

**NOTICE OF PUBLIC HEARING
BY THE NEVADA CITY PLANNING COMMISSION
TO CONSIDER A USE PERMIT APPLICATION
BY EPIC WIRELESS GROUP, INC ON BEHALF OF VERIZON WIRELESS
TO ERECT EIGHT CELLULAR ANTENNAS AFFIXED TO VARIOUS POINTS OF THE
ROOFTOP AT 109 NORTH PINE STREET, NEVADA CITY**

NOTICE IS HEREBY GIVEN that on **Thursday, June 16, 2016 at 1:30 p.m.** or as soon thereafter that the matter may be heard, the Nevada City Planning Commission will hold a public hearing at City Hall, 317 Broad Street, Nevada City, California to consider the following:

Use Permit Application by Epic Wireless Group, Inc. on behalf of Verizon Wireless to install eight (8) cellular antennas mounted on four (4) pipe mounts, affixed to various points of the rooftop of 109 North Pine Street. The applicant is proposing to paint the antennas and any visible infrastructure gray as approved by the Planning Commission in their capacity as the Architectural Review Committee at the February 18, 2016 meeting. Other equipment associated with the antennas, including an HVAC condenser, are proposed with low enough profiles to be screened by the building's existing parapet from most public view sheds. Back-up batteries will be located in the interior equipment room and are intended to provide power in the event of an electrical power outage.

The property is zoned General Business (GB) which allows for public and quasi-public uses with approval of a Conditional Use Permit. Public and quasi-public uses include communication equipment buildings and utility distribution stations in its definition. The project site is also designated within the City's Historical Combining District (HD), in recognition of the area's historical interest and aesthetic value. The Planning Commission in their capacity as Architectural Review Committee approved an Architectural Review application at their February 18, 2016 meeting with conditions that required painting equipment gray and requiring relocation of two antennae in a westerly direction to break up the massing for the infrastructure proposed at the southeastern corner.

The top of the antennas and supporting infrastructure will reach 50-feet above the ground elevation which amounts to a range between 3.5-feet and 9.5-feet above the height of the building parapet. The antennae will be visible from several public vantage points within downtown Nevada City. Access to the lease area is proposed from the interior of the building. The equipment lease area is proposed within a third story room in the existing structure. The facility will be unmanned and will require only occasional trips for maintenance purposes.

NOTICE IS FURTHER GIVEN that written comments may be filed with the City Planner during regular working hours at City Hall prior to said hearing. Comments can be submitted to 317 Broad Street, Nevada City, CA 95959 or via email at amy.wolfson@nevadacityca.gov. A copy of the complete application is on file and is available for inspection at City Hall and the proposed Mitigated Negative Declaration is available for review at the City's website at www.nevadacityca.gov on the Planning Department page or at City Hall.

IF YOU CHALLENGE the Commission's decision on this matter 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 City Planner at or prior to the hearing.

Dated: June 6, 2016



Amy Wolfson, City Planner
530-265-2496
Email: Amy.Wolfson@nevadacityca.gov