Prior to building/grading permit issuance and during construction
4D	Planning Department/CDFW	Prior to Building Permit or Grading Permit issuance and during construction
5A	Planning Department	Prior to building permit issuance and during construction
9A	Planning Department	Prior to building/grading permit issuance
13A	Planning Department	Prior to building permit issuance and during construction
13B	Planning Department	Prior to building permit issuance/final
13C	Planning Department	Prior to building permit issuance/final
18A	Planning Department	Prior to Issuance of grading/improvement/building permits and throughout construction
19A	Planning Department	Prior to building permit issuance and during construction

INITIAL STUDY AND CHECKLIST

Introduction:

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration (ND) is to be prepared. If an EIR is determined to be necessary based on the conclusions of the Initial Study, the checklist is used to focus the EIR on the effects determined to be potentially significant.

This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows:

- **No Impact:** An impact that would result in no adverse changes to the environment.
- **Less than Significant Impact:** An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.
- **Less than Significant with Mitigation:** An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.
- **Potentially Significant Impact:** An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. Aesthetics:

Existing Setting: The adjacent parcels are zoned Forest with a minimum parcel size of 40-acres (FR-40) and General Agricultural with a minimum parcel size of 40 (AG-40) and all have General Plan designations of Forest (FOR). Adjacent parcels and several parcels in the area range in size from approximately 3.97 acres to approximately 20.69 acres. Figure 1 above shows the project parcel, surrounding properties, and the zoning of the area. Figure 2, above shows an aerial photo of the project parcel. The proposed lease area would be located in a disturbed area in the northeast portion of the property. The project parcel is surrounded by relatively open foothill oak-pine-madrone woodland, areas of annual grasslands, dispersed rural-residential development, and the South Yuba River State Park, Purdon Crossing area. Other than lighting, which is typical to that of a rural residence, there are no other sources of lights or glare which exist on the subject parcel. The elevation of the proposed lease area is approximately 2,545 feet above mean sea level.

Except as provide in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect on a scenic vista?			✓		A,L

Except as provide in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓		A, 28
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				✓	A

Impact Discussion:

- 1a.c. The proposed 150-foot-tall wireless telecommunications facility is designed as a stealth monopine to minimize potential visual impacts. Pursuant to the submitted site plans and visual simulations, the tower would be constructed to resemble a pine tree and painted in natural colors with artificial branches to blend with the surrounding landscape. While the monopine may be partially visible from Purdon Road, the design and existing vegetation on the property would reduce visual contrast with the rural, forested setting. As a result, the facility would be visually compatible with the surrounding environment and would not result in a substantial adverse impact to scenic resources or visual character.

The project parcel is located 0.3 driving miles away from the South Yuba River State Park, Purdon Crossing Area which could be considered to have scenic vistas. The Visual Impact Analysis Report submitted used filed investigation, drone-based sightline studies, photo simulation, and vegetation assessment to demonstrate that the visibility of the proposed facility would be extremely limited and restricted to short, intermittent road segments. Furthermore, no views would occur from the South Yuba River State Park. The proposed monopine will blend more naturally with the existing character of the landscape due to the topography of the canyon surrounding the area and the tree heights surrounding the immediate area of the monopine ranging from 99 feet to 128 feet.

Although the proposed tower creates a scenic impact from public views of adjacent roads, the design is anticipated to prevent significant degradation to the existing visual character or quality of the site and its surroundings. The cellular tower as proposed would be a monopine with faux branches/foilage and faux bark materials which are designed to blend in with the surrounding pines to the greatest extent possible. The branches of the monopine would help to camouflage the brackets, antennas, and Remote Radio Units (RRU's) and as proposed would be located within the branches and covered with faux pine needle socks; painted to match the tree. The proposed lease area would include ground-mounted mechanical equipment, including a backup generator, a sub-base tank, and equipment cabinets, which could result in potential aesthetic impacts due to their utilitarian appearance in a rural setting. However, the project site is substantially screened

by existing vegetation, which would limit visibility of the equipment from public viewpoints, including Purdon Road. As a result, the ground-mounted equipment would have minimal visual presence and would not substantially alter the existing visual character of the site.

Therefore, the proposed communication facility will have a **less than significant** impact on a scenic vista and the existing visual character.

- 1b. The proposed project is not located along a State Scenic Highway nor is it located within a Historic District. As designed, it is not anticipated that the proposed project would result in an impact to any trees, rock outcroppings or historic buildings. Although, 0.2 acres of Ponderosa Pine Forest and Woodland (up to two Pacific Madrones) will be removed to accommodate the proposed cell tower, due to their species and size they not protected under listed endangered, threatened, or rare plants of California. Thus, the project is anticipated to result in a **less than significant impact**.
- 1d. The applicant proposes to install two LED service lights that will be downcast and used during maintenance activities only. The lights will normally be off and only used during service times. The site is surrounded by trees which will provide screening of the tower and lighting. A standard condition of approval would require the lighting be installed in compliance with Nevada County Code Section 12.04.108 which requires lights to be turned off between 11 p.m and sunrise and be fully shielded and down-facing so as not to result in glare that could adversely affect day or nighttime views. With the application of a standard condition of approval requiring compliance with County lighting standards, the project is not anticipated to result in substantial light or glare; therefore, **no impact** is anticipated to day or nighttime views due to lighting.

Mitigation Measures:

None required.



Figure 7 – Google Maps Image of existing viewpoint from Purdon Road



Simulation VP1 (Close Range)

Figure 8 - Photo Simulation of proposed monopine from Purdon Road



Viewpoint Selection, Murphy Road

View and Telephoto View From the Drone Toward Murphy Road)



Figure 9 - Photo Simulation of proposed monopine from Murphy Road



Viewpoint Selection VP2

VP2: Viewpoint 2 – Oak Tree Road and Mother Truckers as seen from the Drone)



Simulation VP2

Figure 10 - Photo Simulation of proposed monopine looking south from Oak Tree Road

2. AGRICULTURAL/FORESTRY RESOURCES:

Existing Setting: The farmland designation of the project site is mapped as Grazing Land by the California Department of Conservation (2020). The site nor any neighboring sites have been determined to contain any Important Farmlands. The parcel and the surrounding area is zoned for Forest and Residential Agriculture and many of the surrounding parcels are developed with single family dwellings \ or agricultural uses.

The project site does not contain any land within a Williamson Act contract, nor is the parcel within a Timberland Production Zone.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection, to non-agricultural use?				✓	A,L,7
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A,L,18
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production Zone (per Section L-II 2.3.C of the Nevada County Land Use and Development Code)?				✓	A,L,18
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A,L,18
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓	A,L,7

Impact Discussion:

2a-e. The subject parcel is located within an area designated by the California Department of Conservation as Grazing Land and is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The subject parcel is zoned Forest (FR-40) which does allow for agriculture uses. The development of the telecommunication tower on the 2,500 square foot lease area would not substantially further constraints on agricultural operations. The subject parcel is not part of a Williamson Act Contract nor is part of a Timberland Production Zone. The proposed project would not directly or indirectly impact agricultural uses on or off-site. Therefore, the project is anticipated to have **no impact** to Farmland, Forest, or Williamson Act lands.

Mitigation Measures:

None required.

3. AIR QUALITY:

Existing Setting: Nevada County is located in the Mountain Counties Air Basin (MCAB). The MCAB includes the central and northern Sierra Nevada mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra Crest. The MCAB generally experiences warm, dry summers and wet winters. Ambient air quality in the air basin is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted. The Northern Sierra Air Quality Management District has responsibility for controlling air pollution emissions including “criteria air pollutants” and “toxic air pollutants” from direct sources (such as factories) and indirect sources (such as land-use projects) to improve air quality within Nevada County. To do so, the District adopts rules, regulations, policies, and programs to manage the air pollutant emissions from various sources, and also must enforce certain statewide and federal rules, regulations and laws. The Federal Clean Air Act of 1971 established national ambient air quality standards (NAAQS). These standards are divided into primary and secondary standards. Primary standards are designed to protect public health and secondary standards are designed to protect plants, forests, crops, and materials. Because of the health-based criteria identified in setting the NAAQS, the air pollutants are termed “criteria” pollutants. California has adopted its own ambient air quality standards (CAAQS). Criteria air pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. CAAQS include the NAAQS pollutants, in addition to visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. A nonattainment area is an area where a criteria air pollutant’s concentration is above either the federal and/or state ambient air quality standards. Depending on the level of severity, a classification will be designated to a nonattainment area. Failure of a state to reach attainment of the NAAQS by the target date can trigger penalties, including withholding of federal highway funds. Table 1 shows the current attainment/nonattainment status for the federal and state air quality standards in Nevada County.

Nevada County has two federally recognized air monitoring sites: The Litton Building in Grass Valley (fine particulate matter, also called PM_{2.5}, and ozone) and the fire station in downtown Truckee (PM_{2.5} only). For eight-hour average ozone concentrations, Nevada County is serious nonattainment for both the 2008 and 2015 state and federal ozone standards of 75 and 70 parts per billion, respectively (Table 1). Unlike other pollutants, ozone is not typically released directly into the atmosphere from any sources. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. The major sources of Nitrogen Oxides and Reactive Organic Gases, known as ozone precursors, are combustion sources such as factories, automobiles and evaporation of solvents and fuels. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, when the days are longest, especially in the late afternoon and evening hours. Ozone is considered by the California Air Resources Board to be overwhelmingly transported to Nevada County from the Sacramento Metropolitan area and, to a lesser extent, the San Francisco Bay Area. This recognition of overwhelming transport relieves Nevada County of CAAQS-related requirements, including the development of CAAQS attainment plan with a “no-net-increase” permitting program or an “all feasible measures” demonstration. For particulate matter, ambient air quality standards have been established for both PM₁₀ and PM_{2.5}. California has standards for average PM₁₀ concentrations over 24-hour periods and over the course of an entire year, which are 50 and 20 µg/m³, respectively. (The notation “µg/m³” means micrograms of pollutant per cubic meter of ambient air.) For PM_{2.5}, California only has a

standard for average PM_{2.5} concentrations over a year, set at 12 µg/m³, with no 24-hour-average standard. Nevada County is in compliance with all of the federal particulate matter standards, but like most California counties it is out of compliance with the state PM₁₀ standards. Particulate-matter is identified by the maximum particle size in microns as either PM_{2.5} or PM₁₀. PM_{2.5}, is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires, and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers.

Table 1: Attainment Status by Northern Sierra Air Quality Management District of State and Federal Air Quality Standards. In addition, the entire district is either Attainment or Unclassified for all State and Federal NO ₂ , SO ₂ , Pb, H ₂ S, visibility reducing particles, sulfates, and vinyl chloride standards.		
<u>Pollutant</u>	<u>State Designation</u>	<u>Federal Designation</u>
Ozone (O ₃)	Nevada County: Non-attainment (due to overwhelming transport)	<u>2008 O₃ Standard (75 ppb)</u> Western Nevada County: Serious Non-attainment;
		<u>2015 O₃ Standard (70 ppb)</u> Western Nevada County: Serious Non-attainment;
PM ₁₀	Nevada County: Non-attainment	Unclassified
PM _{2.5}	Nevada County: Unclassified	<u>2012 Annual Standard (12µg/m³)</u> Nevada County: Unclassifiable/Attainment
		<u>2012 24-hour Standard (35µg/m³)</u> Unclassifiable/Attainment
CO	Nevada: Unclassified	Unclassifiable/Attainment

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of western Nevada County. The area of the project site is not mapped as an area that is likely to contain ultramafic rock, but it is adjacent to an ultramafic rock unit (California Department of Conservation, 2000). Natural occurrences of asbestos are more likely to be encountered in, and immediately adjacent to areas of ultramafic rock.

An evaluation of project impacts related to greenhouse gas emissions is provided in Section 8 of this Initial Study.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with or obstruct implementation of the applicable air quality plan.				✓	A,G
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			✓		A,G,21
c. Expose sensitive receptors to substantial pollutant concentrations?			✓		A,G,L
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		✓			A,G, 27

Impact Discussion:

- 3a. The proposed project would not conflict with or obstruct implementation of an applicable air quality plan; therefore, **no impact** is anticipated on the potential adoption or implementation of an air quality plan.
- 3b. Western Nevada County is in non-attainment for the Federal 8-hour ozone standard, and the entirety of Nevada County is in non-attainment for the State 1- and 8-hour ozone standards and PM10 standards. While most of the ozone in the County is transported from urban areas to the southwest, PM10 sources primarily come from within the County. PM10 violations in winter are largely due to wood smoke from the use of woodstoves and fireplaces, while summer and fall violations often occur during forest fires or periods of open burning. The proposed project would result in a temporary but incrementally small net increase in pollutants due to vehicle and equipment emissions. Therefore, this impact is **less than significant**.
- 3c. The project proposes a standby generator for the event of a power outage. The operation of the generator would be used for maintenance and testing, and for use during power outages at the site. A generator would not cause substantial air pollutant emissions or objectionable smoke, ash, or odors because it would be required to meet modern emission standards of the Federal EPA and California Air Resources Board. The facility would be unmanned, with minimal traffic generated by technicians that would service equipment at the site. The communication facility is proposed on the same parcel as a single family home which is about 573 feet from the lease area and the nearest offsite residence is about 600 feet from the lease area. Although receptors are close to the proposed communication facility, the generator is certified by the Federal EPA and will only be operated in emergencies and during normal testing and maintenance. Due to the infrequent use of a single modern generator that is 573 feet away from the nearest residence is unlikely to expose these receptors to substantial pollutant concentrations. Therefore, impacts to exposing sensitive receptors to substantial pollutant concentrations are anticipated to be **less than significant**.
- 3d. The proposed wireless telecommunication facility project includes the installation of a 30-kilowatt emergency backup generator. 30 kilowatts is equivalent to about 40 horsepower. Pursuant to the NSAQMD, generators which are less than 50 horsepower, typically are recognized as producing emissions low enough that they do not require permitting through the District. However, if additional wireless telecommunication carries co-locate at the project site and if they

request to install emergency backup generators, the total combined emissions produced, could exceed the 50-horsepower threshold. Thus, given the potential for future co-location, a permit from the NSAQMD may be required. Therefore, Mitigation Measure 3B, requiring the applicant to contact NSAQMD to determine permitting requirements is included. With the addition of Mitigation Measure 3B, impacts to air quality standards would be ***less than significant with mitigation***.

Additionally, the NSAQMD Rule 226 requires a Dust Control Plan when site disturbance will meet or exceed one acre. This project includes disturbance within the 2,500 square foot lease area which is approximately 0.19-acres, not required a Dust Control Plan. However, the NSAQMD dust control measures in Rule 226 do apply to all projects with any soil disturbance. Therefore, Mitigation Measure 3A is required for the applicant to sign and abide by the 226 Rule. With applied Mitigation Measures the potential adverse impact on the generation of substantial dust would be ***less than significant with mitigation***.

Mitigation:

To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required:

Mitigation Measure 3A: Implement Dust Control Measures, Rule 226. During all phases of the project operation or any future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
6. All inactive disturbed portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: During project construction

Reporting: Signing the 226 Dust Control Measure Rule Contract

Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3B: Authority to Construct Permit from the Northern Sierra Air Quality Management District. Building, altering, replacing, or operating any source of air contaminants, whether portable or stationary (but not mobile), may require an Authority to Construct permit from the Air Pollution Control Officer, unless the Northern Sierra Air Quality Management District (NSAQMD) determines that such equipment is exempt from permitting or unless such equipment is currently registered with California Air Resources Board under the Portable Equipment Registration Program. The applicant shall contact NSAQMD in order to determine whether or not a future generator's engine requires permitting from the NSAQMD. The result of that contact and any resulting NSAQMD permits shall be provided to the Planning Department prior to issuance of any improvement permits.

Timing: Prior to building/grading permit issuance

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department and Northern Sierra Air Quality Management District

4. BIOLOGICAL RESOURCES:

Existing Setting: The proposed project area is situated in a disturbed grassland on private property accessed by an existing dirt driveway. It is surrounded by relatively open foothill oak-pine-madrone woodland, dispersed rural-residential development, and the South Yuba River State Park, Purdon Crossing Area. The proposed communication facility would be situated in the grassland, adjacent to an existing dirt driveway on the residential property. According to the biological inventory, no landmark hard wood trees (Diameter at Breast Height greater than 36 inches) or landmark groves (continuous forest with canopy coverage of >33%) exist in or near the project area. One pond is mapped on the northwestern corner of the property but is more than 200 feet away from the project site. No state or federally-listed or other special-status plants or animals were observed or are expected to occur in the project area, and no suitable habitat for other special-status species was observed during the field survey.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			A,K,19
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓			A,K,10,19

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	A,K,10,19
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓			A,L,19
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A,16,19
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A,18,19,33

Impact Discussion:

- 4a. In compliance with Nevada County Code Section 12.04.212, the project area was surveyed by a Nevada County qualified biologist, Michael Bumgardner of Bumgardner Biological Consulting on December 9, 2025 (Bumgardner, 20205). The Inventory evaluated the potential for Special Status plants and wildlife, landmark trees or oak groves, and Waters of the U.S. to occur on or adjacent to the project site, as well as reviewed the property for locally protected resources per the requirements of Nevada County General Plan.

The project area is within the range of a number of special-status animal species that are of concern to USFWS and CDFW including the clustered lady's slipper (*Cypripedium fasciculatum*), Butte County fritillary (*Fritillaria eastwoodiae*), dubious pea (*Lathyrus sulphureus* var. *argillaceus*), Cantelow's lewisia (*Lewisia cantelovii*) Humboldt Lily (*Lilium Humboldtii* ssp. *Humboldtii*), Elongate Copper Moss (*Mielichhoferia Elongata*), Bacigalupi's Yampah (*Perideridia Bacigalupii*), and Brownish Beaked Rush (*Rhynchospora Capitellata*). However, according to the California Department of Fish and Wildlife's BIOS tool, the subject parcel is within the historical range of the Western Bumble Bee, which is a candidate species under the California Endangered Species Act. The project biologist did not observe any bees during his site visit, and there is not an expected disturbance within the 2,500 square foot lease area, but due to the site being within the historic range of the Western Bumble Bee and due to the plants that exist onsite that could potentially be foraged by the bee, Mitigation Measure 4D is proposed to require either construction outside of the bee's flying season, or require pre-construction surveys.

The project area is within the range of a number of special-status plant species that are of concern to USFWS and CDFW listed above. The project biologist determined that the associated habitat types or vegetation communities do not occur within the project parcel. Furthermore,

there is some requirement of soil such as serpentine, rocky, or gabbro soils would need to be present to support these habitats which do not occur on the project parcel. Therefore, project impacts on on any species identified as a candidate, sensitive, or special status species will be **less than significant with mitigation**.

- 4b The project biologist, Michael Bumgardner, determined that there is one Waters of the U.S. or Wetlands present in the project area as defined by the U.S. Army Corps of Engineers and the United States Geological Survey Map. The pond is located in the northwestern-most corner of the project parcel and is a manmade detention pond. The freshwater pond is over 200 feet away from the nearest portion of the project footprint overlapping the adjunct private property line. Due to its location of the pond being outside of the 100 foot building setback for the pond and 200 feet away from the project area, there would be no adverse effects to the water feature that would occur as a result of the project.

The proposed 2,500 square foot communication tower lease area includes a vegetation management component as required by the Nevada County Office of the Fire Marshal and the Nevada County Consolidated Fire District to reduce vegetation which provides fuel for wildfires. Nevada County Consolidated Fire District is requiring that all hazardous vegetation be cleared out to 100 feet from the facility and the Nevada County Fire Marshal is requiring that all flammable vegetation within 50 feet of the facility is cleared. The project area is within an oak-pine-madrone woodland, but only oak woodlands with 33% canopy are considered a sensitive natural community by the Nevada County Code. The project biologist, Michael Bumgardner, assessed the project and determined it will not impact the oak woodlands due to oak woodlands not occurring on the parcel. Additionally, the site is a disturbed field so impacts to sensitive habitats is unlikely. However, construction activities and soil disturbance from the proposed project could result in the introduction and spread of noxious weeds into areas that are currently not infested, as well as the potential spread of existing infestations into new areas. Therefore, Mitigation Measure 4.B is proposed to control the spread of noxious weeds. Based on the information above, the impacts to sensitive natural habitats, including oak woodlands will be **less than significant with mitigation**.

- 4c Due to the lease area being 200+ feet away from the manmade pond and no other wetlands occur on the project site, there is **no impact** to federally protected wetlands.
- 4d. The proposed communication tower will not impact migratory fish the pond is outside of the project area. The Nevada County GIS portal shows the parcel has a critical winter range deer area which is one of the major deer habitats defined by 12.04.207 of the County Code. Although the project site is mapped in this critical winter/migratory range the footprint of the proposed project is small in comparison of the overall parcel. The 2,500 lease area is not anticipated to impact the migrations of deer and other wildlife because the relatively small footprint of the lease area is not substantial enough to impact the way wildlife moves compared to existing conditions. Like much of the Western United States, the proposed Site is located within the Pacific Flyway. Although, no nests or nesting activity were observed during the biological assessment field survey, it is still possible that bird nests could be built within the area after the biological survey and prior to construction. Therefore, Mitigation Measure 4A is proposed to reduce impacts to nesting birds and Mitigation Measure 4C is proposed to inform workers of the Mitigation Measures. California Fish and Wildlife classifies the area as having conservation planning linkages, but due to the size of the tower lease area being only 2,500 square feet and the project area, impacts on the movement of wildlife species is anticipated to be **less than significant with mitigation**.

- 4e. Nevada County has a number of local policies and ordinances that protect biological resources, including deer habitat; rare, threatened, and endangered species and their habitats; timber resources; and watercourses, wetlands, and riparian areas. According to the project biologist and a United States Geological Survey map, there is one watercourse within the vicinity of the project area but will be protected by being outside of the regular 100 foot setback to ponds. The project is within the range of a number of special status species, but none of these species have been recorded within or near the project site and there is no potential habitat to support them. The Nevada County GIS portal shows the parcel has a critical winter range migration deer area which is defined by 12.04.207 of the County Code but since the lease area is relatively small compared to the overall parcel, there is no effect to the migration of deer in the critical winter range. No landmark oak trees or landmark oak groves exist on the project parcel so protected oaks would be affected by the proposed project. Although, only 0.02 acres of Ponderosa Pine Forest and Woodland [up to two mature Pacific madrones (*Arbutus menziesii*)] will be removed to accommodate the new cell tower and associated infrastructure. These latter trees are not afforded protection given their species and size. Therefore, their removal is not considered significant. Therefore, impacts to local ordinances or policies protecting biological resources will be **less than significant**.
- 4f. The project site is not part of a Habitat Conservation Plan or any other adopted conservation plans; therefore, the project would have **no impacts** or conflicts with adopted conservation plans.

