



AGENDA
NEVADA COUNTY PLANNING COMMISSION
February 26, 2026 · 1:30 p.m. · REGULAR MEETING

Board of Supervisors Chambers
950 Maidu Avenue, Nevada City, CA 95959

This meeting is open to in-person attendance. This meeting is broadcast live on Nevada County Media Channel 17 in the Western County and on Suddenlink Channel 78 in the Eastern County and can be viewed live through the web at http://nevco.granicus.com/ViewPublisher.php?view_id=19 and www.YouTube.com/c/CountyofNevadaCA. Closed Captioning is available for hearing impaired viewers. The public may also participate in the meeting using the information below.

TO ADDRESS THE PLANNING COMMISSION ON A MATTER ON THE AGENDA: Members of the public can provide general comments on items that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission or on a particular agenda item before the meeting by writing a letter to the Planning Commission, emailing planning@nevadacountyca.gov. Any member of the audience desiring to address the Planning Commission on an item under discussion which appears on its agenda may do so upon receiving recognition from the Chair. After receiving recognition, please walk to the rostrum located in the center of the room and state your name and address before making your presentation, as all meetings are being recorded. The meeting room is accessible to people with disabilities. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service.

The agenda and all supporting documents are available for review during regular business hours at the Planning Counter on the 1st floor of the Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California. Prior to the meeting, the agenda and select supporting documents will be posted on the Nevada County Planning Department website at <https://www.nevadacountyca.gov/1752/Planning-Commission>. Please note that the online agenda may not include all related or updated documents.

LEVINE ACT NOTICE: DISCLOSURES REQUIRED ON SPECIFIED ITEMS (GOVERNMENT CODE § 84308) The Levine Act states that parties to any proceeding involving a license, permit, or other entitlement for use pending before the Planning Commission or the Board of Supervisors must disclose on the record of the proceedings any campaign contributions of more than \$500 (aggregated) made by the parties or their agents to Board or Commission Members within the preceding 12 months. Participants with financial interests, and agents of either parties or participants, are requested to disclose such contributions also. The disclosure must include the name of the party or participant and any other person making the contribution; the name of the recipient; the amount of the contribution; and the date the contribution was made. This disclosure can be made orally during the proceeding or in writing on a request to speak.

The Commission may review general correspondence or discuss Commissioner's concerns at any time during the meeting if the Commission is ahead of schedule. The Commission will not start any item before its scheduled time, but may discuss it at a later time, depending upon the progress of the meeting. All items on the agenda may be acted upon by the Planning Commission.

CALL TO ORDER: 1:30 p.m.

STANDING ORDERS: Salute to the Flag. Roll Call. Corrections to the Agenda.

PUBLIC COMMENT: Members of the public shall be allowed to address the Planning Commission on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission, provided that no action shall be taken unless otherwise authorized by Subdivision (6) of Section 54954.2 of the Government Code. The following procedures shall be in effect with regard to the public's exercise of this right:

1. The total amount of time allotted for receiving such public comment may be limited to not less than 15 minutes during any regular Planning Commission meeting.

2. The Chair may limit any individual to not less than three (3) minutes. Time to address the Planning Commission will be allocated on the basis of the order of requests received. Not all members may be allowed to speak if the total time allocated expires.

COMMISSION BUSINESS: None.

CONSENT ITEMS:

1. Acceptance of 2025-11-13 Planning Commission Draft Hearing Minutes
2. Acceptance of 2025-12-02 Planning Commission Draft Hearing Minutes

PUBLIC HEARING:

1:30 p.m. PLN25-0097; ORD25-2: Public hearing to consider a recommendation to the Board of Supervisors to amend Section 12.03.080 – Communication Towers and Facilities and Section 12.05.060 – Use Permits of the Nevada County Code. The amendments are to clarify definitions in the Ordinance to align with standard definitions used by the Federal Communications Commission; clarify “shot clock” permit processing timeline requirements; add projects that are exempt from County Planning review; add potential for emergency deployments of Cells on Wheels and emergency generators; require additional supporting information with project applications; increase setbacks for towers from 100% of tower height to 150% of tower height from property lines in all zoning districts except industrial; add radio frequency emission monitoring requirements; add communication facility maintenance requirements; change the hearing body for communication facilities requiring a Use Permit from the Zoning Administrator to the Planning Commission; increase the required range of public notice for new communication facilities; and other minor changes.

RECOMMENDED ENVIRONMENTAL DETERMINATION: Recommend that the Board of Supervisors find the project statutorily exempt pursuant to Section 15269.C, categorically exempt pursuant to Sections 15061(b)(3), 15301(e), 15301(b), 15308, 15303(d), and 15302, and exempt pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA) Guidelines. **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors adopt the Ordinance amending Sections 12.03.080 and 12.05.060 of the Nevada County Code (ORD25-2) **PLANNER:** David Nicholas, Associate Planner.

INFORMATIONAL ITEMS & ON-GOING PROJECT UPDATES:

1. Discussion of upcoming Planning Commission meetings.
2. Announcements (informational items only). Commission and staff members may make brief announcements or report on activities. Commission members may also provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda.
3. Adjournment to the next scheduled meeting for the Nevada County Planning Commission to be held on a date to be determined in the Board of Supervisors Chambers, First Floor, 950 Maidu Avenue, Nevada City, California.

POSTING: This agenda was posted at least 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and inside main entrance).