

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

TO: Building Department	Nevada Irrigation District
Department of Public Works – Surveyor	CA Native Plant Society Redbud
Department of Public Works – Eng.	Comcast
Nevada County Agricultural Commissioner	PG&E
Environmental Health Department	AT&T
Fire Protection Planner	Federation of Neighborhoods
Higgins Fire District	General Plan Defense Fund
Tyler Barrington, Principal Planner	Central Valley WQCB
County Counsel*	US Army Corps of Engineers
Bear River Park District	Wolf Creek Community Alliance
Commissioner Duncan, District II	Bear Yuba Land Trust
Supervisor Scofield, District II	NAHC
CA Fish & Wildlife	NCIC
Northern Sierra Air Quality Management Dist.	Nevada City Nisenan Tribe
Native American Heritage Commission	Tsi Akim Maidu
US Fish & Wildlife	United Auburn Indian Community
Property Owners within 500-feet	Shingle Springs Band of Miwok Indians

**receives full report; all others receive NOA only with the full report available online*

Date: March 11, 2022

File Number(s): PLN21-0070; TPM21-0003; EIS21-0003; MGT21-0049; MGT21-0054

Applicant: Millennium Planning and Engineering
Rob Wood, AICP
471 Sutton Way Suite 210
Grass Valley, California 95949
Telephone: (530) 446-6765

Project Location: 16503 Duggans Road, Grass Valley - approximately one-half mile north of Wolf Road and one mile south of Lime Kiln Road in Grass Valley in unincorporated western Nevada County. **APN:** 055-170-018

Project Description: A Tentative Parcel Map application (TPM21-0003) proposing to divide a 74.3-acre parcel zoned AG-10 with two existing residences, an existing covered arena, and four agriculture support structures into four parcels. The parcels would range in size from 13-acres to 23-acres as follows: Lot 1 – 12.7 acres; Lot 2 – 20.2 acres; Lot 3 – 20.3 acres, and; Lot 4 – 21.1 acres. The project includes two (2) Management Plans; one Management Plan to minimize the conversion of important agricultural areas to non-agricultural uses, (MGT21-0049) and one Management Plan to allow disturbance within an ephemeral stream and the setback thereto (MGT21-0054).

Proposed parcels would take access from Duggans Road through three access points; Parcel 1 would take access from an existing 12-foot-wide paved driveway, Parcels 2 and 3 would take access from 40-foot wide access easement at the shared boundary line, and Parcel 4 would take access from an existing 34-foot access easement and an existing 12-foot gravel driveway. Proposed Parcel 1 and 4 are currently developed with single-family residential and agricultural accessory improvements which are served by existing septic systems and well water. Building envelopes are designed to avoid sensitive resources to the greatest extent possible. Figure 1 shows the property and the proposed new property lines.

Stefani Tentative Parcel Map
PLN20-0069, TPM20-0001, MGT20-0061, MGT20-0064, HIS20-0011

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 **March 11, 2022 to April 11, 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.

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 **April 11, 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

3/11/22
Date