Mitigation:

To reduce potential impacts to sensitive biological resources, the following mitigation is required to be outlined on project construction plans for implementation during project construction:

Mitigation Measure 4A. Avoid Impacts to Nesting Birds. If construction occurs during the active bird nesting season (i.e., March 1 to July 31) a qualified biologist should perform a pre-construction nesting bird survey within 7 days before construction to ensure that no active bird nests are disturbed or destroyed. If, however, construction occurs before March 1 or after July 31 no mitigation would be required.

Timing: Prior to building/grading permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 4B. Avoidance of Noxious Weeds. If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that they do not transport noxious weeds into the project area.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 4C. Provide Copies of Mitigation Measures to Contractors. To ensure the proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction.

Timing: Prior to building/grading permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 4D: Western bumblebee. The following note shall be added to all improvement/grading/construction plans:

- d. Avoidance. If feasible, construction will be completed entirely outside the flying season, or between September 1 and February 28. If this mitigation measure is implemented, no other measures for western bumblebees are required.
- e. Surveys. Within 1 year prior to vegetation removal and/or the initiation of construction, a qualified entomologist familiar with western bumble bee behavior and life history shall conduct surveys to determine the presence/absence of the species. Surveys should be conducted during flying season when the species is most likely to be detected above ground, between approximately March 1 to September 1. Survey results including negative findings shall be submitted to the CDFW upon completion.
- f. Permitting. Should any active nests be discovered in or near proposed construction zones, the applicant shall receive a CESA Section 2080 Incidental Take Permit from the California Department of Fish and Wildlife, if required.

Timing: Prior to issuance of grading/improvement/building permits and throughout construction.

Reporting: Approval of future grading/improvement permit

Responsible Agency: California Department of Fish and Wildlife, Planning Department and Building Department

5. CULTURAL RESOURCES:

Existing Setting: The subject parcel is located in Western Nevada County, with the proposed lease area being located at an elevation of approximately 2,545 feet above mean sea level. This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?		✓			A,J,22
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?		✓			A,J,22
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A,J,22

Impact Discussion:

- 5a-c. A records search at the North Central Information Center (CSU-Sacramento) has been prepared for this project site. The results of that search indicated there are 0 recorded indigenous-period/ethnographic-period cultural resources and 0 recorded historic-period cultural resources.

Outside of the proposed project area, but within the 1/4 -mile radius, the broader search area does not contain any evidence of indigenous-period/ethnographic-period cultural resources or historic-period cultural resources. Given the extent of known cultural resources and the environmental setting, there is low potential for locating indigenous-period/ethnographic-period cultural resources within the proposed project area. This conclusion is based on the extent of known cultural resources and patterns of local history for the area.

Given the extent of known cultural routes and patterns of local history, there is moderate potential for locating historic-period cultural resources within the proposed project area. Given that there is some amount of ground disturbance required for this project, there is a potential for unanticipated discovery of cultural resources, including historic, prehistoric, and paleontological resources, during project construction. Consistent with Nevada County Code Section 12.04.206.C.5., the Conditional Use Permit is required to include the following:

Any person who, in the process of project activities, discovers any cultural resources and/or human remains within the project area shall cease from all project activities within at least 200 feet of the discovery. A qualified professional shall be notified to assess any discoveries and develop appropriate management recommendations for cultural resource treatment. In the event that human remains are encountered, the sheriff-coroner shall be notified immediately upon discovery. In the event that Native American human remains are encountered, the Native American Heritage Commission or the most likely descendants of the buried individual(s) who are qualified to represent Native American interests shall be contacted. Specific treatment of Native American human remains shall occur consistent with State law.

Mitigation Measure 5A is proposed to require construction to be halted in the event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. With the inclusion of proposed Mitigation Measure 5A and 18A, impacts to these resources will be **less than significant with mitigation**.

Mitigation:

To mitigate potentially adverse cultural or historical resources impacts associated with the proposed activities on site, the following mitigation measure shall be required:

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Cultural Resources are Discovered during Project Construction. 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

6. ENERGY:

Existing Setting: On February 12, 2019, the Nevada County Board of Supervisors approved the Energy Action Plan (EAP) as the County's unincorporated area's roadmap for expanding energy-efficiency, water-efficiency, and renewable-energy, and the cost-savings that accompany these efforts. The EAP is focused on operations of structures, infrastructure that generates energy, and efficient use of water. The project site is developed with a single-family residence and dirt driveway.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A,D

Impact Discussion:

- 6a. The proposed telecommunication tower and equipment facility would be unmanned. Technicians would only be on-site for testing and maintenance of equipment. A 30-kilowatt stand-by generator would be installed for emergency use during power outages. The development area is fairly small, at about 2,500 square feet plus the driveway and utility easement. It is not anticipated that this will be an energy intensive construction project. The project does not require energy resources beyond what is required to operate the telecommunications tower and facility. The site would be powered by electric service from a proposed PG&E Transformer on site. Due to the scale of the project, the use of energy resources would not be excessive and therefore, the project would have a **less than significant impact**.
- 6b. The telecommunications tower and equipment facility would not conflict with any state or local plans for renewable energy or energy efficiency. Building permits would be required in order to construct the project. As part of the building permit review, all equipment and structures would be required to meet energy standards identified in the California Building Code. Likewise, the project would not obstruct or prevent plans for renewable energy or efficiency. Therefore, the project would have **no impact** to state or local plans for renewable energy or energy efficiency.

Mitigation:

None Required.

7. GEOLOGY / SOILS:

Existing Setting: The proposed lease area and subject monopine lie at a ground elevation of approximately 2,545 feet above mean sea level (AMSL). The general topography of the subject parcel is characterized as partially sloped with a flat portion of the northeast and middle of the parcel. The soils on the project parcel are MrC-Musick sandy loam (5 to 15 percent slopes) and MsE-Musick rock outcrop complex (15 to 50 percent slopes). The lease area is in mostly flat grassland near an existing driveway.

The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The project site is not within an Alquist-Priolo Earthquake Fault Zone and is approximately 0.5 miles west of a pre-quaternary fault, which is a fault that is older than 1.6 million years or a fault without recognized Quaternary displacement. The project site is located within Seismic Zone I-II—the Low Intensity Zone of the Modified Mercalli scale—meaning the site has a low risk for strong ground motion (Nevada County, 1991). Very high landslide hazards are not identified on the project parcel by the California Geological Survey.

According to the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey, the project area of the parcel is 100% Sites very stony loam, 2 to 15 percent slopes. On Sites very stony loam (2-15%), runoff is medium and hazard of erosion is slight to moderate.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides?			✓		A, L, 12, 16, 31, 32
b. Result in substantial soil erosion or the loss of topsoil?			✓		A, D, 11, 26

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓		D,L,12,16,32
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓		A,D, 11, 26
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓	A
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A,L

Impact Discussion:

- 7a-d. The topography of the lease area and dirt access road is generally flat. Development of the lease area would not require extensive grading and no improvements are required for the existing dirt access to the lease area. Project disturbance would be less than one acre, not triggering the requirement for a Dust Control Plan from NSAQMD. Project development would require issuance of a County Building Permit, which would require all structures, including the tower and the equipment cabinets, to comply with all California Building Code (CBC) and Nevada County Code requirements to ensure protection during seismic events and would require typical erosion and dust control measures.

The project site is not within an Alquist-Priolo Earthquake Fault Zone and there are no known faults that cross through the project site; however, the project site is located approximately 2.2-miles east of the Big Bend Wolf Creek Fault Zone and the Grass Valley Fault Zone, which are older than 1.6 million years. Additionally, neither MrC-Musick sandy loam (5 to 15 percent slopes) and MsE-Musick rock outcrop complex (15 to 50 percent slopes), which underlies the majority of the project site, are described by the USDA Soil Conservation Service as being unstable or expansive and are all classified as well drained.

As part of the project improvements and site inspections by the Building Department, soil compaction testing would be required for any grading at the site where the telecommunications tower would be installed. Therefore, as required by the Nevada County Building Department and General Plan Policy GH – 10.2.2, the project would be conditioned to require the submission of 2 sets of wet stamped/signed final geotechnical evaluation reports at the time of the submission of the Building Permit. The purpose of the geotechnical report is to ensure that the proposed project complies with all soil stability requirements of the California Building Code. Drainage calculations to ensure offsite drainage is not impacted would also be required at the time of building permit submittal. Due to the lease area being generally flat, the erosion hazard is anticipated to be slight and no expansive soils are noted in the soil descriptions of the 1993

Nevada County Area Soil Survey. As proposed, it is anticipated that the monopine and supporting structure would meet all structural design requirements of the California Building Code and the Nevada County Land Use and Development Code. Furthermore, the project area is not in an area that is mapped with high landslide activity (California Geological Survey Map, Sheet 58, 2011). Therefore, given the above condition of approval requirement it is anticipated that project impacts to geologic and seismic hazards would be **less than significant**.

- 7e. The proposed facility would be unstaffed with only infrequent short maintenance visits by technicians; it does not include a restroom or other facility requiring wastewater disposal; therefore, there would be **no impact** related to wastewater disposal.
- 7f. There are no known paleontological resources or unique geological features in or around the project site. Being that there will be ground disturbance for grading and the installation of the telecommunications tower and equipment facility, Mitigation Measure 5A would require work to halt in the event that there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be **less than significant with mitigation**.

Mitigation:

See Mitigation Measure 5A.

8. GREENHOUSE GAS EMISSIONS:

Existing Setting: Global climate change refers to changes in average climatic conditions on the earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of greenhouse gases (GHGs) in the atmosphere. Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g. gasoline, diesel, coal, etc.), are believed to have contributed to the increase in atmospheric levels of GHGs. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO₂), methane (CH₄), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆) and nitrous oxide (NO₂). Emission inventories typically focus on GHG emissions due to human activities only, and compile data to estimate emissions from industrial, commercial, transportation, domestic, forestry, and agriculture activities. CO₂ emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and NO₂, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents, and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO₂. Global warming adversely impacts air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and causes an increase in health-related problems.

To reduce emissions of greenhouse gases, the California Legislature enacted AB 32 (Núñez and Pavley), which is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multiyear program to limit California's GHG emissions at 1990 levels by 2020, and initiate the transformations required to achieve the state's long-range climate objectives. In April 2015, the California Air Resources Board issued Executive Order B-30-15 to set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG

emissions to 80 percent below 1990 levels by 2050 as set forth in EO S-3-05. SB 32, enacted in 2016, codified the 2030 the emissions reduction goal of CARB Executive Order B-30-15.

In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, *Guidelines for Assessing Air Quality Impacts of Land Use Projects*, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary. Continuing to reduce greenhouse gas emissions is critical for the protection of all areas of the state, but especially for the state's most disadvantaged communities, as those communities are affected first, and, most frequently, by the adverse impacts of climate change, including an increased frequency of extreme weather events, such as drought, heat, and flooding.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓		A,F,20
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A,F,20

Impact Discussion:

8a-b. California is divided geographically into air basins for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. Nevada County and Placer County are both within the Mountain Counties Air Basin. Nevada County is within the jurisdiction of the Northern Sierra Air Quality Management District, but the NSAQMD has not adopted thresholds of significance for greenhouse gases. However, Placer County Air Pollution Control District has adopted thresholds of significance for greenhouse gases. Due to greenhouse gas emissions being not only a regional but also a global concern, and the similarities between the neighboring air districts, it was determined that the Placer APCD thresholds are relevant standard for the determination of significance.

The California Emissions Estimator Model (CalEEMod) does not provide adequate inputs for unstaffed communication tower facilities. Use of default inputs generally results in a gross overestimation of emissions. For this reason and because the project is relatively small and would result in a very short construction period with very few operational vehicle trips, CalEEMod was not used for this study.

Carbon dioxide (CO₂) is the main component of greenhouse gases. Placer County AQMD's bright-line CO₂ equivalent threshold is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building. The proposed project facility would be unstaffed and would not contribute substantially to more vehicle trips than existing conditions. The project proposes the installation of an SD030 30 kW diesel backup generator to power the facility if electrical service is lost. The proposed generator is an EPA certified stationary emergency generator that would only be used for testing, maintenance, and

emergencies. As part of the project Conditions of Approval, any backup generators would be required to meet permit requirements by the Nevada County Building Department and the Northern Sierra Air Quality Management District, and would also be designated for limited use. Given the limited use of EPA certified generator and intermittent visits by service vehicles, greenhouse gas emissions associated with the 150-foot tall monopine would be **less than significant** because the project is substantially less intensive than the Placer County AQMD bright-line CO² equivalent threshold.

Mitigation:

None required

9. HAZARDS / HAZARDOUS MATERIALS:

Existing Setting: The property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control 2010). The project area is in a Very High Fire Hazard Severity Zone as designated by Cal-Fire. The project is not located within ¼ mile of an existing or proposed school.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		C, 29
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		C, 29
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	C,L
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				✓	C,25
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		✓			A,L
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation				✓	H,M

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
plan?					
g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓		A,M

Impact Discussion

- 9a-b. The standby generator would require the transport of diesel fuel to a 147-gallon storage tank. Hazardous material storage must comply with the California Health and Safety Code Chapter 6.95, and the applicant would have to file a chemical business plan and inventory with the Nevada County Environmental Health Department within 30 days of triggering threshold quantities. Consistent with Nevada County Department of Environmental Health requirements, the applicant would have to apply for and obtain a permit for the storage of hazardous materials from the Nevada County Department of Environmental Health, Certified Unified Program Agency (CUPA). The operator would be required to secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations. The applicant would be required to 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.

Small quantities of hazardous materials would be stored, used, and handled during construction. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate the construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration standards.

The Federal Communications Commission (FCC) is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. Radiofrequency (RF) radiation emanates from antenna on cellular towers and is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as “non-ionizing” radiation. For guidance in health and safety issues related to RF radiation, the FCC relies on other agencies and organizations for guidance, including the EPA, FDA, the National Institute for Occupational Safety and Health (NIOSH) and OSHA, which have all been involved in monitoring and investigating issues related to RF exposure. The FCC has developed and adopted guidelines for human exposure to RF radiation using the recommendations of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), with the support of the EPA, FDA, OSHA and NIOSH. According to the FCC, both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety

margins. Under the National Environmental Policy Act (NEPA) the FCC is required to evaluate transmitters and facilities for significant impacts on the environment, including human exposure to RF radiation. When an application is submitted to the FCC for construction or modification of a transmitting facility or renewal of a license, the FCC evaluates it for compliance with the RF exposure guidelines, which were previously evaluated under NEPA. Failure to show compliance with the FCC's RF exposure guidelines in the application process could lead to the additional environmental review and eventual rejection of an application.

The Radio Frequency – Electromagnetic Fields Exposure Report prepared by Dtech communications, predicted that for a person standing in accessible areas on the ground, the proposed Verizon site has exposure levels below the FCC's most stringent General Population MPE limits. For an elevation of 40 feet, the report also shows the FCC General Population MPE limits will not be exceeded. At 136 feet above ground level, close to the height of the antennas, the FCC General Population MPE limits are exceeded, but access to this height is not feasible for a member of the general public. According to the exposure report, a atypical 6-foot person standing in accessible areas on the ground adjacent utility pole, exposure levels for Verizon's site are calculated to be below the FCC's most stringent General Population MPE Limits. If additional carriers were to seek co-location on this tower, they would be subject to the FCC permitting and compliance.

Lastly, it should be noted that Section 704 of the Telecommunications Act of 1996 states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions". Because the proposed facility would operate under federally mandated limits on RF radiation for cellular towers and is regulated by the FCC in this respect, the County may not regulate the placement or construction of this facility based on the RF emissions. Therefore, impacts related to hazardous materials released from or generated by this project are anticipated to be **less than significant**.

- 9c. The project site is not located adjacent to, or within a quarter mile of, any schools. Therefore, the project would have **no impact** relative to the handling or emitting of hazardous materials in close proximity to a school.
- 9d. The cellular telecommunication tower facility is not proposed on or near a property that is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; there would be **no impact** relative to creating a significant hazard to the public or the environment due to the project site.
- 9e. The project site is not located within an airport land use plan and is approximately 21.1 driving miles from the compatibility zone of the nearest airport –the Nevada County Airport. While it is not anticipated that the FAA would consider the proposed monopine an obstruction, the requirement of the submission of the FAA's findings will ensure that the proposed project would not result in a safety hazard for people residing or working in the project area or for operating aircraft and would result in the project impacts being **less than significant with mitigation** which is proposed herein as Mitigation Measure 9A.
- 9f. There is currently no adopted emergency response plan for the project area. However, Nevada County has a Wildfire Evacuation Plan, a Basic Emergency Plan, and a Local Hazard Mitigation Plan. It is not anticipated that these plans would be adversely impacted by the communication tower. It is likely that increased cellular coverage would help with the issuance of emergency

alerts. Due to the project being an unstaffed cellular tower facility that would not have full-time occupants and the lack of an adopted emergency response plan in the area, the project would not impair implementation of, or physically interfere with, adopted emergency response plans, and **no impact** on any emergency response plan would occur as a result of the project.

- 9g. The County Office of the Fire Marshal reviewed the project and did not express any concerns about the construction and operation of the telecommunication tower. The Office of the Fire Marshal is requiring as a Condition of Approval that the applicant provide a 50-foot radius of defensible space around all communication equipment and the tower itself. This defensible space will be required to be verified through an inspection. Nevada County Consolidated Fire District is requiring that a 2A:20BC fire extinguisher is kept within the lease area and is requiring the clearance of all hazardous vegetation from around the facility to 100 feet out. Due to the tower being unmanned and the vegetation clearance, the proposed project would not expose people or structures to wildland fires, and therefore would have a **less than significant impact**.

Mitigation Measures:

To mitigate potentially adverse impacts associated with hazards and hazardous materials, the following mitigation measures shall be required:

Mitigation Measure 9A: Submission of a 7460-1 Notice of Proposed Construction or Alteration application. Prior to issuance of the Building Permit or Grading Permit, the applicant shall submit a 7460-1 application for approval from the Federal Aviation Administration of the evaluation of the proposed wireless telecommunication facility, which is in compliance with Title 14 of the Code of Federal Regulations, Part 77. The applicant shall demonstrate that the proposed monopine has been evaluated by the Federal Aviation Administration through the submission of the results of the evaluation to the Planning Department.

Timing: Prior to building permit/grading issuance

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

10. HYDROLOGY / WATER QUALITY:

Existing Setting: The United States Geological Survey Map identifies a pond on the northern property line of the parcel. The Bumgardner Environmental Consulting biological inventory determined that the pond is a Water of the United States or Wetlands, defined by the U.S. Army Corps of Engineers exists within the project area. There is a pond about 200+ feet to the north of the proposed project area. The project corridor is not located within or near a 100-year flood hazard zone according to the Federal Emergency Management Agency's (FEMA) Flood Information. The Federal Emergency Management Agency identifies the area as Zone X, which is an area determined to be outside of the 500-year flood or protected by levee from 100-year floods. The project is not in a tsunami or seiche zones.

The California State Water Resources Control Board regulates stormwater discharges from construction sites because of its potential to mobilize pollutants and discharge into waterbodies or watersheds. By regulating these discharges, the State Water Board is preserving, enhancing, and restoring California's waterbodies and its resources.

Sustainable management of groundwater basins is overseen by the Department of Water Resources (DWR) and State Water Resources Control Board (SWRCB) via the Sustainable

Groundwater Management Act (SGMA). This project is not located within any groundwater basins or priority basins identified by the DWR Bulletin 118, or the SGMA Basin Prioritization Dashboard. The nearest DWR Bulletin 118 basins are the North and South Yuba Subbasins of the Sacramento Valley Basin (5-21.60 and 5-021.61, respectively) which are more than 15 miles southwest of the project site. No Groundwater Sustainability Agency, no Groundwater Sustainability Plan, and no sustainability criteria or goals have been established for the underlying aquifer of this project.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✓		A,C,I,20
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓	C
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. impede or redirect flood flows?			✓		A,D,9,19
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	A,9
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓	A,D,19

Impact Discussion:

10a,c. The project, as proposed is consistent with all water quality standards and waste discharge requirements. Grading for the project is minimal and will not significantly modify topography nor affect existing drainage patterns. The proposed project will includes three concrete pads consisting of 10.10" x 4.2", 50' x 12', and 5.7" x 5' for equipment and the rest of the surfacing

within the 2,500 square foot lease area will be gravel. This addition of impervious surface is not anticipated to alter the existing drainage pattern of the site area due to the relatively minor size. Access to the proposed site would come from an existing dirt road which is located off Purdon Road. The Nevada County Development of Public Works reviewed the project and determined that driveway improvements would be needed to meet County's Standard Drawing B-8, Private Driveway, which will require a paved driveway in addition to an encroachment permit.

Project improvements would not substantially increase the overall surface water runoff. The project Conditions of Approval from the Building Department require complete erosion control, drainage, construction, and utility plans to be submitted for review at time of building/grading permit submittal. All additional drainage caused by the project will be required to be kept on site, without causing additional net stormwater runoff or concentrated flows that that would impact off-site properties. The drainage design is required to be designed and certified by a registered civil engineer, and it will be reviewed by the Building Department prior to improvement permits being issued. Additionally, as noted in Section 6 *Geology/Soils*, all projects must implement erosion control during construction under Nevada County Code Title 14. With implementation of the standard requirements, the project would not violate any water quality standards or substantially degrade water quality. Therefore, impacts related to drainage, erosion, and mudflow would be ***less than significant***.

- 10b. The proposed communication tower facility is unstaffed and does not have any water need. The proposed project will therefore have ***no impact*** on the existing wells on this or any of the adjacent parcels.
- 10d,e. There is no flood hazard or designated flood zone on the project site. Furthermore, the project is not in a tsunami or seiche zone, and it does not include housing, or conflict with or obstruct the implementation of a water quality control plan. It does not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there would be ***no impact*** associated with the placement of the telecommunications tower and equipment facility on flood zones or water quality control plans.

Mitigation:

None required.

