



LAFCo · 950 Maidu Avenue · Nevada City · CA · 95959 · 530-265-7180

NOTICE OF AVAILABILITY

Date: June 19, 2020
To: Responsible Agencies, Organizations, and Interested Parties
From: Nevada County Local Agency Formation Commission
Contact: Nevada County Local Agency Formation Commission
SR Jones, LAFCo Executive Officer
950 Maidu Avenue,
Nevada City, CA 95959

Subject: Sphere of Influence Plan for the City of Nevada City Environmental Impact Report

NOTICE IS HEREBY GIVEN THAT the Nevada County Local Agency Formation Commission (LAFCo), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) for the proposed update to the Sphere of Influence Plan for the City of Nevada City (proposed project). A 45-day public review period will commence **June 19, 2020** and end **August 3, 2020**.

Project Title: Sphere of Influence Plan Update for the City of Nevada City Environmental Impact Report.

Project Location: The project proposed would update the Sphere of Influence (SOI) of the City of Nevada City. The proposed project would occur within the City's current SOI covering an area of approximately 2,702 acres. The SOI area is largely characterized by rural and low density residential development, undeveloped parcels, limited commercial development, and generally steep and hilly forested terrain. Access to and within the SOI project area is provided via State Route (SR-20\49), Highway (Hwy-20), major collector roadways including Banner Lava Cap Road, Gracie Road, Red Dog Road, Willow Valley Road, Lewis Road, Old Downieville Hwy and Champion Mine Road. The area also contains many local and private roads that provide direct access through the area.

Project Description: The proposed project consists of an update the existing Nevada City SOI area. The proposed project would reduce the size of the existing SOI area to omit lands that are unlikely to require municipal services and to promote orderly development and logical future extensions of City infrastructure. The proposed project includes four priority annexation areas (Annexation Area #1, Annexation Area #2, Annexation area #3, and Annexation Area #4) as well as six areas with significant development potential (Providence Mine East, Hurst Ranch, HEW Building, Manzanita Diggins, Highway 49 Planned Development Area, and Gracie/Gold Flats) that have reasonable access to water and wastewater service. Due to the presence or proximity to services, these properties are considered more likely to be annexed to the City.

The five areas that would be removed from the SOI would be designated by LAFCo as “Areas of Interest” to the City. The proposed project does not include any development or propose any plans for development. The proposed project would only result in the adjustment of the City’s SOI.

Significant Environmental Impacts: The Draft EIR has determined that the proposed project would result in any significant and unavoidable associated with Wildfire and Greenhouse Gas. Other impacts that were initially found to be potentially significant would be mitigated to less than significant.

Public Hearing: The Nevada County Local Agency Formation Commission will hold a public hearing to gather public input on the Draft EIR and provide the public with an opportunity to comment in addition to the standard 45 day review period (discussed below). The hearing will be on **Thursday, August 20, 2020 at 9:30 A.M., or as soon thereafter as possible**, and presented from the Nevada County LAFCo, 950 Maidu Avenue, Nevada City, CA 95959. Because of the ongoing COVID-19 restrictions and to enable public participation this meeting is planned to be held using Zoom, which is available at (<https://zoom.us/>).

Public Review Period: In accordance with CEQA, should you or your organization have any comments on the Draft EIR, it is requested to provide a written response to this notice within the public review period, which begins on **Friday, June 19, 2020** and ends on **Monday August 3, 2020**. The Draft EIR and related documents can be reviewed at the Nevada City City Hall at 317 West Broad Street and the Nevada County LAFCo offices at 950 Maidu Avenue in the Nevada City. The Draft EIR also is available for review on the Nevada County LAFCo website at <https://www.mynevadacounty.com/907/Local-Agency-Formation-Commission-LAFCo>.

If you wish to comment, please include: “Nevada City SOI Update Draft EIR Comments” in the subject line and send comments via U.S. mail or e-mail to:

Nevada County Local Agency Formassion Commission
Attn: SR Jones – Executive Officer
950 Maidu Avenue, Nevada City, CA 95959
(530) 265-7180
lafco@co.nevada.ca.us

PLEASE NOTE:

To ensure delivery via e-mail, please do not send attachments larger than 1 MB. Nevada County LAFCo does not accept responsibility for any attachments rejected by our e-mail system due to file size.

Hours of public access at the Nevada County LAFCo office are 9:00 a.m. to 5:00 p.m. Monday – Friday. During the COVID-19 crisis, we ask that you contact the office to make an appointment.

Hand delivered comments will only be accepted at the Nevada County LAFCo offices during the listed hours.