



NEVADA COUNTY PLANNING COMMISSION
REGULAR MEETING
NOTICE OF PUBLIC HEARING

Notice is hereby given that on **Thursday, February 26, 2026, at 1:30 p.m.** or as soon thereafter as the matter may be heard, in the Board Chambers of the Eric Rood Administrative Center, at 950 Maidu Avenue, Nevada City, California, the Nevada County Planning Commission will hold a public hearing on the following project:

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.

Members of the public may also provide public comment by email, U.S. Mail, or through our eComment system at http://nevco.granicus.com/ViewPublisher.php?view_id=19. You may also provide comment via email to the Planning Department planning@nevadacountyca.gov.

Seven (7) days prior to the public hearing, all documents pertaining to the proposed actions, Staff Reports and other supporting documents will be available for public review and consideration at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959 or can be found online at: <https://www.nevadacountyca.gov/1752/Planning-Commission>.

You have the right to attend the Planning Commission meeting and public hearing to provide oral testimony and comment, and/or to submit written materials regarding the potential actions. Any person wishing to offer testimony on this matter should appear at the public hearing or may submit written comments (an original and 8 copies) to the Clerk of the Planning Commission at or prior to the scheduled meeting. The Planning Commission Chair may place reasonable restrictions on the time allowed to any person to speak on these matters. Any person speaking on behalf of an organization or group who wishes additional time must have a written statement signed by an officer of that organization stating that she/he is authorized to speak on behalf of that body, and that she/he is relaying the majority thinking thereof.

If you challenge the Planning Commission’s determinations or decisions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

NEVADA COUNTY PLANNING COMMISSION

Brian Foss, Ex-Officio Secretary

By: Jodeana Patterson, Clerk to the Planning Commission

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