11. LAND USE / PLANNING:

Existing Setting: The proposed wireless telecommunication facility is proposed in Western Nevada County on a 11.32-acre parcel with a Forest (FR-40) zoning designation. The property has a 40-acre minimum parcel size and an Forest (FOR) General Plan designation. The surrounding parcels also have a FR-40 zoning designation and AG-40 zoning designation all with a Forest General Plan Designation. The parcel is currently developed with a single-family residence, septic, and well. The project parcel is surrounded by parcels that have been developed with a single-family residential home and accessory structures

The nearest residence would be located on the project parcel to the west and would be located approximately 573 feet from the proposed communication facility lease area. The next nearest residence is located on the adjacent parcel to the north and would be located approximately 600 feet from the proposed lease area.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Physically divide an established community?				✓	A,17,18
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A,B,18,19

Impact Discussion:

- 11a. The project is located in a rural area and it would not physically divide an established community. The project is proposed on a 11.32-acre parcel with a total lease area of 2,500 square feet for the telecommunications tower site and facility; therefore, there would be **no impact** to the physical divide of a community from this project.
- 11b. The development of a Communication Tower special is proposed on a parcel with a Forest-40 (FOR-40) General Plan Land Use designation. The FR-40 designation is intended to provide for the protection, production and management of timber, timber support uses, including but not limited to equipment storage and temporary offices low intensity recreational uses, and open space. The development of a Communication Tower is compatible with the FR-40/FOR-40 land use designation pursuant to Table 12.02.030: Rural Districts Allowable Uses and Permit Requirements; Communication Towers are allowed subject to the approval of a Use Permit.

The development of the tower and facility would not interfere with future forest or residential uses on the site or the surrounding area. As discussed in the Aesthetics section of this Initial Study, the proposed mechanical equipment would be adequately screened by existing on-site vegetation and natural landscaping, as required by Section 12.04.111 of the Nevada County Code. The tower would be disguised as a pine tree meeting the camouflaging requirements of Section 12.03.080 of the Nevada County Code.

Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code requires that towers that are located a distance that is less than 100% of their height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed by the State of California, 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. The proposed project included a Fall Certification Letter from Adam Amortnont, a Professional Engineer (P.E) with Pinnacle Consulting, Inc. that stated Prior to construction, a site-specific Geotechnical Investigation will be completed, and the foundation will be reevaluated to verify it meets the requirements of the report, and if not, the foundation will be redesigned as necessary. The maximum usage of the tower and foundation is only at 69.5% and that the proposed tower and foundation have been 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.

The tower lease-area is proposed to be setback approximately 30 feet from the northernly side property line, approximately 192 feet from the front easternly side property line, and over 300+ feet to the side south and rear property lines. Thus, as proposed, the tower and its associated equipment would meet the setback requirements of the wireless telecommunication tower setback requirements. The proposed tower is consistent with all required setbacks of the FR zoning district. There are no adopted area plans for the project location. The project supports Nevada County General Plan Policy 1.7.18 which seeks to “encourage and support a sustainable and technologically current high-speed broadband transmission system...”. Potential conflicts with applicable land use plans, policies, or regulations that could result in physical impacts are identified within this Initial Study and are found to be less than significant. Therefore, impacts related to land use policy inconsistency and land use incompatibility are considered ***less than significant***.

Mitigation:

None required.

12. MINERAL RESOURCES:

Existing Setting: Mineral resources, particularly gold, have played a major role in the history of Nevada County. Since 1849, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the local gold mining industry. Other metals produced in the County since 1880 include silver, copper, lead, zinc, chromite, and small amounts of tungsten and manganese. Industrial minerals include barite, quartz for silicon production, and small amounts of limestone, asbestos, clay, and mineral paint. Also, significant deposits of sand, gravel, and rock types suitable for construction aggregate are exposed throughout the County. (Mineral Land Classification of Nevada County, State Division of Mines and Geology, 1990).

In order to promote the conservation of the state's mineral resources, and ensure adequate reclamation of mined lands, the Surface Mining and Reclamation Act of 1975 (SMARA) was enacted. SMARA requires that the State Geologist classify land in California for its mineral resource potential. Local governments are required to incorporate the mineral and classification reports and maps into their general plans and consider the information when making land use decisions.

Areas subject to mineral land classification studies are divided into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral potential. Mineral deposits of all types which are designated MRZ-2a or MRZ-2b, are used for areas underlain by mineral deposits where geologic data indicate that significant measured or indicated (MRZ-2a) or inferred (MRZ-2b) resources are present.

The Project Parcel is not mapped within a Mineral Resource Zone (MRZ), or area of known valuable mineral deposits.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in the loss of availability of a				✓	A,L,1

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
known mineral resource that would be of value to the region and the residents of the state?					
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓	A,L,1

Impact Discussion:

- 12a-b. The proposed project is not mapped within a known mineral resource area or MRZ and would not change existing or potential land uses on the project site related to mineral resources, therefore there would be **no impact** to mineral resources.

Mitigation:

None required.

13. NOISE:

Existing Setting: The project site is located within a Forest 40 General Plan land use designation and is zoned Forest (FR-40). Adjacent land uses are primarily developed with single family homes and forest uses. The nearest residence would be located on the project parcel to the west and would be located approximately 573 feet from the proposed communication facility lease area. The next nearest residence is located on the adjacent parcel to the north and would be located approximately 600 feet from the proposed lease area. Other than natural noises, ambient noise sources include the occasional vehicle traveling past. Nevada County Code Section 12.04.070 establishes noise standards for Rural land use categories at the following average levels:

- 7 a.m. to 7 p.m. – 55 dB Leq and maximum 75 dB Lmax
- 7 p.m. to 10 p.m. – 50 dB Leq and 65 dB Lmax
- 10 p.m. to 7 a.m. – 40 dB Leq and 55 dB Lmax

Nevada County Code 12.04.070.D.8., states that the above standards shall not apply to those activities associated with the actual construction of a project or to those projects with the provision of emergency services or functions.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓			A,17,18, 24, 34
b. Generation of excessive ground borne		✓			A,18,24

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
vibration or ground borne noise levels?					
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.				✓	A,18,24

Impact Discussion:

- 13a. The project as proposed would incorporate a 30kW emergency back-up generator for use during extended power outages. The noise of the proposed generator was estimated at the nearest property line using the manufacturer noise specification sheet and an online noise calculator. The nearest property line from the generator is 30 feet away. At 30 feet away, the Generac sound data show the generator will emit 50 decibels. This would exceed the County nighttime (10 pm – 7 am) noise energy equivalent level, defined as the average sound level on the basis of sound energy, of 40 decibels. None of the other county noise standards would be exceeded.

However, the generator would only be used in the case of an emergency power outage. Pursuant to Section 12.04.070 of the Nevada County Code, the noise standards do not apply to those activities associated with the actual construction of a project or to those projects associated with the provision of emergency services or functions. Communication is important during an emergency and the use of a generator to maintain the operation of the communication tower during an emergency is considered to be part of an emergency function. Mitigation Measure 13B is proposed to require that the generator be installed with a Level 2 sound enclosure due to the analysis of this section being based on sound data for a generator within a level 2 attenuated enclosure, which was provided by the applicant.

It is assumed that the generator will be maintained and tested weekly or bi-weekly. Due to the noise of the generator exceeding the nighttime noise standards, Mitigation Measure 13C is proposed to require that testing and maintenance only occurs during daytime hours. Therefore, the noise impacts for this project, including potential additional carriers for co-location, would be **less than significant with mitigation**.

- 13b. Construction noise and any potential ground vibration during the construction activities could impact nearby residents. This impact would be less than significant with mitigation as recommended in Mitigation Measure 13A, below, which limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday. After the completion of the tower construction project, the ongoing operation of the facility would be less than significant as noted above. With Mitigation Measure 13A, any construction noise impacts would be reduced to a level that is **less than significant with mitigation**.
- 13c. The proposed project is an unstaffed communication facility located 21.1 driving miles from the closest airport, the Nevada County Airport. The site is unmanned and not within the vicinity of an airport. Therefore, the project would not expose any future occupants to excessive airport noise levels. There would be **no impacts** related to airport noise.

Mitigation:

To reduce potentially significant impacts associated with construction noise, the following mitigation measure shall be noted on project plans:

Mitigation Measure 13A: Limit construction activities to reduce noise impacts. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. 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.

Timing: Prior to building permit/grading issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 13B: Installation of Sound Enclosure. The generator shall be configured with a Level 2 sound attenuated enclosure. This requirement shall be noted on the site plan and documentation verifying the Level 2 sound attenuated enclosure shall be provided to the Planning Department prior to final of the building permit.

Timing: Prior to building permit issuance/final

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 13C: Prohibition of Nighttime Generator Testing. The generator shall only be operated for non-emergency functions such and maintenance and testing between the hours of 9 AM and 2 PM. If the generator is programmed to run automatically, the start-up schedule shall be provided to the Planning Department. This requirement shall be noted on the site plan.

Timing: Prior to building permit issuance/final

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

14. POPULATION / HOUSING:

Existing Setting: The subject property is currently developed with a single-family residence, an existing driveway, well and septic system. The project site is zoned FR-40. Residential uses are allowed but at one unit per 40 acres for new subdivisions.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓	A,17,18
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing				✓	A,17,18

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
elsewhere?					

Impact Discussion:

- 14a,b. The proposed project would continue the same general type of land use currently developed and designated for this site and would not result in population growth or displacement of housing or people. Therefore, the proposed project would have **no impact** related to these issues.

Mitigation:

None required.

15. PUBLIC SERVICES:

Existing Setting: The following public services are provided to this site:

Fire: North San Juan Fire provides fire protection services to this site.

Police: The Nevada County Sheriff provides law enforcement services.

Schools: Twin Ridges School District provides school services to this site.

Parks: Oak Tree Community Park provides recreation facilities and opportunities.

Water & Sewer: There is no public water or sewer service available in this area.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following the public services:					
1) Fire protection?			✓		H,M
2) Police protection?				✓	A
3) Schools?				✓	A,L,P
4) Parks?				✓	A,L
5) Other public services or facilities?				✓	A,B,L

Impact Discussion:

- 15a.1 The project is not anticipated to have significant impacts on fire protection services. It would include the installation of electrical services to the project site, equipment, and batteries. As discussed in Section 9 *Hazards/Hazardous Materials*, defensible space would be required to reduce fire fuels around the project site. There would not be any alterations required for fire protection facilities and no new facilities are proposed. It is likely that the additional cellular

coverage provided by the tower would increase capacity to issue emergency alerts to citizens. Given that there could be a possible need for fire protection services, but no need for alteration or addition of fire facilities, the impact is considered to be **less than significant**.

15a.2-5 The project facility is unstaffed and not anticipated to impact law enforcement services, schools, public recreational facilities, or public services. As noted in Section 14 *Population/Housing* above, the project would not result in a permanent or substantial temporary increase in population that could impact these services. The project would not impact sewer services or water services because the project does not require these services. The shelter and tower would utilize PG&E electrical service by installing a PG&E Transformer. The Transformer is outside of the lease area so that PG&E can service the box. No comments have been received from PG&E regarding this project. **No impacts** are anticipated for police protection, schools, parks, and public utility services.

Mitigation:

None required.

16. RECREATION:

Existing Setting: The South Yuba River State Park is 0.3 miles to the south of the proposed project site. There are no other recreation facilities in the project vicinity. The project is located in the Oak Tree Community Park Recreation benefit zone.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓	A
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓	A

Impact Discussion:

16a,b. The project would not adversely affect recreation facilities because the facility would be unstaffed and would therefore not create demand for recreational services or increase the use of existing recreational facilities. Therefore, the proposed project would have **no impact** related to these issues.

Mitigation:

None required.

17. TRANSPORTATION / CIRCULATION:

Existing Setting: The project parcel is located off Purdon Road, which is maintained by the County of Nevada and classified as a minor collector. A collector is a street connecting arterials to local roads. The proposed communication tower would be accessed by a 15-foot-wide easement.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				✓	A,B
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			✓		A,B
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓		A,B
d. Result in inadequate emergency access?			✓		A,B,H,M

Impact Discussion:

- 17a. The site would not conflict with any policies regarding transit, roadway, bicycle, or pedestrian facilities. The Nevada County Connects has no bus route that would serve this parcel and would have no impact on the current bus route. There are no other existing transit service are available in this area and would not be affected by the project. The project would have **no impact** regarding these policies or services.
- 17b. CEQA Section 15064.3 - Determining the Significance of Transportation Impacts describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project.

According to the Senate Bill 743 Vehicle Miles Traveled Implementation, adopted by the Nevada County Transportation Commission, a project's or plan's VMT impact may be considered less than significant if "the project or plan total weekday VMT per service population is equal to or less than "X" percent below the subarea mean under baseline conditions" and "the project or plan is consistent with the jurisdiction's general plan and the Nevada County Regional Transportation Plan."

A specific reduction "X" below subarea baseline VMT may be selected by each jurisdiction based on key factors such as the setting (as noted in CEQA Guidelines Section 15064(b)(1)), evidence related to VMT performance, and policies related to VMT reduction.)

However, analysis of smaller, less complex projects can be simplified by using screening criteria. The Office of Planning and Research suggests that screening thresholds may be used to identify when land use projects should be expected to cause a less than-significant impact without conducting a detailed study. Screening thresholds identified by the Nevada County Transportation Commission (NCTC) Senate Bill 743 Vehicle Miles Traveled Implementation document include:

- Projects in western Nevada County consistent with a Regional Transportation Plan (RTP) or General Plan that generate less than 630 VMT per day. This value is based on the CEQA exemptions allowed for projects up to 10,000 square feet as described in CEQA Guidelines Sections 15303. The specific VMT estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for western Nevada County using the travel forecasting model.

A technician for each carrier is expected to travel to the site once a month for service. If three more carriers are added to the site, the most vehicle miles traveled would be for four roundtrip traffic trips to the site per month, which is substantially below the screening criteria of 630 VMT per day. Additional vehicle trips during the construction phase of the tower are anticipated as well, but these impacts will be temporary and unlikely to exceed the screening criteria.

The Nevada County Department of Public Works reviewed the project and did not require a traffic study because it determined the project is unlikely to create substantial draw and thus, would only have minimal impacts related to VMT's. Further, the project is consistent with the General Plan and Zoning intensities for the project site and surrounding area. Thus, given the above discussions, the proposed project is anticipated to have **less than a significant impact** on CEQA Guidelines Section 15064.3, subdivision (b).

- 17c,d The proposed project would take access from a private dirt driveway off Purdon Road. Purdon Road is county-maintained mileage and the Department of Public Works and the Deputy Fire Marshal determined that the driveway must meet County Driveway Standards of a width of 10 feet, 1 foot shoulders, and 14 feet unobstructed horizontal clearance. In addition to obtaining an Encroachment Permit from the Department of Public Works. In addition to driveway improvements the Deputy Fire Marshal is requiring vegetation clearance for defensible space. Due to the limited traffic generated by the project and the access that is deemed adequate with the fuel management, impacts to traffic hazards and emergency access are anticipated to be **less than significant**.

Mitigation:

None required.

18. TRIBAL CULTURAL RESOURCES:

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations. The proposed project area is situated in the Sierra Nevada foothills and is not near any intermittent streams or waterbodies.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		✓			J,22
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or					
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			J,22

Impact Discussion:

18a.i-ii Nevada County Staff sent an invitation to the United Auburn Indian Community (UAIC), the Shingle Springs Band of Miwok Indians, T'si Akim Maidu, and the Nevada City Rancheria Nisenan Tribe to begin AB 52 consultation for the project because the monopine cellular telecommunication facility is located in the Western portion of Nevada County. A letter from the Shingle Springs Band of Miwok Indians stating they are unaware of any known cultural resources on the site was provided. No correspondence has been received from the other tribes at this time.

As discussed in Section 5, a Cultural Resources Study prepared by Historic Resource Associates in September 2025. The Study conducted a records search of the California Historic Resources Information System (CHRIS) by the North Central Information Center (NCIC) on August 11, 2025, for cultural resource site records and survey reports within a quarter of a mile radius of the proposed project area. The results of that search indicated there are 0 recorded indigenous-period/ethnographic-period cultural resources and 0 recorded historic-period cultural resources on the project site or within a quarter mile of the project site. The North Central Information Center determined there is low potential for locating indigenous-period/ethnographic-period cultural resources within the proposed project area. It is also determined that there is low sensitivity for locating historic period cultural resources.

Mitigation Measure 5A is proposed that would require construction to be halted and local tribes to be notified in the event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. Additionally, Mitigation Measure 18A is proposed which would require that a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area be immediately notified if any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities. All work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. With these protections in place, impacts to Tribal Cultural Resources would be ***less than significant with mitigation***.

Mitigation:

To offset potentially adverse impacts related to Tribal Cultural Resources, the following mitigation measure shall be required:

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: Prior to Issuance of grading/improvement/building permits and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits

Responsible Agency: Planning Department

19. UTILITIES / SERVICE SYSTEMS:

Existing Setting: The lease area is currently undeveloped and not served by any utilities. The existing residence on the parcel is served by a well and septic system. Power is provided by Pacific Gas and Electric.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓		A,D
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				✓	A
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓	C
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?		✓			A,C
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓	B

Impact Discussion:

- 19a. The proposed project would not create a need for new or expanded water, wastewater treatment, storm water drainage, or natural gas facilities. Any additional storm drainage runoff generated by the project would be required to be kept on site and would not affect any off-site drainage facilities. The project would require construction of a PG&E Transformer to power the cell tower and it will be located outside of the lease area so PG&E technicians can provide service to the transformer. The transformer will be located within a proposed 12-foot-wide utility easement. Electrical and conduit would be brought to the transformer from an existing utility pole south of the lease area on site. The project itself is an extension of communication systems and all impacts from that extension are evaluated within this Initial Study. Therefore, there would be a **less than significant impact** related to these issues.
- 19b,c. The project would not require water or wastewater treatment service and therefore, would have **no impact** on sufficient water supplies or adequate wastewater treatment capacity to serve the project.
- 19d. The operational phase of the proposed project would not result in an increase of solid waste. While not anticipated, construction activities, could potentially produce solid waste in the form of construction materials or industrial waste like glues, paint, and petroleum products, resulting in potentially adverse landfill and solid waste disposal impacts with the primary lease area

construction and/or the development of the future lease area. Impacts would be **less than significant with mitigation** as identified in Mitigation Measure 19A below which requires proper disposal of waste not accepted by the regional landfill.

- 19e. The development and operation of the proposed cellular telecommunication facility is not anticipated to result in significant amounts of solid waste; however, any waste generated would be required to comply with federal, state and local statutes and regulations related to solid waste and therefore, project related impacts to these regulations are anticipated to have a **less than significant impact**.

Mitigation:

To offset potentially adverse impacts related to construction waste, this mitigation measure shall be included as a note on all construction plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste. 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.

Timing: Prior to building permit issuance and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Nevada County Planning Department

20. WILDFIRE:

Existing Setting: The project parcel is in the Nevada County Consolidated Fire District and is in a very high fire severity zone. The project site is located approximately 2 driving miles away from the North San Juan Fire Station, which is located on Tyler Foot Road. The subject lease area for the project would be accessed from Purdon Road in the unincorporated area of Western Nevada County.

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓	A,H,M,23
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?			✓		A,B,H,M, 18
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓		A,H,M

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓		A,H,M,12 , 32

Impact Discussion

- 20a. The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. The Safety Element discusses the importance of ingress and egress by roadways, and Policy FP-10.7.3 requires that a condition of development is to maintain private roads, including the roadside vegetation. Proposed conditions of approval require fuel modification and due to the proposed towers close proximity to the paved church parking lot, no driveway improvements were required. Nevada County has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in 2025. Objective 3.6 of the LHMP is to improve communities' capabilities to prevent/mitigate hazards by increasing the use of technologies. Goal 4 of the LHMP is to reduce fire severity and intensity, with Objective 4.4 to promote the implementation of fuel management on private and public lands.

The proposed telecommunications tower and facility would increase technology and provide more coverage for communication in the rural area. The proposed project complies with adopted plans for emergencies and does not pose conflicts; therefore, the project would have **no impact** on impairing emergency plans.

- 20b. The installation of the telecommunications tower and facility would not expose project occupants to pollutant concentrations or wildfire due to the project being unmanned during typical operation. Therefore, the project would have a **less than significant impact** on exposing project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire.
- 20c. The electric service would be brought to the lease area from a proposed PG&E Transformer box with lines connecting from an existing power pole to the south on the project site. The project includes a 147-gallon diesel storage tank, which contains hazardous material which will be required to be stored in accordance with applicable State Codes as discussed in Section 9 of this Initial Study. The diesel within the tank is flammable and could exacerbate wildfire risk, but the project was reviewed by the Office of the Fire Marshal and will be conditioned to include 100 feet of fuel modification. The fuel modification is anticipated to prevent the transmission of fire to the diesel storage tank. The biological impacts of the fuel modification are discussed in Section 4 of this Initial Study. All improvements would require building permits and conformance with Title 14 of the Nevada County Code for building and grading standards. The dirt access road is already existing and the maintenance of the vegetation clearance around the communication facility would not significantly impact the environment. The project has been reviewed and approved by the Office of the Fire Marshal and the Department of Public Works and emergency water sources were not required. Therefore, the project would have a **less than significant impact** on the spread of wildfire and fire risks.

- 20d. The project would require building permits for the grading and site improvements, which would require compliance with the Nevada County grading standards outlined in the Nevada County Code Title 14. The building permits would require grading and erosion control plans for the soil disturbance, and a drainage analysis to ensure no additional runoff leaves the project site. As part of the project improvements and site inspections by the Building Department, soil compaction testing would be required for the grading where the telecommunications tower would be installed. Furthermore, the project area is not in an area that is mapped with high landslide activity (U.S. Geological Service, 1970). With the soil compaction testing, erosion control measures, the area not having high landslide activity, and no waterways being in the project area, the project would have a **less than significant impact** on flooding, landslides, runoff, and slope instability.

Mitigation:

None required.

21. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓			A,19,33
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓		A
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			A

Impact Discussion:

- 21a,c. As discussed in Sections 1 through 20 above, development of the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to air quality, biological, cultural resources, geology and soils, hazards/hazardous materials, noise, tribal cultural resources, and possible impacts to utilities/services. Each of

those impacts is mitigated to levels that are **less than significant with mitigation** as outlined in each section.

- 21b. A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. Reasonably foreseeable projects that could have similar impacts to the proposed project include other anticipated projects within the project vicinity that could be constructed or operated within the same timeframe as the project. All the proposed project's impacts, including operational impacts, can be reduced to a less-than-significant level with implementation of the mitigation measures identified in this Initial Study and compliance with existing federal, state, and local regulations. Therefore, the proposed project would have **less than significant** environmental effects that are individually limited but cumulatively considerable.

Mitigation Measures:

To offset potentially adverse impacts to air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, noise, tribal cultural resources, and utilities/services, see Mitigation Measures 3A-3B, 4A – 4D, 5A, 9A, 13A-C, 18A and 19A.

