

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

To:

Building Department	CA Fish and Wildlife
Department of Public Works - Eng.	CVWQCB
Environmental Health Department	Native American Heritage Commission
County Counsel	CA Department of Parks and Recreation
NSAQMD	Friends of Nevada City
Agricultural Commissioner	CA NPS – Redbud Chapter
Transit Services	NC Assn. of Realtors
CEO – Alison Lehman	NC Contractors’ Association
Commissioner Milman – District I	Greater GV Chamber of Commerce
Supervisor Hall, District I	FREED
Principal Planner – Tyler Barrington	General Plan Defense Fund
COB – J. Thorsby	Community Environmental Advocates
NCCFD	Greater Champion Neighborhood Association
Nevada City School District	Sierra Nevada Group/Sierra Club
Nevada Irrigation District	Federation of Neighborhoods
Resource Conservation District	Tsi Akim Maidu
City of Nevada City	United auburn Indian Community
US Army Corps of Engineers	Nevada City Rancheria
US Fish and Wildlife	Shingle Springs Band of Miwok Indians
Caltrans Highways	Property Owners Within 500 Feet
Fire Protection Planner	

Date: September 23, 2022

File Number(s): PLN21-0311; RZN21-0004; CUP21-0006; EIS22-0009

Applicant: County of Nevada

Property Owner: County of Nevada

Project Location: 16782 State Highway 49 in Nevada City, CA. The site fronts State Highway 49 and is just southeast of the intersection of Newtown Road and State Highway 49 west of Nevada City.

Project Description: PLN21-0311; RZN21-0004; CUP21-0006; EIS22-0009: The project is a combined application proposing 1) A Rezone from RA-3-PD to RA-1.5 (Residential Agriculture-1.5 acres minimum) to allow for higher density housing development, and 2) a Use Permit to allow for the development and operation of a 6-unit multifamily residential development containing six (6) one-bedroom apartments, as well as the demolition of an existing single-family residence that exists on the project site.

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 **September 23, 2022 to October 24, 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.

Ranch House
PLN21-0311; RZN21-0004; CUP21-0006; EIS22-0009

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: Kyle Smith, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: kyle.smith@nevadacountyca.gov; on or before **October 24, 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, Senior Planner



Date