

NEVADA COUNTY, CALIFORNIA
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION/MANAGEMENT PLAN

TO:	CEO – Alison Lehman COB – Jeff Thorsby COB – Barbara Price Building Department Environmental Health Department DPW Engineering DPW Sanitation Northern Sierra AQMD Fire Protection Planner Penn Valley Fire District Penn Valley Union School District Native American Heritage Commission Nevada City Rancheria Nisenan Tribe Shingle Springs Band of Miwok Indians Tsi Akim Maidu United Auburn Indian Community Principal Planner, Tyler Barrington	Supervisor Hoek, District IV Commissioner Mastrodonato, District IV Resource Conservation District Caltrans Highways CA Dept. of Fish and Wildlife Central Valley WQCB CA Department of Water Resources U.S. Army Corps of Engineers U.S. Fish and Wildlife Service Federal Emergency Management Agency Nevada County Association of Realtors Nevada County Contractors' Association Penn Valley Chamber of Commerce Penn Valley Municipal Advisory Council Federation of Neighborhoods Western Gateway Park and Recreation Dist. Nevada Irrigation District
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Date: February 18, 2022

File Number(s): PLN21-0212; CUP21-0003; EIS21-0006; MGT21-0037

Applicant: Andrew Cassano
Nevada City Engineering
505 Coyote Street, Suite B
Nevada City, CA 95959

Project Location: 18159, 18065, 18121, and 18093 Lasso Loop in Penn Valley, CA approximately 0.3 miles South of Highway 20. **APNs:** 051-200-004; 051-200-006; 051-200-015; 051-200-016

Project Description: A proposed Conditional Use Permit (CUP21-0003) to allow for future residential construction within a mapped Special Flood Hazard Area pursuant to Nevada County Land Use and Development Code Section L-XII, on Nevada County Assessor's Parcels 051-200-004; 051-200-006; 051-200-015; and 051-200-016, that will set the standards, conditions, and mitigations to be applied to future development. The project does not propose any grading, construction, land development, or any other land disturbance. A Management Plan (MGT21-0037) is included to mitigate the impact of future development on floodplains and to protect development and downstream users from the potential for hazards associated with flooding. For full Project Description, please see the Proposed Initial Study and Mitigated Negative Declaration.

PUBLIC REVIEW: As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft Initial Study/Mitigated Negative Declaration IS/MND to interested public and regulatory authorities for review and comment for a period of 31-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **February 18, 2022 to March 21, 2022 at 5:00 p.m.** Final action on the proposed MND will be taken by the Nevada County Zoning Administrator after the completion of the public review period at a duly noticed public hearing.

Little Lake Conditional Use Permit
PLN21-0212; CUP21-0003; EIS21-0006; MGT21-0037

DOCUMENT AVAILABILITY: The Draft Initial Study/Mitigated Negative Declaration is available for review on Nevada County's website at <https://www.mynevadacounty.com/994/Environmental-Documents>. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

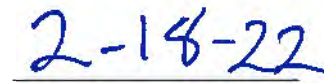
Written comments should be sent to the following address: Kyle Smith, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: kyle.smith@co.nevada.ca.us; on or before **March 21, 2022 at 5:00 p.m.**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, a Draft Mitigated Negative Declaration has been prepared because no substantial evidence exists, as indicated in the attached Initial Study, that the proposed project may have a significant environmental effect that is not mitigated to a level of less than significance.

Prepared by:



Kyle Smith, Associate Planner



Date