RECOMMENDATION OF THE PROJECT PLANNER:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or a "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Aleena Church

Aleena Church, Assistant Planner

3/18/2026

Date

APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Nevada Irrigation District
 - F. Natural Resource Conservation Service/Resource Conservation District
 - G. Northern Sierra Air Quality Management District
 - H. North San Juan Fire District
 - I. Regional Water Quality Control Board (*Central Valley Region*)
 - J. North Central Information Service, Anthropology Department, CSU Sacramento
 - K. California Department of Fish & Wildlife
 - L. Nevada County Geographic Information Systems
 - M. California Department of Forestry and Fire Protection (Cal Fire)
 - N. Nevada County Transportation Commission
 - O. Nevada County Agricultural Advisor Commission
 - P. Twin Ridges School District
-
1. State Division of Mines and Geology. Mineral Classification Map, 1990.
 2. State Department of Fish and Game. Migratory Deer Ranges, 1988.
 3. State Department of Fish and Game. Natural Diversity Data Base Maps, as updated.
 4. Cal Fire. Fire Hazard Severity Zone Map for Nevada County, 2007. Adopted by CalFire on November 7, 2007. Available at: < <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/> >.
 5. State Division of Mines and Geology. Geologic Map of the Chico, California Quadrangle, 1992.
 6. State Division of Mines and Geology. Fault Map of California, 1990.
 7. California Department of Conservation, Division of Land Resource Protection. 2020. Nevada County Important Farmland Data. Available at: <https://maps.conservation.ca.gov/dlrp/ciftimeseries/>.
 8. State Dept. of Forestry & Fire Protection. Nevada County Hardwood Rangelands, 1993.
 9. U.S.G.S, 7.5 Quadrangle Topographic Maps, as updated.
 10. U.S. Fish and Wildlife Service. National Wetlands Inventory, December 1995.
 11. United States Department of Agricultural, Natural Resources Conservation Service, Web Soil Survey, accessed February, 2026, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
 12. U.S. Geological Service. Nevada County Landslide Activity Map, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3.
 13. Federal Emergency Management Agency. Flood Insurance Rate Maps, as updated.
 14. Northern Sierra Air Quality Management District. Guidelines for Assessing Air Quality Impacts of Land Use Projects, 2016.
 15. County of Nevada. Nevada County General Plan Noise Contour Maps, 1993.
 16. Nevada County. 1991. Nevada County Master Environmental Inventory. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 17. Nevada County. 1995. Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures. Prepared with the assistance of Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
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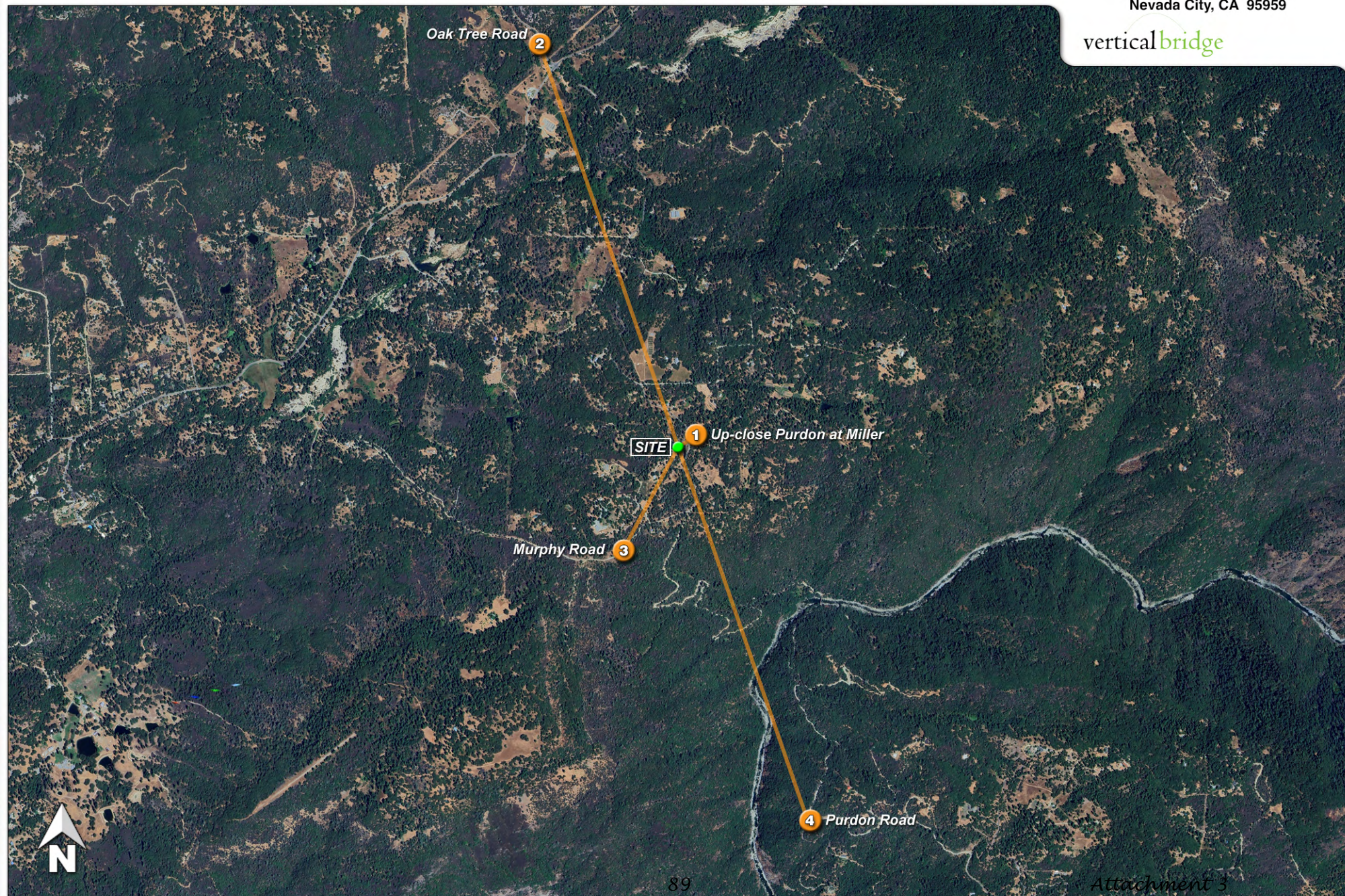
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24. Generac Industrial Power Level 2 Sound Attenuated Enclosure SD030 2.2L Generac sound data sheet.
25. California Department of Toxic Substances Control. Accessed February, 2026: <http://www.envirostor.dtsc.ca.gov/public/>
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27. California Department of Conservation, Division of Mines & Geology. "Report 2000-19: A General Location Guide for Ultramafic Rocks in California -- Areas More Likely to Contain Naturally Occurring Asbestos." 2000.
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31. California Department of Conservation, California Geological Survey. 2010. Accessed February, 2026. <https://maps.conservation.ca.gov/cgs/fam/app/>
32. Susceptibility to deep-seated landslides, California Geological Survey, Map Sheet 58, May 2011
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34. Distance Attenuation Calculator, Bogna Szyk, Accessed February, 2026, <https://www.omnicalculator.com/physics/distance-attenuation>

Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

verticalbridge

Aerial photograph showing the viewpoints for the photosimulations.



Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

verticalbridge

Aerial oblique photosimulation, taken from the drone, illustrating how the nearby roads are blocked from view by trees.

Purdon Road
(Sim 4 provided from this spot)

Murphy Road
(Sim 3 provided from this section of road)

Proposed 150 ft monopine

Purdon Road
(Sim 1 provided from here)

Aerial Oblique View

Photosimulation of the view looking southwest along Purdon Road, nearest the site, just north of Miller Road.

1

GPS-locked stationary drone,
to pinpoint the exact height and placement

Proposed 150 ft monopine

Existing

Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

verticalbridge 91

Proposed

Attachment 3

4

Existing

Photosimulation of the view looking south-southeast from Oak Tree Road, just uphill from Mother Truckers.

Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

verticalbridge

Proposed

Proposed 150 ft monopine

3

Existing

Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

Photosimulation of the view looking northeast from Murphy Road, at a clearing in the tree canopy.

verticalbridge

Proposed

Proposed 150 ft monopine

4

Existing

Photosimulation of the view looking north-northwest along Purdon Road, through a rare gap in the dense canopy of trees.

Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

verticalbridge

Proposed

Proposed 150 ft monopine

Photograph of the actual FAA-registered drone used for the flight survey.



Nevada City West

21938 Purdon Rd
Nevada City, CA 95959

verticalbridge

Drone locked in place.

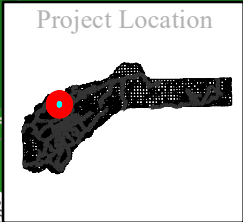
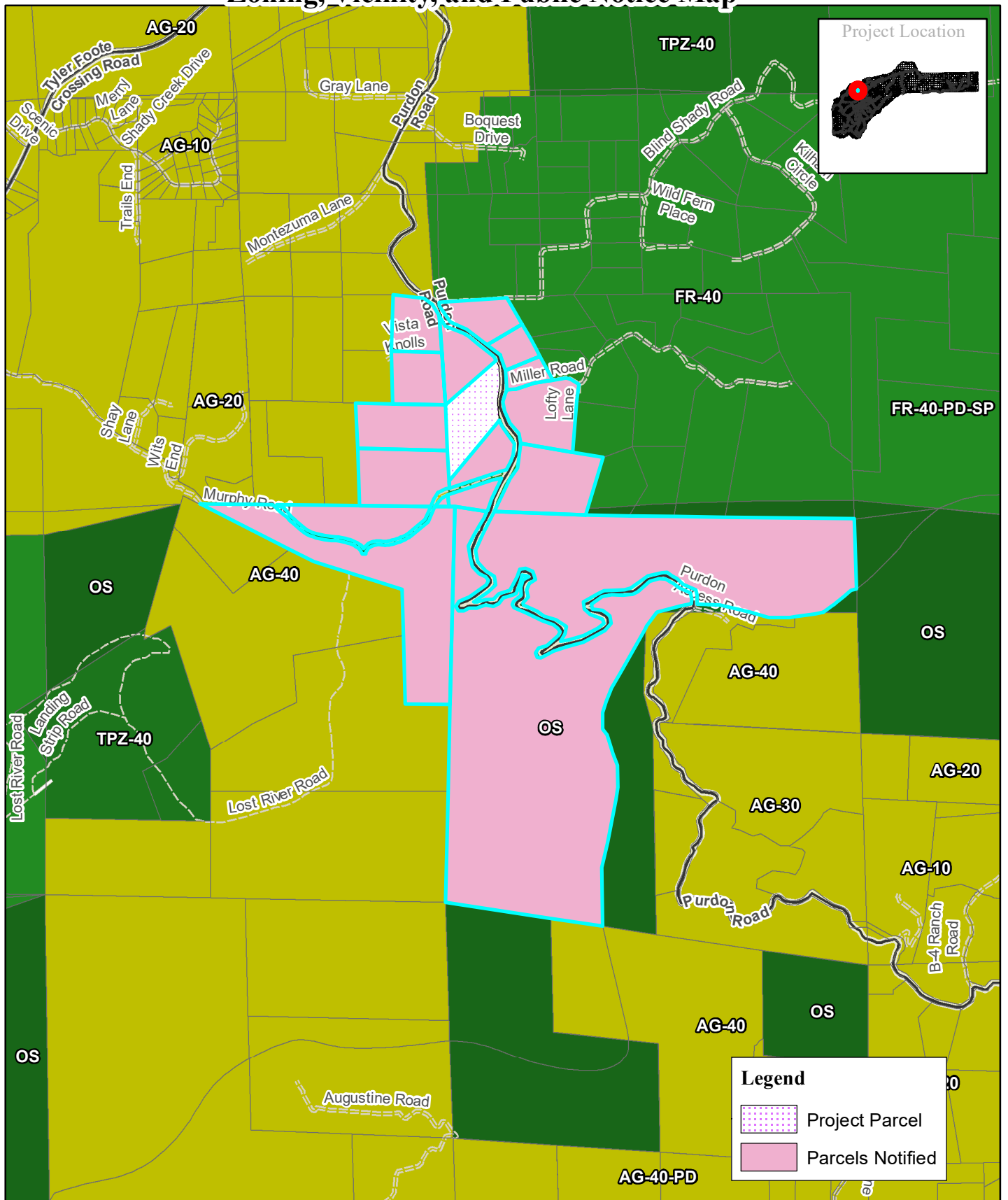


Flight controller screen during all site photography, showing the view looking out FROM the drone.



Attachment 3

PLN25-0133; CUP25-0009 Verticle Bridge Use Permit Zoning, Vicinity, and Public Notice Map



Legend

- Project Parcel
- Parcels Notified

Every reasonable effort has been made to assure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The County of Nevada assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Before making decisions using the information provided on this map, contact the Nevada County Public Counter staff to confirm the validity of the data provided.

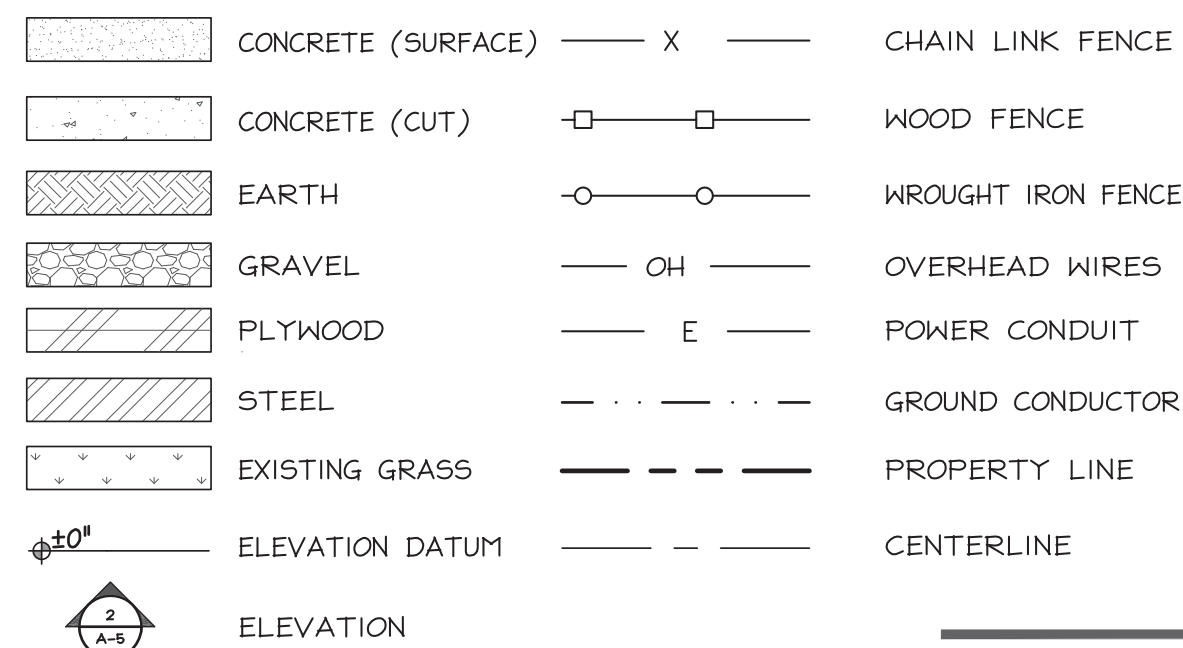
CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2022 INTERNATIONAL BUILDING CODE
2. 2022 NATIONAL ELECTRIC CODE
3. 2022 NFPA101 LIFE SAFETY CODE
4. 2022 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. UNIFORM MECHANICAL CODE
15. UNIFORM PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE



PARCEL #:	062-180-031-000
DEED REFERENCE:	20240017297
ZONING CLASSIFICATION:	FR-40 (FOREST)
ZONING JURISDICTION:	NEVADA COUNTY
GROUND ELEVATION:	2556.37' A.M.S.L.
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	150' A.G.L.
CONSTRUCTION TYPE:	V-B
CONSTRUCTION AREA:	2,500 S.F.
LATITUDE (NAD 83):	39° 20' 06.89" N (39.335247)
LONGITUDE:	121° 03' 21.79" W (-121.056053)

[illegible]

- NEW 50'X50' (2500 SQ. FT.) EQUIPMENT LEASE AREA
- NEW 150' MONOPINE WITH NEW BASE PLATE
- PROPOSED 600A SWITCHGEAR W/ (1) 200A METER FOR VZW
- INSTALL SHADE COVER
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (6) SERVICE LIGHTS
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ TERTIARY SUB-BASE FUEL TANK FOR EMERGENCY USE
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (3) 8' LTE PANEL ANTENNAS
- INSTALL (3) 4' LTE PANEL ANTENNAS
- INSTALL (3) LTE RRUS
- INSTALL (2) SURGE SUPPRESSORS (1 @ EQUIPMENT LOCATION #1 @ ANTENNA LOCATION)
- INSTALL (1) 4' MW ANTENNA W/ (2) ODUS

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811

EMERGENCY:
CALL 911

			APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL	BRIDGE	DATE	☐	☐	☐
SITE	ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION	MANAGER	DATE	☐	☐	☐
PERMITTING		DATE	☐	☐	☐
RF	ENGINEERING	DATE	☐	☐	☐

VB Site ID: US-CA-5822



PROPERTY OWNER:	DANIEL JARBOE 22044 PURDON RD NEVADA CITY, CA 95677 PHONE: (530) 813-2288 EMAIL: danjarboe@gmail.com	ENGINEER:	ALL STATES ENGINEERING # SURVEYING 23675 BIRTCRCH DRIVE LAKE FOREST, CA 92630
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487	CONTACT:	WISSAM ZALZALI PHONE: (949) 609-9559 wissam@zalzali.com
CONTACT:	HUBERT KOZLARZEWSKI PHONE: (561) 922-5688 EMAIL: hubert.kozlarzewski@verticalbridge.com	A&E PROJECT MANAGER:	SILVIA SANDOVAL PHONE: (949) 273-0996 X107 EMAIL: silvia@zalzali.com
LEASING MANAGER:	SEQUOIA DEPLOYMENT SERVICES, INC 1 SPECTRUM POINTE DRIVE, STE 130 LAKE FOREST, CA 92630	ZONING MANAGER:	SEQUOIA DEPLOYMENT SERVICES, INC 1 SPECTRUM POINTE DRIVE, STE 130 LAKE FOREST, CA 92630
CONTACT:	BOB BALLMAIER PHONE: (949) 278-7747 EMAIL:bob.ballmaier@sequoia-ds.com	CONTACT:	JUSTIN GRONENDYKE PHONE: (949) 244-3134 EMAIL: justin.gronendyke@sequoia-ds.com
		TENANT:	VERIZON WIRELESS 2770 SHADELANDS DRIVE BUILDING 11 WALNUT CREEK, CA 94598
POWER COMPANY:	PG&E		
TELCO COMPANY:	-		



2	REV PER PLANNING	NC	01/23/25
1	100% ZD's FOR SUBMITTAL	LS	12/03/25
0	100% ZD's FOR SUBMITTAL	RF	08/15/25
A	90% ZD's FOR REVIEW	SS	06/16/25
No.	Submittal / Revision	App'd	Date

Drawn: RC Date: 06/16/25

Checked: SS Date: 06/17/25

Project Number
NEVADA CITY WEST

Project Title

NEVADA CITY WEST
MONOPINE:
22044 PURDON RD
NEVADA CITY, CA 95959

Engineer Stamp

NOT TO BE USED
FOR CONSTRUCTION

Drawing Title

TITLE SHEET

Drawing Scale:	
----------------	--

AS NOTED

Date:

ZD

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TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

T-1

LEGEND							
— x —	CHAIN LINK FENCE	□	U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
— [] —	WOOD FENCE	⊕	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— OH —	OVERHEAD LINE	○	UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
— [] —	METAL FENCE	⊗	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
— · · —	GRADE BREAK	⊕	WATER VALVE	R/W	RIGHT OF WAY	OH	OVERHEAD
— - - —	RIGHT OF WAY LINE	⊙	FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
— - - -	CENTER LINE	⊕	GEODETIC MARKER	BCM	BRASS CAP MONUMENT	PED	PEDESTAL
- - - -	EASEMENT LINE	⊕	ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
— — —	BOUNDARY LINE			VB	VERTICAL BRIDGE		

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.
- THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- THIS SITE IS TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF NEVADA, COUNTY OF NEVADA, STATE OF CALIFORNIA.
- TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: IRON CREST NATIONAL TITLE COMPANY; ORDER NO.: IC-TWR-206190-C; CUSTOMER REFERENCE NUMBER: NEVADA CITY WEST; AND DATED: MARCH 18, 2025.
- THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: : DANIEL JARBOE, AN UNMARRIED MAN, DATED: MARCH 18, 2025.
- THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

SURVEY NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, ZONE TWO. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
- THE ACCESS EASEMENTS AND LEASE AREA LIE ENTIRELY WITHIN THE PARENT PARCEL. UTILITY EASEMENT IS TRAVERSING APN: 062-180-031-000
- THE ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC ROW.
- THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.
- THIS IS NOT A BOUNDARY SURVEY, IT IS AN EXHIBIT ONLY.
- AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LEASE OR EASEMENT AREAS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X", AREA OF MINIMAL HAZARD OF THE FLOOD INSURANCE RATE MAP, 06057C0375E, WHICH BEARS AN EFFECTIVE DATE OF 02/03/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TITLE INFORMATION

TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: IRON CREST NATIONAL TITLE COMPANY; ORDER NO.: IC-TWR-206190-C; CUSTOMER REFERENCE NUMBER: NEVADA CITY WEST. AND DATED: MARCH 18, 2025.

