

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

**TO:**

Building Department  
Department of Public Works - Eng.  
Department of Public Works – Surveyor  
Department of Public Works - Sanitation  
Department of Public Works - Transit  
Environmental Health Department  
County Counsel  
Nevada County Transportation Commission  
NSAQMD  
Agricultural Commissioner  
Housing/Community Services  
LAFCO  
CEO – Alison Lehman  
Commissioner Duncan – District II  
Supervisor Scofield, District II  
Principal Planner – Tyler Barrington  
COB – J. Thorsby  
Higgins Fire Protection District  
Pleasant Ridge Union School District  
Nevada Joint Union High School District  
Nevada Irrigation District  
Bear River Recreation and Park District  
Resource Conservation District  
Placer County Planning  
US Army Corps of Engineers  
US Fish and Wildlife Service  
Bureau of Land Management  
U.S. Forest Service  
Caltrans Highways  
Fire Protection Planner  
CAL FIRE – Timber  
CA Department of Fish and Wildlife  
CVWQCB

CA Public Utilities Commission  
Native American Heritage Commission  
CA Air Resources Control Board  
CA Department of Parks and Recreation  
CA State Clearinghouse  
Bear Yuba Land Trust  
NC Assn. of Realtors  
NC Contractors’ Association  
Greater GV Chamber of Commerce  
FREED  
General Plan Defense Fund  
Community Environmental Advocates  
Federation of Neighborhoods  
Golden Oaks Association  
Hidden Ranch Road Association  
Hidden Ranch Road Committee  
John Festermacher  
Kevin Johnston  
Keep Nevada County Rural  
Lake Combie Estates HOA  
Lake of the Pines HOA  
Lake of the Pines Ranchos CSD  
PG&E  
Sierra Nevada Group/Sierra Nevada Club  
West Hacienda Road Association  
Wolf Creek Community Alliance  
South County MAC  
Tsi Akim Maidu  
United auburn Indian Community  
Nevada City Rancheria Nisenan Tribe  
Shingle Springs Band of Miwok Indians  
Property Owners Within Plan Area

**Date:** September 23, 2022

**File Number(s):** PLN22-0190; GPA22-0002; RZN22-0002; ORD22-3; EIS22-0014

**Applicant:** County of Nevada

**Project Location:** The Greater Higgins Corner Area, an unincorporated community in Western Nevada County.

**Project Description:** PLN22-0190; GPA22-0002; RZN22-0002; ORD22-3; EIS22-0014: The proposed project is an Area Plan for the Greater Higgins Corner area, with land use regulations focused on the Lake of the Pines Village Center as established by the County of Nevada General Plan, but also extending to the surrounding area to assist in establishing a connection from the Greater Higgins Corner area to the Southern boundary of Nevada County.

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**PUBLIC REVIEW:** As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft IS/ND to interested public and regulatory authorities for review and comment for a period of 35-days. Nevada County is inviting comments and concerns regarding the IS/ND during the public review period spanning **November 29, 2022 to January 3, 2022 at 5:00 p.m.** Final action on the proposed ND will be taken by the Nevada County Planning Commission after the completion of the public review period at a duly noticed public hearing on a date to be determined.

**DOCUMENT AVAILABILITY:** The Draft Initial Study/ 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, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: [kyle.smith@nevadacountyca.gov](mailto:kyle.smith@nevadacountyca.gov); on or before **January 3, 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 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:

  
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Kyle Smith, Senior Planner

11-22-22  
Date