

**NEVADA COUNTY, CALIFORNIA**  
**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A**  
**PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE LAKE WILDWOOD TENNIS**  
**FACILITY LIGHTING EXPANSION PROJECT (PLN22-0008; AAP22-0001; VAR22-0004; EIS22-**  
**0008)**

**TO:** Department of Public Works – Pat Perkins  
Building Department  
Environmental Health Department  
CEO – Alison Lehman  
Commissioner Mastrodonato, District IV  
Supervisor Hoek, District IV  
Tyler Barrington, Principal Planner  
County Counsel\*  
COB – Jeff Thorsby  
Penn Valley Fire Protection District  
Penn Valley Community Foundation  
LAFCO  
PG&E  
Federation of Neighborhoods  
Northern Sierra Air Quality Management District  
Property Owners w/in 300-Feet  
Fire Protection Planner – Scott Eckman  
Sierra Nevada Group/Sierra Club  
Penn Valley Municipal Advisory Committee  
Kevin Johnston  
Native American Heritage Commission  
Maureen Collins  
Shingle Springs Band of Miwok Indians  
Nevada City Rancheria Nisenan Tribe  
Tsi Akim Maidu  
United Auburn Indian Community  
General Plan Defense Fund  
CA Native Plant Society - Redbud  
Kevin Johnston  
Bear Yuba Land Trust  
California State Clearinghouse  
Laborers Pacific Southwest  
*\*receives full report, others receive NOA/NOI only with report available online.*

**Date:** July 22, 2022

**Prepared by:** Matt Kelley, Senior Planner  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
(530) 265-1423  
Email: matt.kelley@nevadacountyca.gov

**File Number(s):** PLN22-0008; AAP22-0001; VAR22-0004; EIS22-0008

**Assessor’s Parcel Number:** 031-450-001

**Applicant/Owner:** Lake Wildwood Association  
Bryan Cox, General Manager  
11255 Cottontail Way  
Penn Valley, CA 95946

**Representative:** Nelson Engineering  
Kevin J. Nelson  
14028 Camas Court  
Penn Valley, CA 95946

**Zoning Districts:** Single-Family Residential (R1 – Planned Development (PD))

**General Plan Designation:** Planned Residential Community (PRC)

Lake Wildwood Tennis Facility Lighting Expansion  
PLN22-0008; AAP22-0001; VAR22-0004; EIS22-0008

**Project Location:** 12960 Thistle Loop, Penn Valley. Further located east of Pleasant Valley Road and north of the intersection of Wildflower Drive and Pleasant Valley Road within the Lake Wildwood Subdivision in unincorporated Western Nevada County.

**Project Description:** The project is an application for an Amendment to Approved Use Permit U92-09 for the installation of 32 lights within four existing tennis courts located within the Lake Wildwood Subdivision Tennis Facility to allow nighttime tennis play from dusk until 10:00 P.M. for Lake Wildwood Association members. As proposed some of the light poles would have two lights installed, resulting in 32 lights distributed between 24 light poles. Due to the requirements of championship tennis play, along with matching the height of the existing lights, which are located at the Commodore Park tennis courts, located within Lake Wildwood; the light poles are proposed at a height of 20 feet tall, which would exceed the height limitation of 15 feet established by Section L-II 4.2.8 of the Nevada County Land Use and Development Code. Therefore, the project is being processed with a Variance to the light pole height restrictions.

---

**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 32-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public comment period spanning **July 22, 2022 to August 22, 2022 at 5:00 p.m.** Final action on the proposed MND will be taken by the Nevada County Planning Commission 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.nevadacountyca.gov/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: Matt Kelley, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959 - Phone: 530-264-1423 - Email: [matt.kelley@nevadacountyca.gov](mailto:matt.kelley@nevadacountyca.gov); on or before **August 22, 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:

  
\_\_\_\_\_  
Matt Kelley, Senior Planner

  
\_\_\_\_\_  
Date