VERTICAL BRIDGE ENTITY

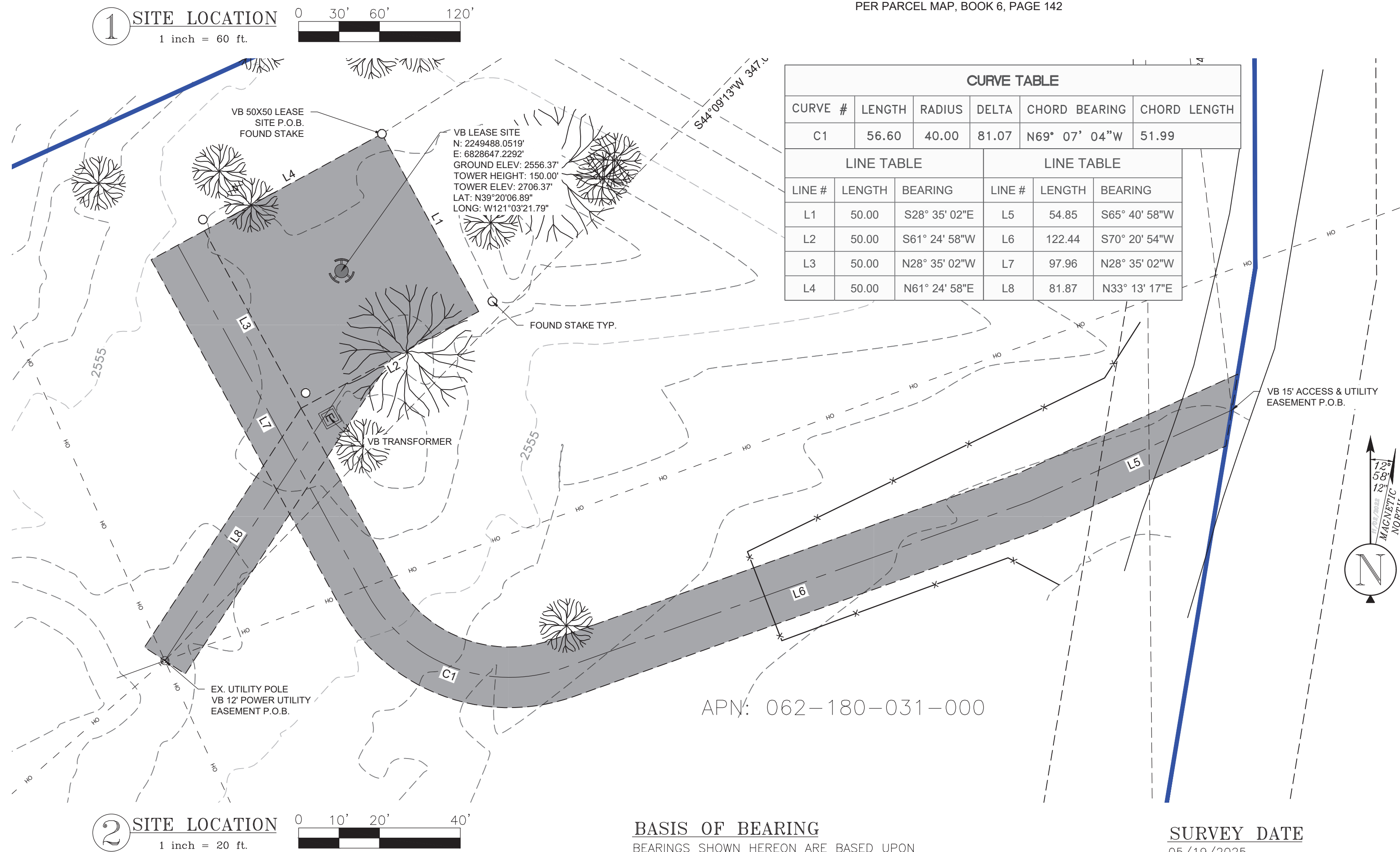
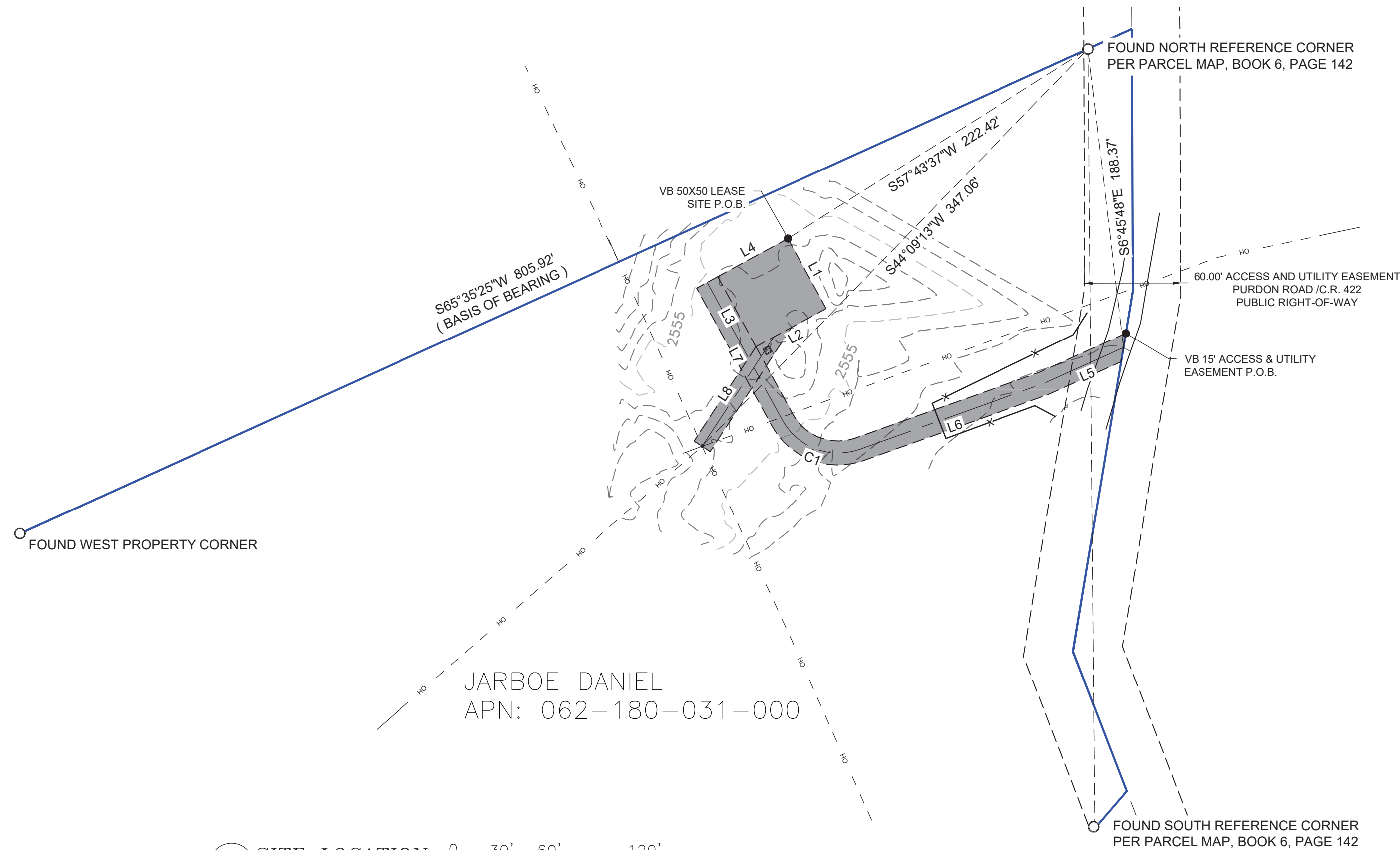
THE TOWERS, LLC

SURVEY CERTIFICATION:

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (ii) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.



VICINITY MAP



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE TWO, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

05/19/2025

BENCHMARK

NRC
NORTHING: 2249640.7270
EASTING: 6828845.2790
+2539.50'
OPUS POSITION
2249640.7270
6828845.2790
(A.M.S.L.)

UTILITY NOTE:

SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGAL DESCRIPTION:

SEE SHEET C-3 FOR A COMPLETE LEGAL DISCRIPTION FROM THE TITLE GURANTTEE PROVIDED BY THE CLIENT.

EXCEPTIONS:

NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-3 FOR A COMPLETE LIST OF TITL E EXCEPTIONS FROM THE TITLE GURANTTEE PROVIDED BY THE CLIENT.



VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487



0	FINAL SURVEY (PTR)	KT	12/16/25
A	SURVEY FIRST DRAFT	KT	07/17/25
No.	Submital / Revision	App'd	Date

Drawn: KT Date: 06/02/25

Checked: WDL Date: 06/02/25

Project Number NEVADA CITY WEST

Project Title

BTS ID: US-CA-5822
NEVADA CITY WEST
MONORINE:
22044. PURDON RD
NEVADA CITY,
CA 95959,
NEVADA COUNTY

Engineer Stamp



Drawing Title

SITE SURVEY

Drawing Scale: AS NOTED

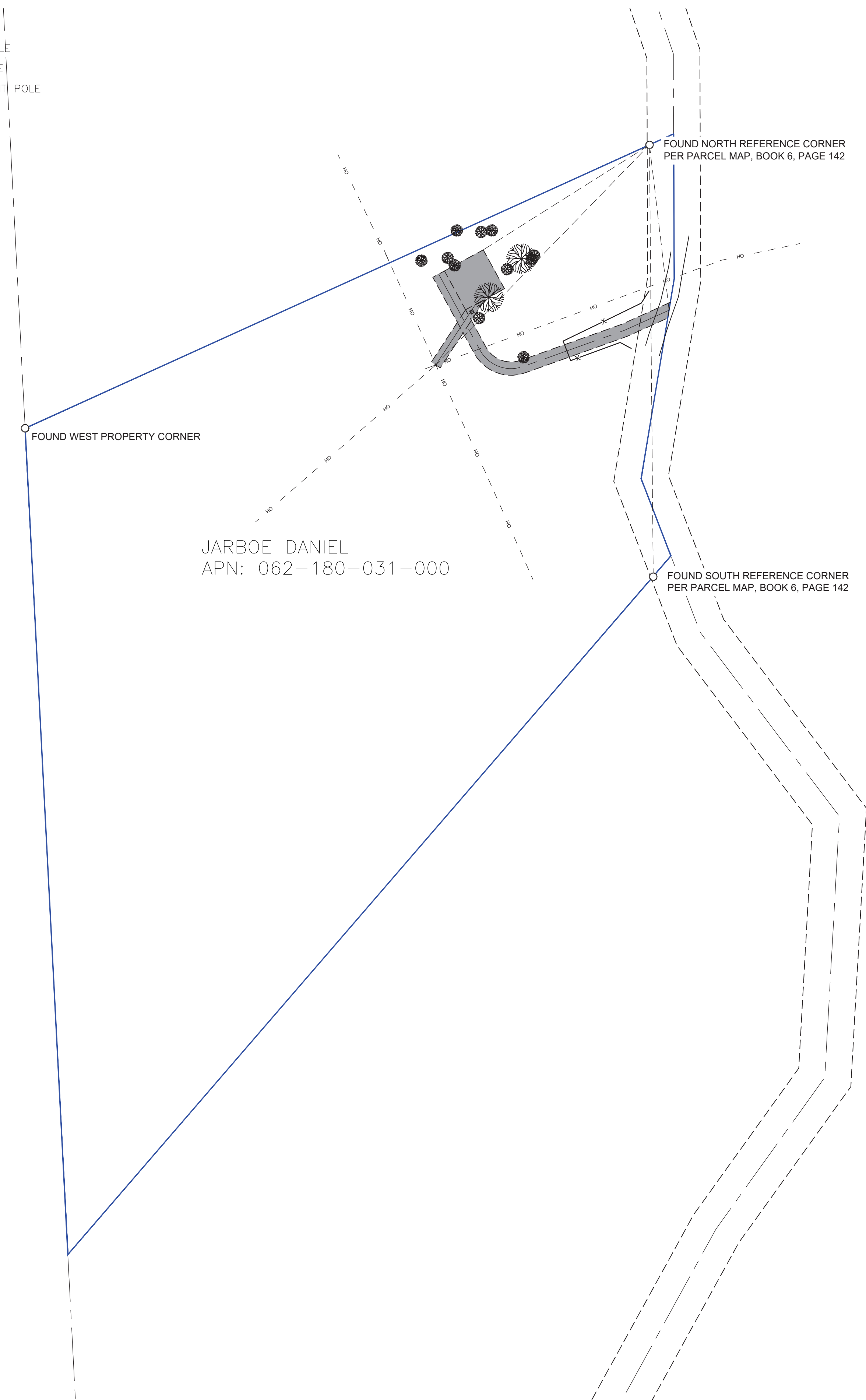
Date:

SU

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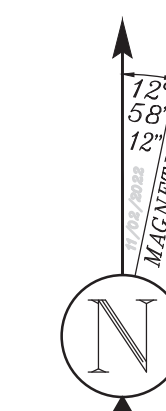
Drawing Number

C-1



① **SITE LOCATION**
1 inch = 80 ft.

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 40, 80, and 160, representing feet.



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NEVADA, STATE OF CA,
AND IS DESCRIBED AS FOLLOWS:

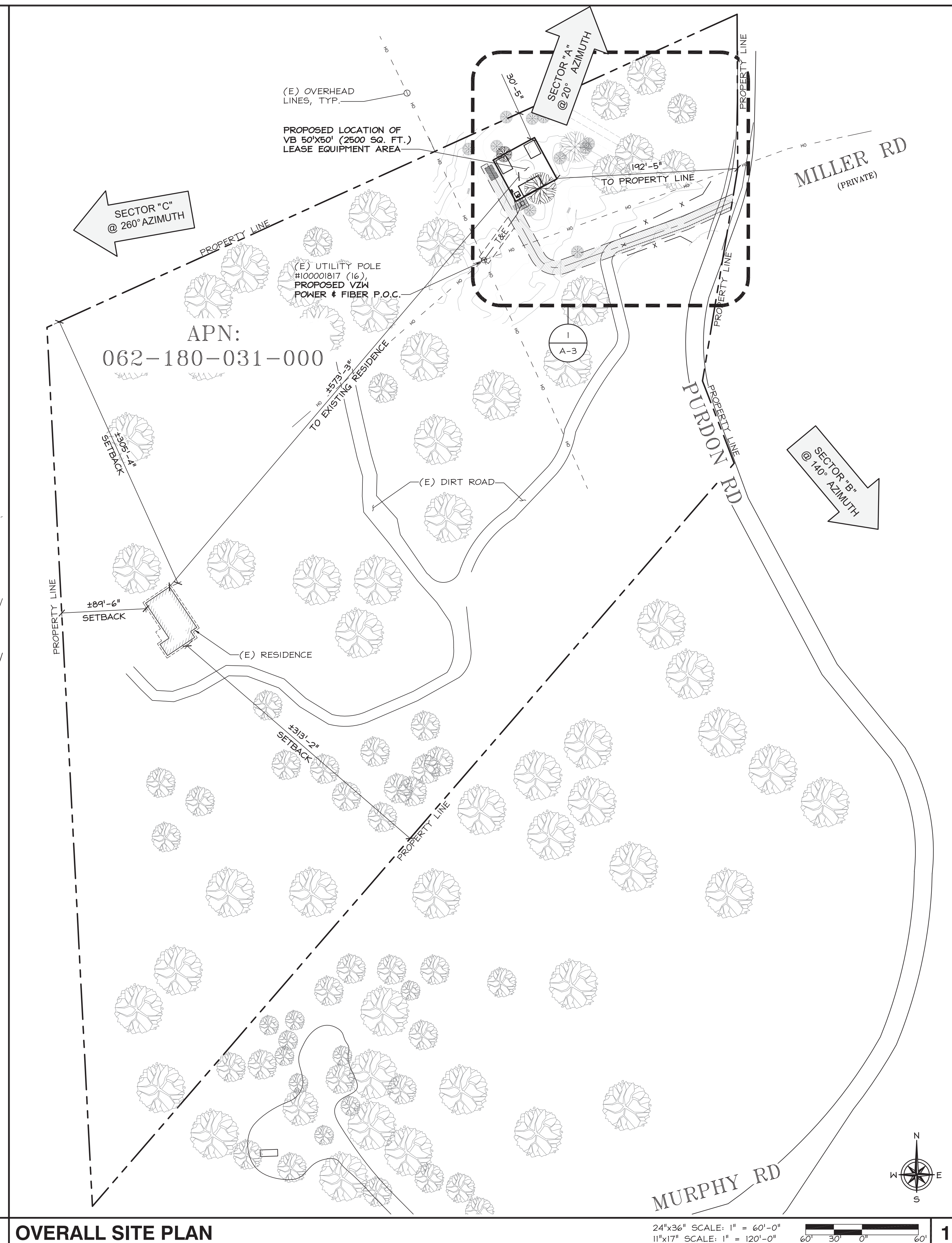
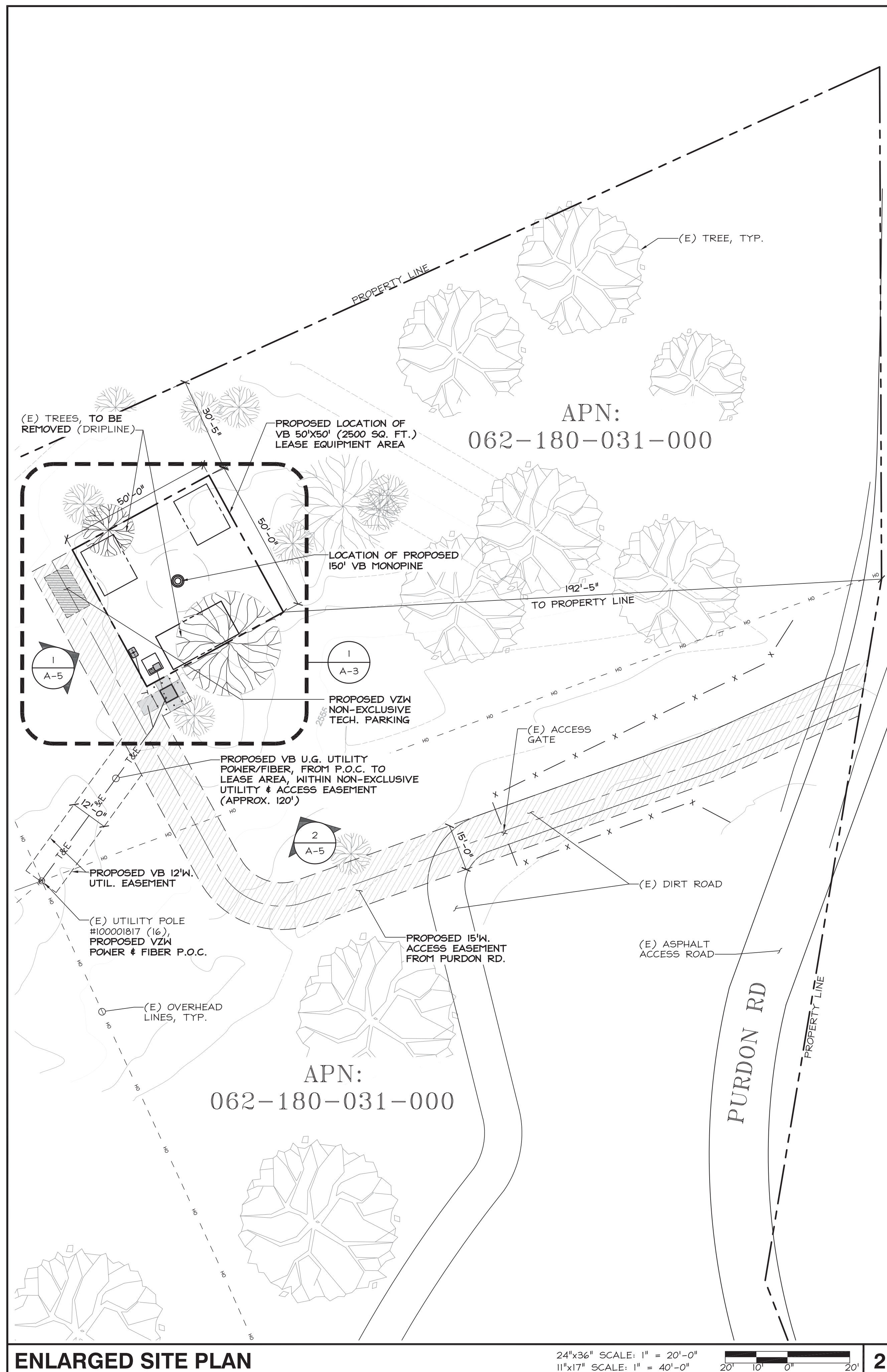
PARCEL B, AS SHOWN UPON THAT PARCEL MAP FOR H. CLEEK, BEING A PORTION OF THE SOUTHWEST QUARTER OF SEC. 14, T. 17N, R. 8E. M.D.B. &M., FILED IN THE OFFICE OF THE COUNTY OF NEVADA ON DECEMBER 4, 1973, IN BOOK 6 OF PARCEL MAPS, PAGE 142, OFFICIAL RECORDS.

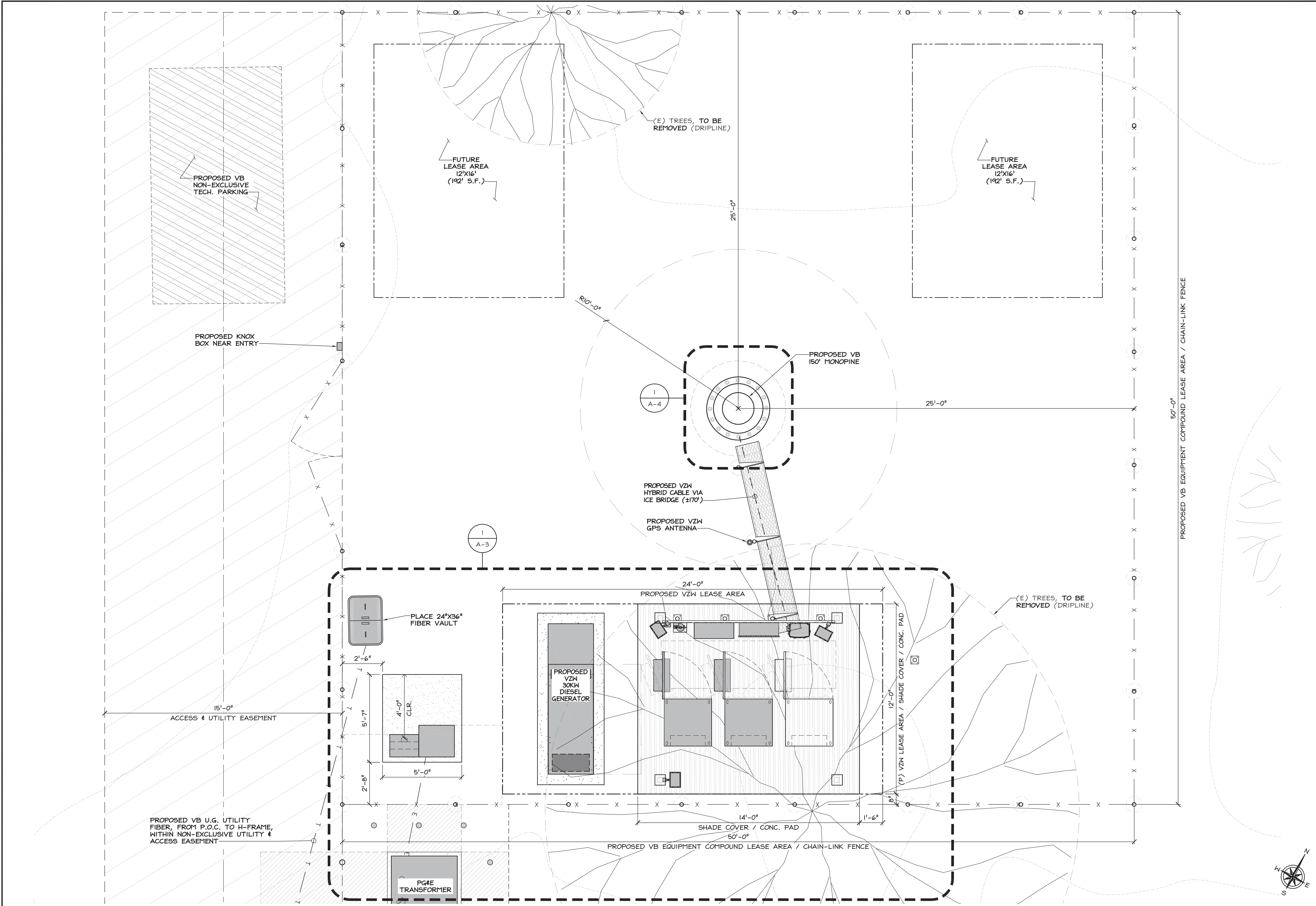
TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO DANIEL JARBOE, AN UNMARRIED MAN, FROM MELISSA R. MADIGAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND RECORDED ON OCTOBER 31, 2024 IN BOOK , PAGE.

BEGINNING AT A POINT SOUTH 57°43'37" WEST., A DISTANCE OF 222.42 FEET FROM THE FOUND NORTH REFERENCE CORNER, PER PARCEL MAP, BOOK 6, PAGE 142, SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 65°35'25" WEST., 805.92 FEET, BETWEEN THE FOUND NORTH REFERENCE CORNER AND THE FOUND WEST PROPERTY CORNER, PER SAID PARCEL MAP.; RUNNING THENCE SOUTH 28°35'02" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61°24'58" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 28°35'02" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 61°24'58" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT SOUTH 66°45'48" EAST, A DISTANCE OF 188.37 FEET FROM THE FOUND NORTH REFERENCE CORNER, PER PARCEL MAP, BOOK 6, PAGE 142., SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 65°35'25" WEST., 805.92 FEET, BETWEEN THE FOUND NORTH REFERENCE CORNER AND THE FOUND WEST PROPERTY CORNER, PER SAID PARCEL MAP., RUNNING THENCE SOUTH 65°40'58" WEST, A DISTANCE OF 54.85 FEET; THENCE SOUTH 70°20'54" WEST, A DISTANCE OF 122.44 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 81°04'04"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 56.60 FEET; THENCE NORTH 28°35'02" WEST, A DISTANCE OF 97.96 FEET TO THE POINT OF TERMINUS.

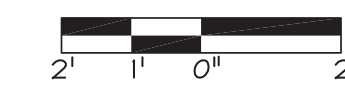
BEGINNING AT A POINT SOUTH 44°09'13" WEST., A DISTANCE OF 347.06 FEET FROM THE FOUND NORTH
REFERENCE CORNER, PER PARCEL MAP, BOOK 6, PAGE 142., SAID POINT ALSO HAVING A BASIS OF BEARING
SOUTH 65°35'25" WEST., 805.92 FEET, BETWEEN THE FOUND NORTH REFERENCE CORNER AND THE FOUND WEST
PROPERTY CORNER, PER SAID PARCEL MAP.; RUNNING THENCE NORTH 33°13'17" EAST, A DISTANCE OF 81.87 FEET
TO THE POINT OF TERMINUS.





EQUIPMENT COMPOUND PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



1

VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33467

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE,
SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

No.	Submit / Revision	App'd	Date
2	REV PER PLANNING	NC	01/23/25
1	100% ZD's FOR SUBMITTAL	LS	12/03/25
0	100% ZD's FOR SUBMITTAL	RF	08/15/25
A	90% ZD's FOR REVIEW	SS	06/16/25

Drawn: RC Date: 06/16/25
 Checked: SS Date: 06/17/25

Project Number
NEVADA CITY WEST

Project Title
NEVADA CITY WEST
MONOPINE;
22044 PURDON RD
NEVADA CITY, CA 95959

Engineer Stamp
NOT TO BE USED FOR CONSTRUCTION

Drawing Title
EQUIPMENT COMPOUND PLAN

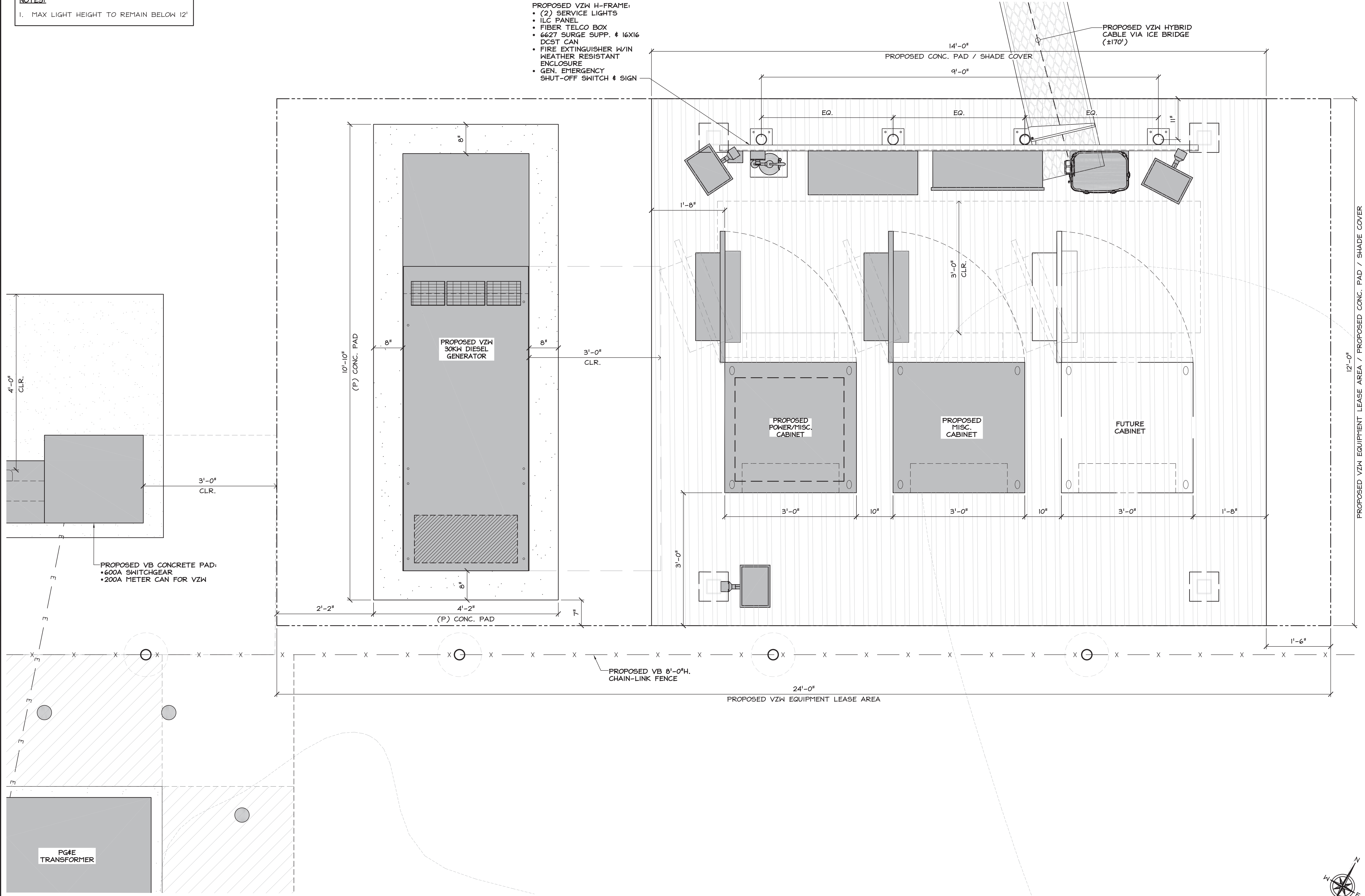
Drawing Scale:
AS NOTED
ZD
Date:

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Drawing Number
A-2

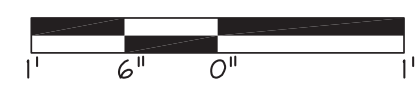
NOTES:
1. MAX LIGHT HEIGHT TO REMAIN BELOW 12'

- PROPOSED VZW H-FRAME:
- (2) SERVICE LIGHTS
 - ILC PANEL
 - FIBER TELCO BOX
 - 6627 SURGE SUPP. & 16X16 DCST CAN
 - FIRE EXTINGUISHER W/IN WEATHER RESISTANT ENCLOSURE
 - GEN. EMERGENCY SHUT-OFF SWITCH & SIGN



EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"



1

vertical bridge
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33467

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE,
SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

No.	Submit / Revision	App'd	Date
2	REV PER PLANNING	NC	01/23/25
1	100% ZD's FOR SUBMITTAL	LS	12/03/25
0	100% ZD's FOR SUBMITTAL	RF	08/15/25
A	90% ZD's FOR REVIEW	SS	06/16/25

Drawn: RC Date: 06/16/25

Checked: SS Date: 06/17/25

Project Number NEVADA CITY WEST

Project Title

NEVADA CITY WEST
MONOPINE;
22044 PURDON RD
NEVADA CITY, CA 95959

Engineer Stamp

NOT TO BE USED
FOR CONSTRUCTION

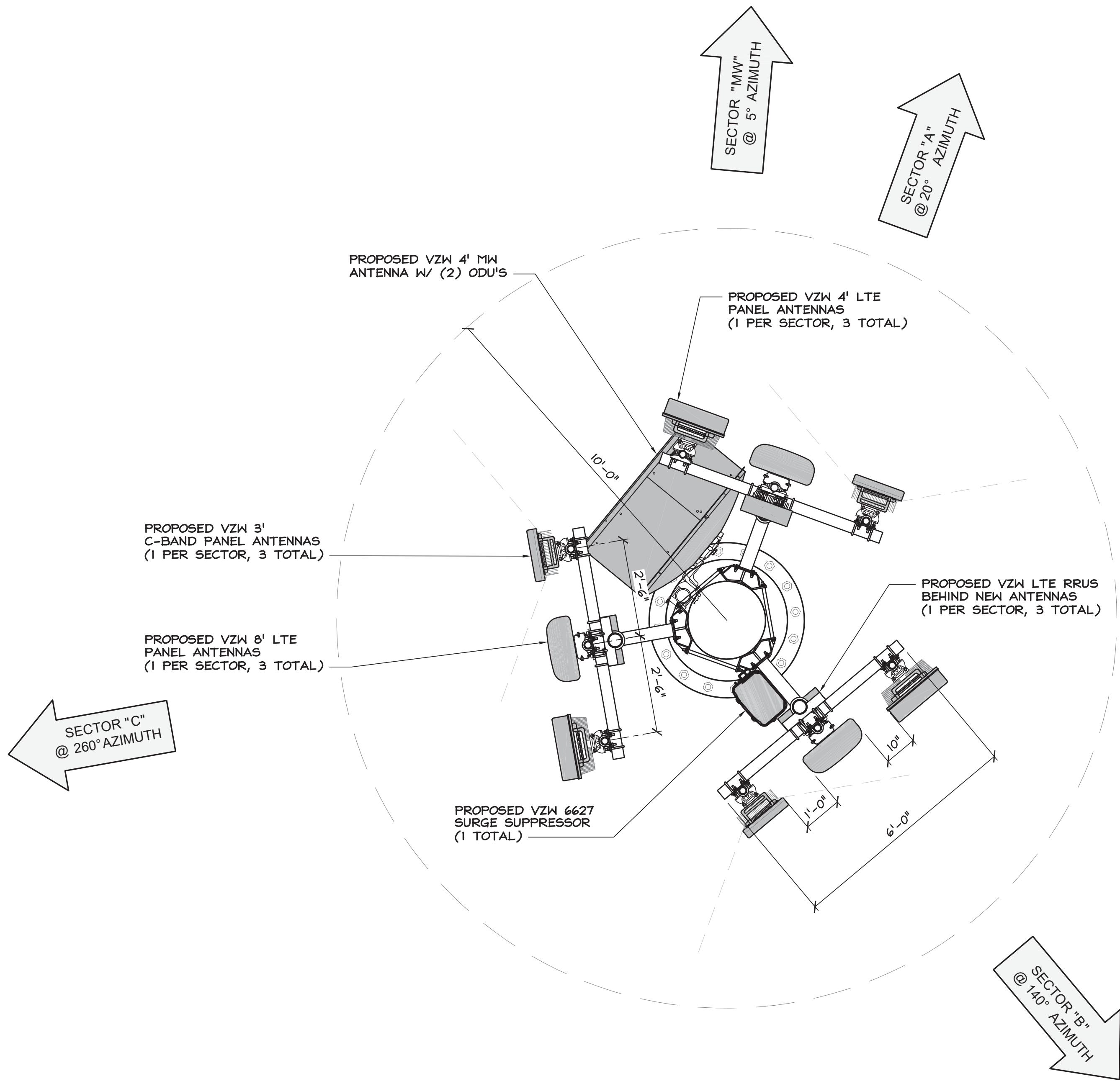
Drawing Title
EQUIPMENT
LAYOUT PLAN

Drawing Scale:
AS NOTED
Date:
ZD

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APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number
A-3

- NOTES:**
1. NEW VERTICAL BRIDGE ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR WRAPPED IN SOCKS TO MATCH MONOPINE.
 2. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.



PANEL ANTENNA RAD CENTER 140'-0" & 142'-8"
MW ANTENNA RAD CENTER: 110'-0"



ANTENNA LAYOUT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



1

vertical bridge
VERTICAL BRIDGE
OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33467

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE,
SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

2	REV PER PLANNING	NC	01/23/25
1	100% ZD's FOR SUBMITTAL	LS	12/03/25
0	100% ZD's FOR SUBMITTAL	RF	08/15/25
A	90% ZD's FOR REVIEW	SS	06/16/25

Drawn: RC Date: 06/16/25

Checked: SS Date: 06/17/25

Project Number
NEVADA CITY WEST

Project Title
NEVADA CITY WEST
MONOPINE:
22044 PURDON RD
NEVADA CITY, CA 95959

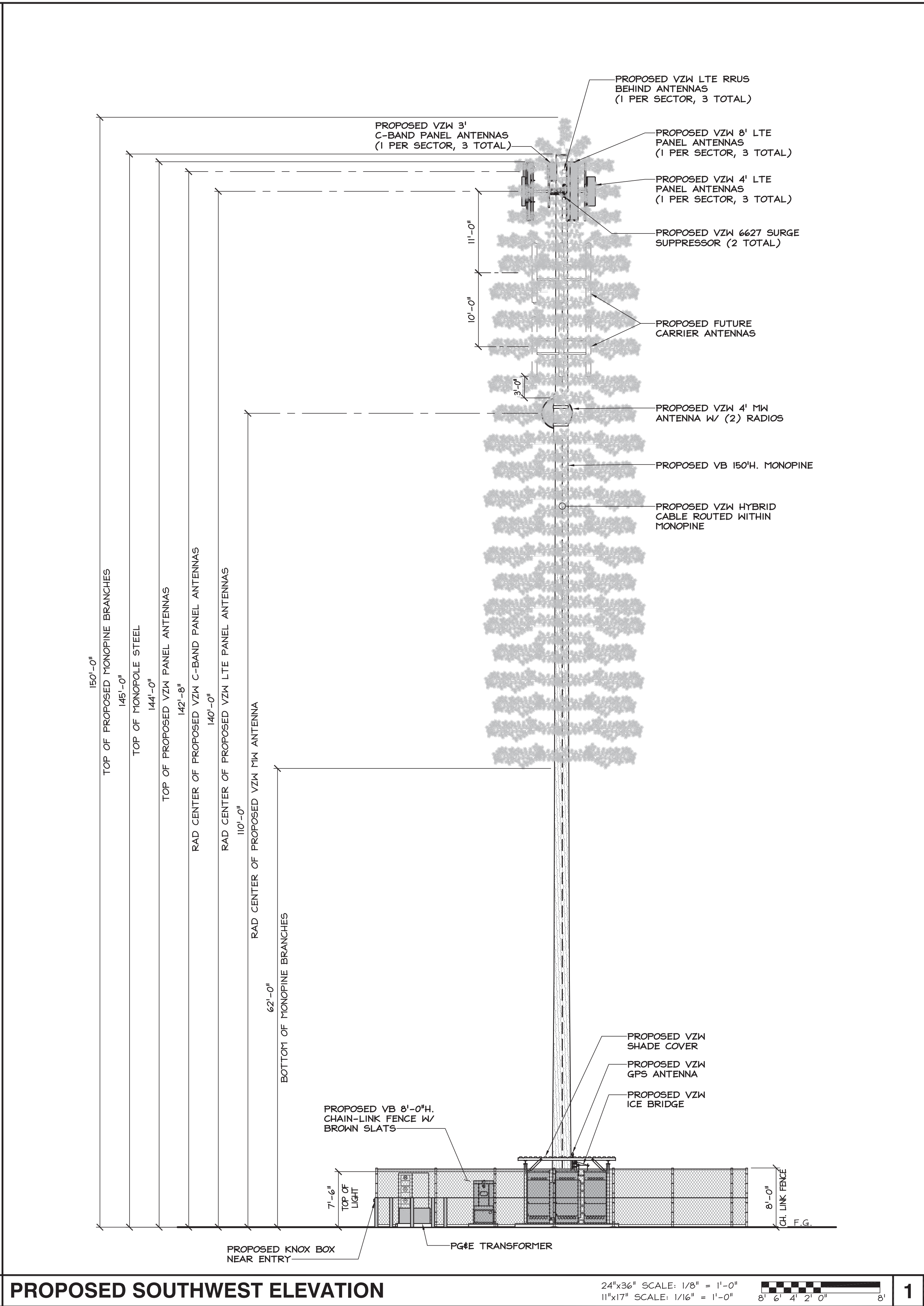
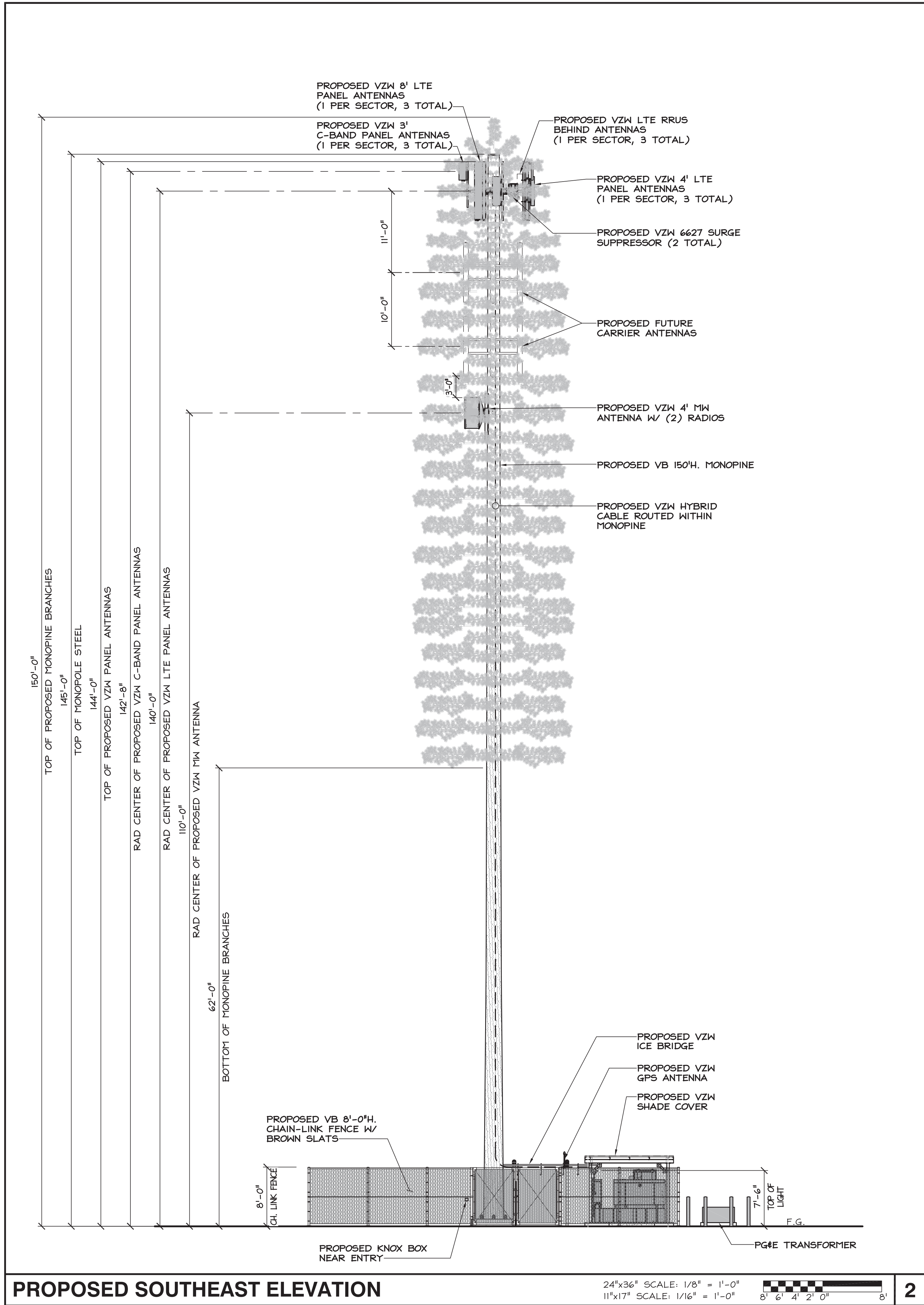
Engineer Stamp
**NOT TO BE USED
FOR CONSTRUCTION**

Drawing Title
**ANTENNA
LAYOUT PLAN**

Drawing Scale:
AS NOTED
Date:
ZD

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number
A-4



VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33467

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE,
SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

2	REV PER PLANNING	NC	01/23/25
1	100% ZD's FOR SUBMITTAL	LS	12/03/25
0	100% ZD's FOR SUBMITTAL	RF	08/15/25
A	90% ZD's FOR REVIEW	SS	06/16/25

No.	Submital / Revision	App'd	Date

Drawn: RC Date: 06/16/25

Checked: SS Date: 06/17/25

Project Number
NEVADA CITY WEST

Project Title
NEVADA CITY WEST
MONOPINE:
22044 PURDON RD
NEVADA CITY, CA 95959

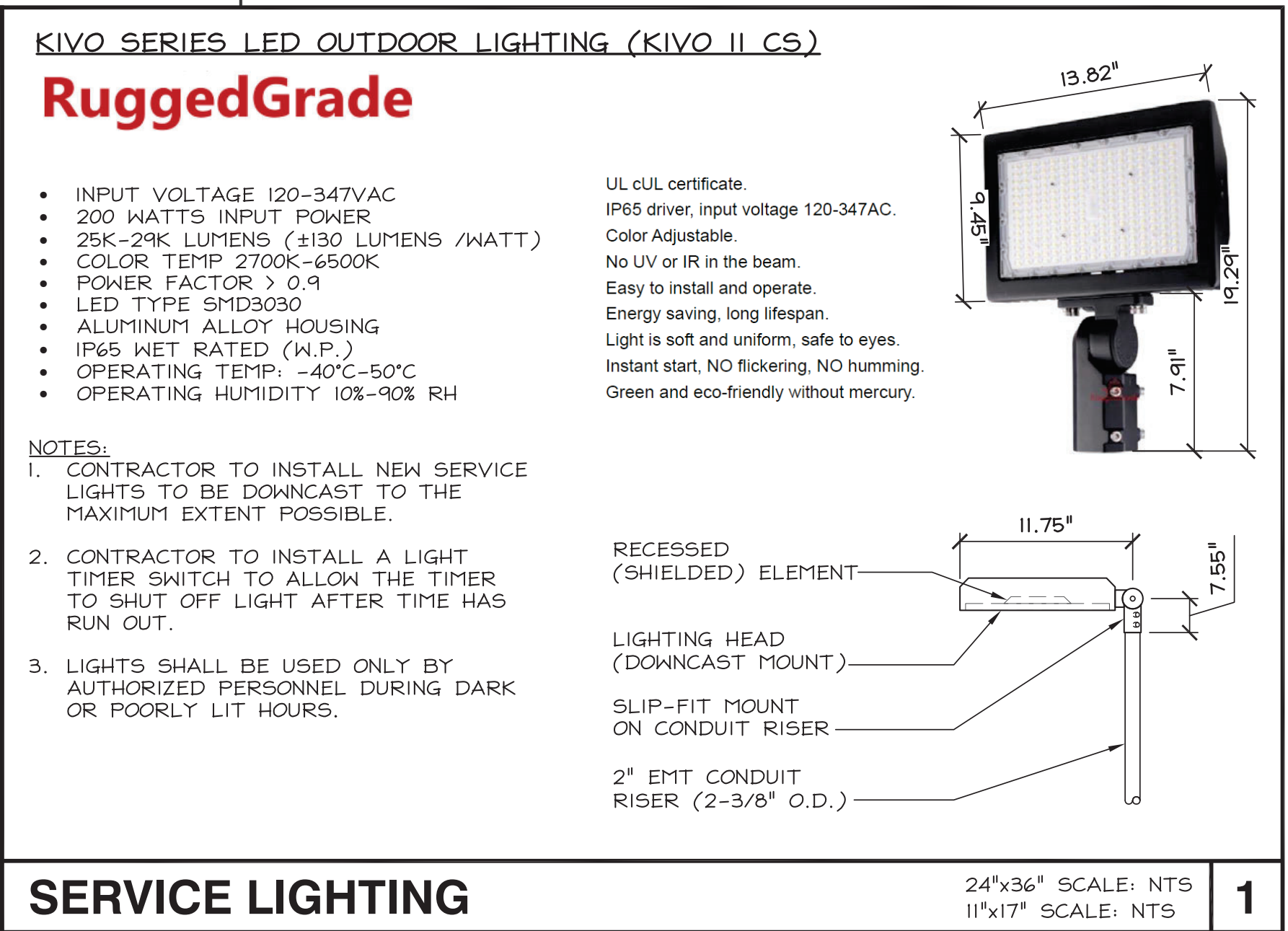
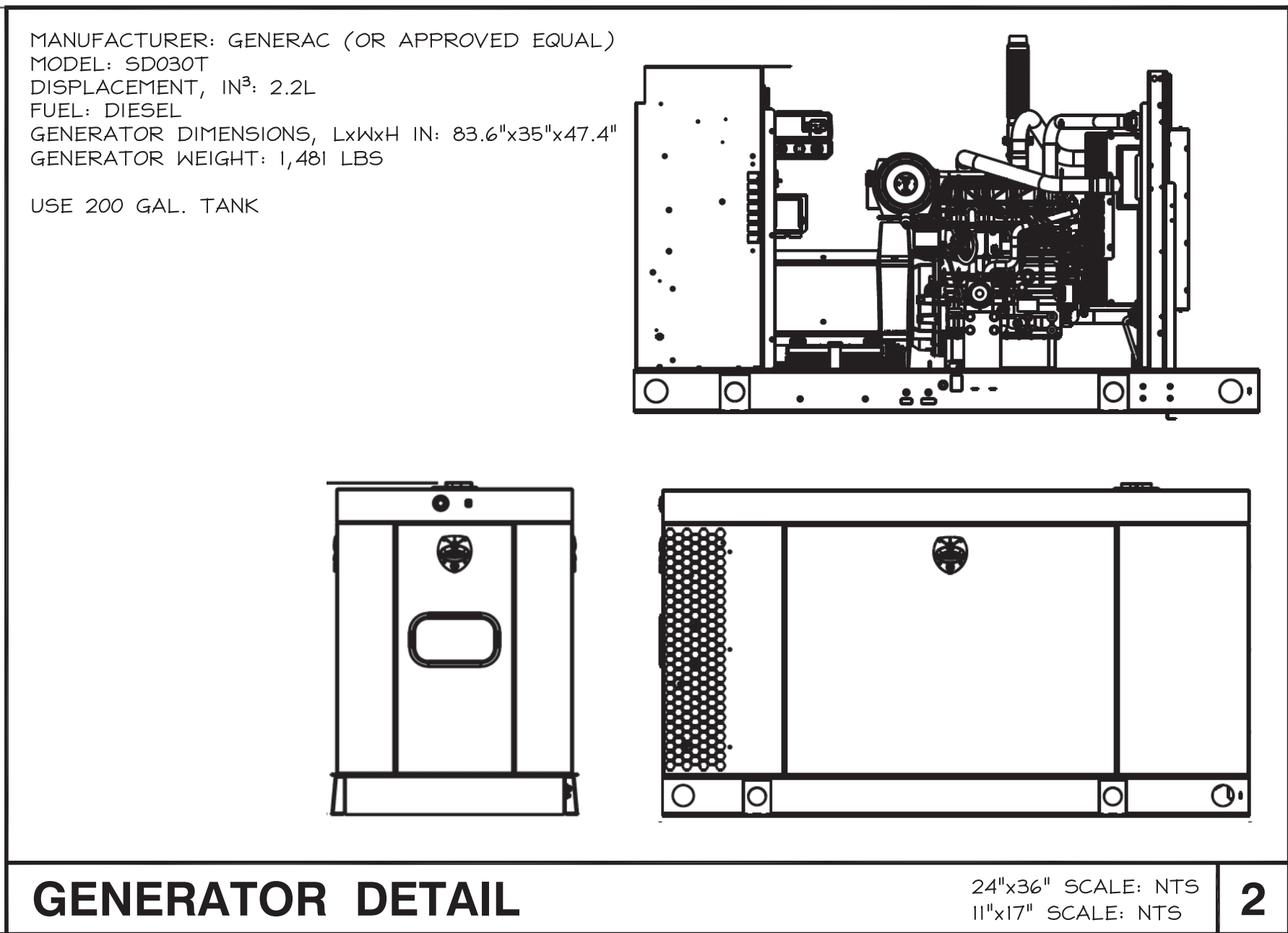
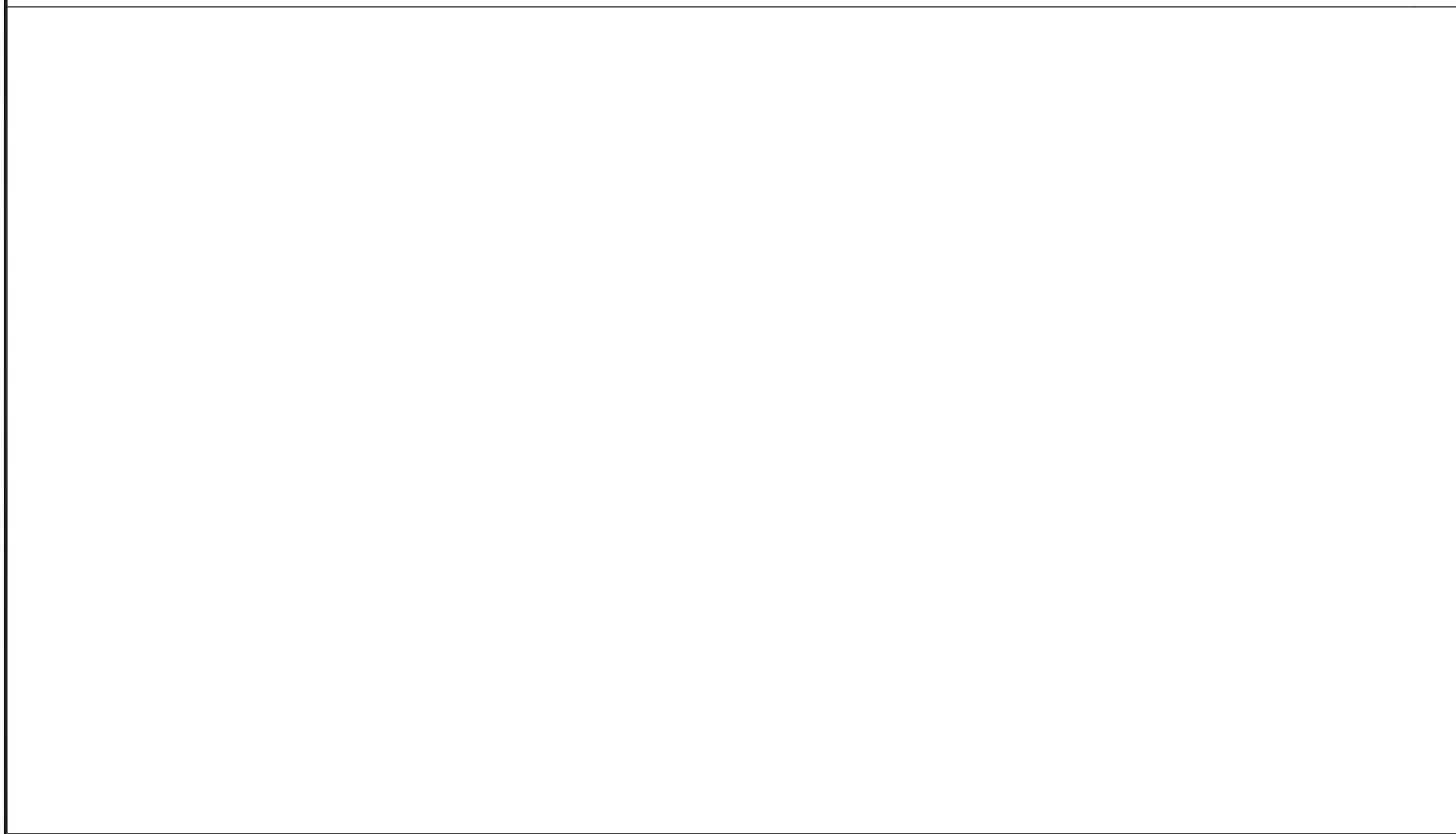
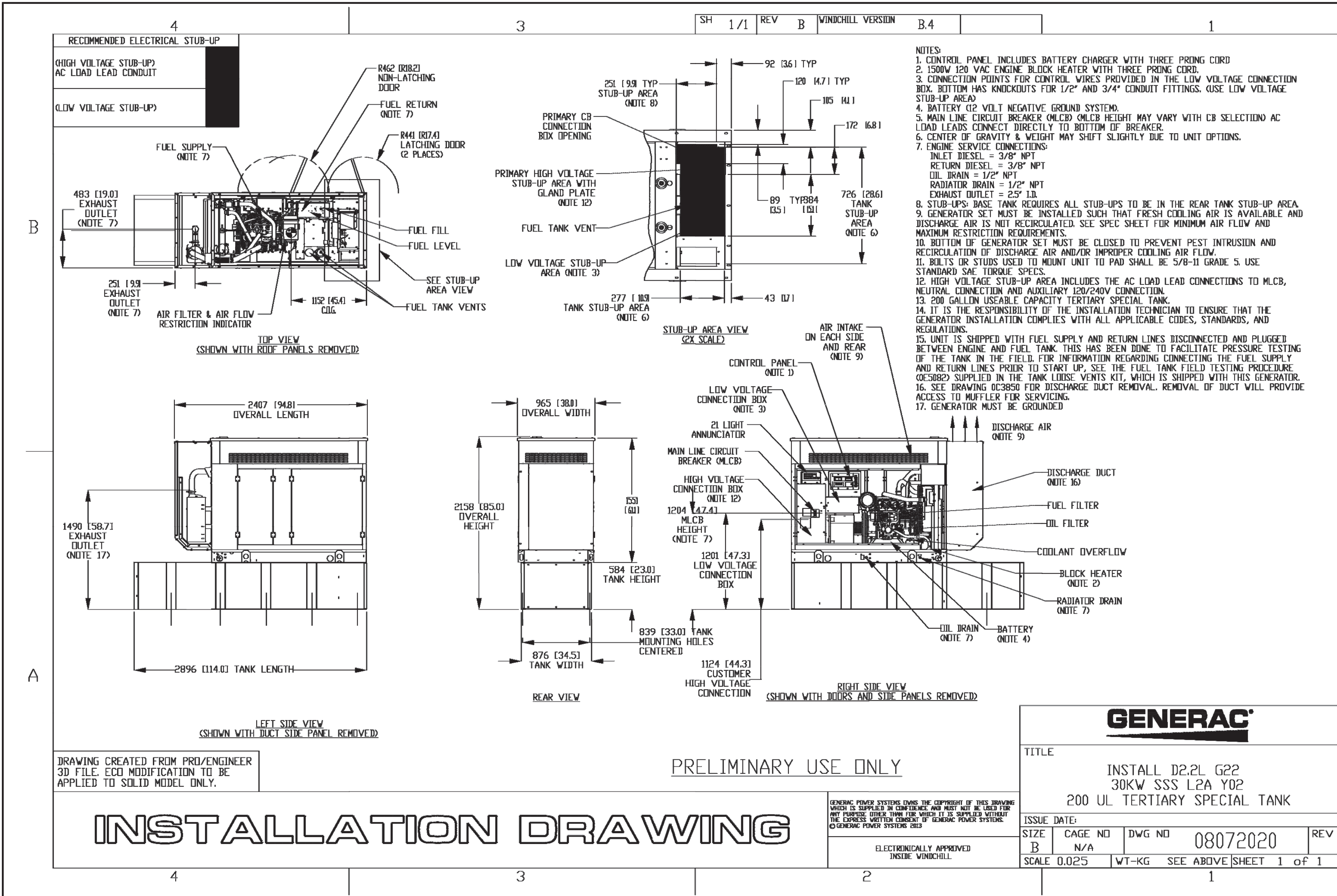
Engineer Stamp
NOT TO BE USED FOR CONSTRUCTION

Drawing Title
ELEVATIONS

Drawing Scale:
AS NOTED
Date: **ZD**

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Drawing Number
A-5



verticalbridge
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33467

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE,
SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

No.	Submit / Revision	App'd	Date
2	REV PER PLANNING	NO	01/23/25
1	100% ZD's FOR SUBMITTAL	LS	12/03/25
0	100% ZD's FOR SUBMITTAL	RF	08/15/25
A	90% ZD's FOR REVIEW	SS	06/16/25

Drawn: RC Date: 06/16/25
Checked: SS Date: 06/17/25

Project Number NEVADA CITY WEST
Project Title
NEVADA CITY WEST
MONOPINE:
22044 PURDON RD
NEVADA CITY, CA 95959

Engineer Stamp
NOT TO BE USED FOR CONSTRUCTION

Drawing Title
EQUIPMENT DETAILS
Drawing Scale: AS NOTED
Date:
ZD
Drawing Number D-1

From: [Tracy Hughes](#)
To: [Aleena Church \(CDA\)](#)
Subject: cel tower
Date: Friday, April 17, 2026 4:34:25 PM

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Hello , I am a resident right next to the proposed cel tower site.I am writing to voice my strenuous objection to placing the tower in that location. I have researched the negative effects of living in close proximity to these towers . I certainly don't want my family to be exposed to the potential health risks. I must insist that a different location be found for this project. Than you, Tracy Hughes

The Miller Road Community

Aleena Church, Assistant Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
P.O. Box 599002
Nevada City, CA 95959

Regarding: 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, Ca

File PLN25-0133; CUP25-0009; EIS25-0001

Dear Alenna Church,

We are writing to formally oppose the proposed communication tower on APN 062-180-031-000 located at 22044 Purdon Road in Nevada City, Ca. This proposal is inconsistent with the current character of our community and presents multiple risks, including decreased property values, increased fire hazards, introduction of industrial noise from a generator, light pollution, wildlife hazard, potential increased traffic for maintenance and destruction of current aesthetic value. The building of this planned communication tower will destroy our peaceful community.

While this area is not densely populated, it is home to a dedicated, vibrant community deeply committed to living in harmony with nature. The proposed communication tower threatens to destroy the eco-conscious, tranquil community we have carefully cultivated over the years. The property owner, Daniel Jarboe, is a new resident and may not realize how out of step with the community a communication tower would be.

The zoning of the surrounding land as open space, agricultural and forest aims to protect natural resources, encourage low-intensity development, and manage forest land in conjunction with agriculture. The surrounding parcels are OS, FR-40, AG-20 AG-40, zoning designed to preserve and protect natural, undeveloped land, habitats, and near by state park land. Development should be restricted to maintain environmental, aesthetic, and public health benefits.

The value of this land lies in its tranquility. Our community is dedicated to preserving wildlife, and the scenic beauty of our surroundings. A communications tower would fundamentally destroy this ecological haven, crashing the property values that are predicated on peace and nature.

We have outlined below our primary objections to the communication tower being built:

DESTRUCTION OF COMMUNITY

The proposed structure disrupts the character, aesthetic, and social cohesion of our neighborhood.

- Visual Pollution: The tower will be an industrial blight, that ruins the scenic beauty, tranquility, and character of the area.
- Irreconcilable Land Use: A communication tower is inappropriate for this rural zone.
- Loss of Community Character: The tower is a symbol of urban encroachment that breaks the sense of a rural community.
- Property devaluation

FIRE DANGER

There are legitimate concerns about communication towers, both catching fire spontaneously due to an electrical or mechanical failure, and also increased vulnerability of communication towers to fail in a fire due to damage or loss of power, especially in our high fire danger area. There are well documented fires, collapse, falling debris, and other dangers caused by communication tower accidents. Communication towers pose significant risks and hazards due to their combination of high-powered electrical equipment, backup batteries, and densely packed electronics and near by stores of gasoline. All communication towers are electrical devices and can catch fire. As electrical fires they cannot be put out by water directly due to the risk of electrocution.

RISKS TO WILDLIFE AND THE ENVIRONMENT

Communication towers pose risks to wildlife primarily through two mechanisms: physical hazards, such as collisions, and potential physiological and behavioral disruption caused by radiofrequency (RF) radiation

Communication towers, particularly tall, guy-wired, and lighted structures, present a significant collision risk to birds and bats, especially nocturnal species.

- Guy Wires: These support cables are often difficult for birds to see, leading to fatal collisions, particularly during night flights or inclement weather.
- Lighting: Lights can attract and disorient migrating birds, causing them to aggregate and circle the tower, where they may collide with the structure or die from exhaustion.
- Location: Towers located in or near migratory flight corridors and along ridge lines pose great danger.
- Disrupted Orientation and Migration: Many species, including birds and bees rely on the Earth's natural magnetic fields for navigation (magnetoreception). Anthropogenic RF fields can interfere with this natural compass, leading to disorientation, impaired foraging, and an inability to return to nests or dens.

- **Reproductive and Developmental Issues:** Studies have reported decreased reproduction rates, altered embryonic development, reduced egg laying in birds and insects, and increased mortality in tadpoles exposed to radiation from phone masts.
- **Behavioral and Physiological Changes:** Research indicates impacts such as increased stress, altered metabolism, suppressed immune responses, and changes in behavior (e.g., aggression, decreased appetite, hyperactivity) in various animals and livestock exposed to RF radiation.
- **Impact on Insects and Pollinators:** Insects, particularly bees, are highly vulnerable to RF radiation, which may contribute to colony collapse disorder. The higher frequencies used in 5G networks may be especially harmful to insects due to their small size, leading to increased radiation absorption and potential heating effects.
- **Damage to Flora:** Long-term field studies have found damage to trees located near cell towers, with symptoms like leaf loss, bark damage, and stunted growth observed on the side of the tree facing the antenna.

Current U.S. exposure guidelines were designed for humans based on short-term heating effects and do not adequately protect wildlife from long-term, low-level exposures or non-thermal biological effects. Scientists and environmental groups are calling for new, specific regulations and environmental impact reviews to protect flora and fauna.

VISUAL/LIGHT POLLUTION

The lighting for the tower will disrupt night skies, and disruption to wildlife.

- **Visual Pollution:** Towers can be considered "eyesores" that degrade scenic corridors and residential views, particularly when they feature bright lighting.
- **Safety and Health:** Intense tower lights can cause "night blindness" for drivers and pedestrians and disrupt sleep patterns for nearby residents.
- **Environmental Impact:** Artificial light from towers disorients wildlife, including migrating birds.

NOISE POLLUTION

- **Disturbance of Quiet Enjoyment:** The tower will bring noise, traffic, and strangers (maintenance crews) into a quiet, peaceful neighborhood..
- **Diesel engines** produce a low-frequency rumble that can carry further and feel more "intrusive" than higher-pitched gas generators. Sound travels incredibly well in the surrounding area, and when in operation the generator will be a great disturbance to the peace of the area.

We trust that the significant community opposition will guide your decision-making process, leading to the rejection of this communication tower, thereby upholding trust in our local government.

Regards,

Residents of Miller Road

Name _____ Signature _____

Name _____ Signature _____

Name _____ Signature _____

Name _____ Signature _____

Name _____ Signature _____

Name _____ Signature _____

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Name_____ Signature _____

From: [deborah swan](#)
To: [Aleena Church \(CDA\)](#)
Subject: No Purdon Cell tower permit!
Date: Wednesday, April 15, 2026 7:32:34 PM

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Hello , I am a landowner on Purdon Rd. On Gray Lane below the proposed cell tower. I strongly encourage you to Vote No on going forward with this as it has to many questionable impact's on our community... health to immediate people that dwell within it's range... My biggest personal concern is the increased commercial traffic to manage it along with fuel deliveries to it's generator store's... Purdon is already greatly impacted by the traffic from South Yuba State Park. It is 1 lane and overgrown . The heightened fire risk of a commercial project is too much for a community burdened with clearing properties in a high risk fire area..

Please say no to this too quickly and unthoughtful project.

Deborah Swan 13036 Gray lane.

From: [Paul Steege](#)
To: [Aleena Church \(CDA\)](#)
Subject: Proposed cell tower at 22044 Purdon Road, Nevada City
Date: Friday, April 17, 2026 8:38:31 AM

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Dear Ms. Church—

I am writing in regards to the proposed communications tower on APN 062-180-031-000 (22044 Purdon Road, Nevada City). I live at 13694 Miller Road, Nevada City—approximately 1000 ft from the site of the proposed tower. Although I understand the need/desire for expanded cell coverage throughout the County, particularly on the San Juan Ridge, the proposed siting of this tower has a number of problems, all of which are related to the fact that it would be too close to homes. My main concerns are the following:

- Visual: the tower itself would be an eyesore as would the fencing enclosing it.
- Property values are adversely affected by the addition of cell towers to a neighborhood.
- Fire risk: fires caused by lithium ion batteries, which are part of these installations, are extremely difficult to extinguish.
- Light pollution is an annoyance to people living nearby and harmful to many species of wildlife.
- Adverse health effects related to EMF radiation. Many people are sensitive to the radiation emitted by cell towers.

For all of the above reasons, I urge you and your fellow planners to deny the permit for this tower. There are more suitable locations away from homes.

Thank you for your consideration,
Paul Steege
13694 Miller Road
Nevada City

From: [Caitlin Atkinson](#)
To: [Aleena Church \(CDA\)](#)
Subject: Proposed communication tower on APN 062-180-031-000 located at 22044 Purdon Road
Date: Friday, April 17, 2026 7:35:48 AM

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Regarding: 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, Ca File PLN25-0133; CUP25-0009; EIS25-0001

Dear Aleena Church,

I am writing to voice my concerns regarding the proposed communication tower on APN 062-180-031-000 located at 22044 Purdon Road in Nevada City, Ca.

Having grown up in this neighborhood, I have long valued the peace and beauty of the surrounding open spaces, agricultural land and forested state park. This proposed development would irrecoverably alter the setting and neighborhood. The very reason most of the people that live in the surrounding area is because they value the character of the neighborhood—the aesthetic, the ecological support, a tower would this rural community.

This is an entry point to a prominent state park, the Yuba river and Purdon crossing is a destination, and the beauty of the surrounding area should be kept for visitors and locals alike. Installing a communication tower will degrade the visual integrity of the river canyon gateway and disrupt the established character of our residential community.

Both my uncle and mother live on neighboring parcels, they are in their 80's and their land will be passed on. I worry that when this happens the value of the land will be severely degraded by the communication tower. It will severely decrease the value of property, both for any kind of sale, but also for my own personal enjoyment of the land.

I also worry for surrounding wildlife, especially migrating birds, bees and bats, we have many ponds and wetlands in surround parcels. The actual tower itself can cause an increase in deaths due to collisions and the behavior and physiological state of the animals can be severely effected by the radiofrequency radiation. While deemed safe for humans, it is not safe for the birds, bees and bats. The lights are also disruptive to animals, as well as humans.

I am also concerned about the increased risk of fire danger, there have been a number of towers that have had issues and started fires in the past. In a fire-wise community, where fire is a top concern this is a real danger. Also, in the event that there is a fire the risk of spreading or increasing that fire from the storage of gas, and tower itself in much higher.

In addition the diesel generator is going to create noise pollution. This is a location that frequently loses power, both in winter and in summer(when it has been cut due to fire danger.) The noise of the generator will travel far, sound carries incredibly well in the hills that surround the proposed location.

I hope that the county sees the value in the community and land, in people and wildlife who live in the area and rejects this proposed tower.

Kind regards,

Caitlin Atkinson

Caitlin Atkinson

415-308-4606
caitlinatkinson@me.com

From: [Juan Hughes](#)
To: [Aleena Church \(CDA\)](#)
Subject: Proposed Verizon cell tower at 22044 Purdon Rd Nevada City
Date: Monday, April 6, 2026 9:23:25 PM

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Hello Aleena, my name is Juan Hughes & I live at 13650 Murphy Rd, Nevada City, a property right next to 22044 Purdon Rd.

I received a notice from the county regarding this project, I am greatly concerned & frankly very much against having a cellphone tower so close to my home, I am certain there are other locations where Verizon could install a tower in the vicinity without having to be so close to people's residences. I go through great lengths to live away from such disruptive technology & having a tower installed right next to my home is something I really do not want. I urge the planning department to look for an alternate location for this tower that is not so close to people's homes.

Thank you for your attention to this matter.

Sincerely,

Juan Hughes

From: [Julie Bottini](#)
To: [Aleena Church \(CDA\)](#)
Subject: Proposed Verizon tower installation at 22044 Purdon Road
Date: Wednesday, April 15, 2026 2:13:46 PM

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I'm writing to express my concern for the proposed Verizon tower installation on Purdon Road on the San Juan Ridge. My home of 37 years is located directly across the road from the proposed site.

I have two concerns regarding this installation.

First is my concern for the degradation of the character of the neighborhood/community that those of us who live here are rooted in and who consider this area our sanctuary. We are a diverse community, families with kids, artisans, professional people, retired people. Some have lived here many, many years and some are relative newcomers. But we all have in common our love for the serenity and purity of the forest that our homes are situated within. We are a community that works together to create a peaceful, supportive neighbor network for each other and work hard within our network to create a Firewise Community.

Miller Road, adjoining Purdon Road at the site of the proposed tower, is part of the Montezuma Ridge fuel break and we work hard to keep it that way. The area is included in the larger Yuba Rim fuel break and we have received a grant to work with the county to clean up and maintain the roadside along Purdon, creating a 30 ft clearance along each side of the road, to permit safe evacuation in case of fire. A cell tower amidst all this seems to be incongruous with the efforts to maximize fire resilience and would be considered by all in the neighborhood a source of concern as a potential fire ignition point.

As a property owner within 1000 ft of this proposed project, I have concerns regarding the studies and stories we have all seen about the negative health affects that those residing in the 1000 ft zone around these towers have experienced or may experience in future.

I also have concerns for the degradation of the area, with the iinstallation of this tower. An industrial scale installation, right in the middle of a quiet, rural neighborhood will contribute to visual pollution, sound and light pollution. And as Realtor, i know all too well how these types of installations diminish the property values of the homes surrounding them.

I'm all for improving communication infrastructure in rural areas and would welcome increased cell capability in my community. But at the risk of sounding "not in my neighborhood" I would like to request, that if this project is "inevitable" and will go forward, that a less impactful location be found, rather than at the hub of this rural neighborhood.

Thanks for the opportunity to express my concerns and those of my neighbors regarding this

negatively impactful proposal for our home.

Julie Bottini

Julie Bottini

Coldwell Banker Grass Roots Realty

530-277-9040

jbottini1@gmail.com

167 S. Auburn Street, Grass Valley, CA 95945

Cal Lic # 01955155

From: [Nels Atkinson](#)
To: [Aleena Church \(CDA\)](#)
Subject: Purdon Road cell tower public comment
Date: Friday, April 17, 2026 5:03:41 PM
Attachments: [communication_tower_letter\(1\).pdf](#)

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Hello Aleena

Attached is a petition letter signed by neighbors of the proposed tower. The signature page of those signing it. And a copy of the online signatures for the same letter. The letter/ petition is attached as a pdf file here.

Thank you.

Nels Atkinson

(530)913-0399

Purdon Road resident



Summary



Podcast



Petition Signatures PDF

NAME (PRINT)	STREET ADDRESS	SIGNATURE
Ed SHEFFNER	13920 MILLER RD	E. Sheffner
JANET SHEFFNER	13920 MILLER RD	Janet Sheffner
Linda Dawson	13919 Miller Rd	Linda Dawson
John Ficklin	14579 Alhambra	John Ficklin
Si Thacker	13996 Miller Rd	Si Thacker

Angie Toney	13100 Miller Rd	Angie Toney
Beverly Schorr	13696 Miller Rd	135 Schorr
Karuna Thompson	13147 Vista Knls	Karuna Thompson
Gabriel Cuppett Michelsen	13117 Vista Knls	C7X
Barbara Cuppett	13147 Vista Knls	A Cuppett
Rose Lundy	13602 Miller Rd	Rose Lundy
Heather MacAdam	14431 Bequest Drive NC	Heather MacAdam
Nikos Honner	13697 Miller rd, NC	Nikos Honner
Sue Aladdin	20542 Lost River Rd	Sue Aladdin
Roy Johnson	20542 Lost River Rd	Roy Johnson
Jon Klinghofer	20542 Lost River Rd	Jon Klinghofer
Tina Jensen	13694 Miller Road	Tina Jensen
PAUL STEER	13694 Miller Road	PAUL STEER
Barbara Getz	21618 Lost River Rd	Barbara Getz
Michael Getz	21618 Lost River Rd.	Michael Getz



Name	City	State	Postal Code	Country	Signed On	
nels atkinson	Nevada City	CA	95959	United States	2026-04-08	
Caitlin Atkinson	Nevada City	CA	95959	United States	2026-04-08	
Si Thacker	Nevada City	CA	95959	United States	2026-04-08	
Abra Adams	North San Juan	CA	95960	United States	2026-04-08	
Ed Sheffner	Nevada City	CA	95959	United States	2026-04-08	
Julie Bottini	Nevada City	CA	95959	United States	2026-04-08	
Allison Silva	Nevada City	CA	95959	United States	2026-04-08	
Tina Tesene	Nevada City	CA	95959	United States	2026-04-08	
Robert Pollacek	Nevada City	CA	95959	United States	2026-04-08	
Tamara Sindorf	Nevada City	CA	95959	United States	2026-04-08	
Daphne Greene	Diana TX	75640	United States	2026-04-08		
steve michelsen	Nevada City	CA	95959	United States	2026-04-08	
Kristina Lynn McCarty	North San Juan	CA	95960	United States	2026-04-08	
Janine Rickard	Nevada City	CA	95959	United States	2026-04-08	
Kim Kinjo	North San Juan	CA	95960	United States	2026-04-08	
Pascal Robert	North San Juan	CA	95960	United States	2026-04-08	
Julie Childs	Nevada City	CA	95959	United States	2026-04-08	
Ruby Turple	Oroville	CA	95966	United States	2026-04-08	
Neena McNair	North San Juan	CA	95960	United States	2026-04-09	
Karouna Thompson	Nevada City	CA	95959	United States	2026-04-09	
Wendy Boes	Nevada City	CA	95959	United States	2026-04-09	
James Graham	Nevada City	CA	95959	United States	2026-04-09	
James Gillespie	Nevada City	CA	95959	United States	2026-04-09	
Melissa Thomas	Nevada City	CA	95959	United States	2026-04-09	
Allison Green	North San Juan	CA	95960	United States	2026-04-09	
Triton Green	North San Juan	CA	95960	United States	2026-04-09	
Alexis Beyer	Nevada City	CA	95959	United States	2026-04-09	
Alison Osborn	Grass Valley	CA	95945	United States	2026-04-09	
Michael Garitty	Nevada City	CA	95959	United States	2026-04-09	
Carter Depue	Grass Valley	CA	95945	United States	2026-04-09	
Karla Arens	Nevada City	CA	95959	United States	2026-04-09	
Jaimon Million	Nevada City	CA	95959	United States	2026-04-10	
Antoinette Quintal	Nevada City	CA	95959	United States	2026-04-10	
Penelope St Claire	North San Juan	CA	95960	United States	2026-04-10	
Michelle Blackburn	Nevada City	CA	95959	United States	2026-04-11	
Jaxon Green	North San Juan	CA	95960	United States	2026-04-11	
Alexander Ortega	Grass Valley	CA	95945	United States	2026-04-11	
Gaige Crawford	Rough and Ready	CA	95975	United States	2026-04-11	
Cody Jiannino	Grass valley	CA	95949	United States	2026-04-11	
lance atencio	North San Juan	CA	95960	United States	2026-04-11	
Paytyn fogarty	Nevada City	CA	95959	United States	2026-04-11	
Bryce Kersey	North San Juan	CA	95960	United States	2026-04-11	
Cayden Hagel Hagel	Nevada City	CA	95959	United States	2026-04-11	
Diane Cherry	North San Juan	CA	95960	United States	2026-04-11	
Jane Hill	North San Juan	CA	95960	United States	2026-04-12	
Michala Thomason	Auburn CA	95603	United States	2026-04-12		
Paul Steege	Nevada City	CA	95959	United States	2026-04-14	
Jann Garitty	Nevada City	CA	95959	United States	2026-04-15	
Edy Cassell	Nevada City	CA	95959	United States	2026-04-15	
Christine Hunner	Nevada City	CA	95959	United States	2026-04-15	
deborah swan	nevada city	CA	95959-9347	United States	2026-04-16	
Wendy Kessler	Nevada City	CA	95959	United States	2026-04-17	



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From: [Tina Tesene](#)
To: [Aleena Church \(CDA\)](#)
Subject: Purdon Road Proposed Communication Tower
Date: Friday, April 17, 2026 9:14:47 AM

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Dear Alenna Church.

I am writing to oppose the proposed communication tower (Mono Tower) that would be located at 22044 Purdon Rd. I live at 13694 Miller Road which is the road that is directly located across from where the cell tower is being proposed.

My house is 1000 ft. away as the crow flies. The tower is going to be situated 150 ft off the corner of the land that is directly across from Miller Rd. This could make leaving our road in a fire impassable with no way out. The planned location is only 1 mile from the Yuba River where many river enthusiasts go each day in the summer. In the event of a forest fire having lithium batteries and 1000 gallons storage tank of gas will increase the intensity of fire.

Having lived in this community I know that more cell coverage is needed but that being said I feel that erecting this tower on Purdon Road close to where people live has many problems that this tower will bring which includes:

1. Visually it will disrupt the natural beauty of our neighborhood. A mono tree looks nothing like a real pine. It will dominate the visual landscape.
2. Property values will be affected by the presence of a cell tower.
3. Risk of fire by lithium batteries, electrical equipment and the generators 1000 gal. gas storage tank.

4. Risk to wildlife through physical hazards & behavioral disruption from RF radiation.

5. Light pollution to people living near by and for wildlife can disorienting.

6. Noise pollution when the electricity goes off the generator will be running.

7. Adverse health effects related to EMF radiation. Many people have reported having ill effects and even have had to relocate because of it.

8. Access to Purdon Road if a fire were to start by the tower we may be trapped from leaving.

For all of the above reasons, I urge you and your fellow planners to deny the permit for this tower. There are more suitable locations away from homes.

Thank you for your consideration,

Tina Tesene

From: [Karri Knowles](#)
To: [Aleena Church \(CDA\)](#)
Subject: Regarding proposed cell tower Purdon rd Nevada city
Date: Sunday, March 29, 2026 4:27:27 PM

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Hello Aleena,
I'm writing regarding the following location APN [062-180-031-000](#) located at 22044 Purdon Road in Nevada City, Ca.

A handful of residents in this area were just made aware of this project and we are all wanting a different site for a cell tower.

Many are still unaware and we are working to inform everyone so we all have a chance to voice our opinion, the remaining two weeks barely gives us time to even digest this information let alone take steps to inform our community.

This is a densely populated area with homes in direct sight of the tower as well as even more homes that can hear any operating sounds, effected by lighting, as well as others inline with the 3 signal arms that point out from it. Additionally this proposed site is next to a populated road and will be seen daily by everyone. We are also extremely concerned about fire danger, sound and light pollution.

This is perceived as a major threat to our rural lifestyle, community and property value.

We request an extension of time for input.

We also request information and calender for all public forums that we can attend to learn more and to have opportunities to object.

* Additionally i have an important question regarding the property of the proposed location. If structures on said property are unpermitted and the county was imformed of that and followed through in investigating this issue, would Verizon be unable to build on the property with the unpermitted and or red tagged structures?

We greatly appreciate you taking the time to reply to this letter as soon as possible.

~Karri Knowles

Sent from my Galaxy

From: [Nels Atkinson](#)
To: [Aleena Church \(CDA\)](#)
Subject: unmanned wireless telecommunications facility on APN 062-180-031-000 located at 22044 Purdon Road in Nevada City, Ca File PLN25-0133; CUP25-0009; EIS25-0001
Date: Sunday, March 29, 2026 1:26:11 PM

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Aleena Church, Assistant Planner Nevada County Planning Department
950 Maidu Avenue, Suite 170 P.O. Box 599002 Nevada City, CA 95959

Regarding: 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, Ca File PLN25-0133; CUP25-0009; EIS25-0001

Dear Aleena Church,

I am writing to formally oppose the proposed communication tower on APN 062-180-031-000 located at 22044 Purdon Road in Nevada City, Ca. This proposal does not align with our community values and presents multiple risks, including decreased property values, increased fire hazards, introduction of industrial noise from a generator, light pollution, wildlife hazard, potential increased traffic for maintenance and destruction of current aesthetic value. The building of this planned communication tower will destroy our peaceful community.

I am directly adjoining neighbor of the proposed site, our property is 4th generation agricultural land. It's value is in its aesthetic appeal, it's historical character, on a major route to the Yuba River state park. There is no compensation proposed for our community and property value. We are not opposed to cell towers in general but feel there must be better locations.

Thank you
Nels Atkinson
Purdon Rd Nevada city
(530)913-0399

From: [Echeri Hughes](#)
To: [Aleena Church \(CDA\)](#)
Subject: Verizon cellphone tower
Date: Thursday, April 16, 2026 10:46:37 PM

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Hello, my name is Paola Echeri Hughes Castillo I live at 13650 Murphy Road Nevada City California 95959. I am opposed to the Verizon cellphone tower that's proposed for 22044 Purdon Rd. Nevada City. Please we do not want a cellphone tower near our homes. The radiation is not good for our environment. Please don't build it.
Sent from my iPhone

From: [iururi.hughes](#)
To: [Aleena Church \(CDA\)](#)
Subject: Verizon cellphone tower project
Date: Monday, April 6, 2026 10:28:29 PM

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Dear Aleena,

My name is Iururi Hughes, and I am a part-owner of the property located at 13650 Murphy Rd, Nevada City, which is adjacent to 22044 Purdon Rd.

I am writing regarding the county notice we received concerning the proposed Verizon cellphone tower project. I strongly oppose the installation of a cellphone tower so close to my residence. I find this technology to be highly disruptive, and avoiding such infrastructure is a primary reason I choose to live in a rural area.

I am certain there are alternative locations where Verizon could install this tower without impacting residential properties. I urge the planning department to consider these alternatives and select a location further away from our homes.

Thank you,

Iururi Hughes

Sent from my iPhone

From: [Ana](#)
To: [Aleena Church \(CDA\)](#)
Subject: Verizon Tower
Date: Tuesday, April 14, 2026 9:05:14 PM

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To: Aleena Church, Assistant Planner

Hi Aleena, my Name Is Ana Hughes, I live at 13650 Murphy Rd Nevada City CA, My husband's family owns the property, we are immediate neighbors from the address where they want to install the Verizon Tower at 22044 Purdon Rd Nevada City CA. It is very unfortunate that something like this is happening in our neighborhood. I have chosen to live far away from town to avoid this type of circumstances; I don't care about having poor phone service, every night we turn our WFI off to have a better sleep, five thay per week I sacrifice time and money on gas driving back and forth to go to work in Grass Valley to live in the peaceful countryside, away from EMFs. So having a cellphone tower next to my house defeats the purpose. And I'm also very concerned that it will affect the property value.

Is not fair that this new neighbor whose values clearly don't align with a lot of other neighbors' values has made this poor choice in allowing these corporations to creep into our lives not only causing all types of ailments in humans but also affecting all the living creatures in the forest. There's a lot of scientific research about all the damage that is caused to all the people living close to cell phone Towers, this is serious and is up to Us the people to stop these companies from doing this to any living creatures.

Here is a paragraph from environmental health trust :

[Biological Effects from Exposure to Electromagnetic Radiation Emittted by Cell Tower Base Stations and Other Antenna Arrays](#), Levitt & Lai, Environmental Reviews, 2010

- This review of 100 studies found approximately 80% showed biological effects near towers. "Both anecdotal reports and some epidemiology studies have found headaches, skin rashes, sleep disturbances, depression, decreased libido, increased rates of suicide, concentration problems, dizziness, memory changes, increased risk of cancer, tremors, and other neurophysiological effects in populations near base stations."

LINK TO FULL ARTICLE

<https://ehtrust.org/cell-towers-and-cell-antennae/compilation-of-research-studies-on-cell-tower-radiation-and-health/>

Please take this in consideration when reviewing the petition. Kinds regards Ana Hughes

April 15, 2026

Aleena Church
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

Ref: 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, Ca

Dear Ms. Church,

We are writing to express our opposition to granting a conditional use permit for construction of a telecommunications tower at 22044 Purdon Road, Nevada City. We own property located about 3/4 of a mile from the proposed tower. Our opposition is based on the following:

- A telecommunications tower is incompatible with the character of the community and is not wanted by us or by our neighbors on that part of the Ridge.
- The tower will increase the risk of wildfire due to electrical malfunction, and should such a fire start, the tower's location near the junction of Purdon Road and Miller Road would threaten the only escape route for local residents.
- The lights and cables on the tower may be disorienting or present obstacles for birds and other animals.
- The open issue about the potential harmful impacts of electromagnetic radiation on the health of people living near the tower and on the health of local flora and fauna presents an unacceptable degree of risk. Alternative locations more distant from homes and roads should be considered.
- The noise and light pollution from the tower will have a negative impact on our rural community.
- Most, if not all, of the people affected by the tower are willing to forego the potential communications benefits from the tower.

Please include this letter in the planning departments consideration of this matter.

Regards,

Ed and Jan Sheffner
13920 Miller Road
Nevada City, CA 95959
(530) 292-3721
edsheffner@gmail.com

