

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

TO:

Building Department	Higgins Fire Protection District
Environmental Health Department	Department of Fish and Wildlife
Economic Development Office	State Lands Commission
DPW Engineering, Transit Services	PG&E
Department of Sanitation	Northern Sierra AQMD
Principal Planner, Tyler Barrington	Nevada Irrigation District
Supervisor Ed Scofield, District II	Shingle Springs Band of Miwok Indians
Commissioner Laura Duncan, District II	UAIC
CEO – Alison Lehman	Nevada City Rancheria
COB – Jeff Thorsby	Tsi Akim Maidu
Fire Protection Planner, Scott Eckman	Central Valley Water Quality Control Board
Bear Yuba Land Trust	CNPS Redhud
General Plan Defense Fund	Keep Nevada County Rural

Date: August 11, 2023

File Number(s): PLN22-0230, AAP22-0005, EIS22-0015

Applicant: Sean Bothelio – Lake of the Pines
11665 Lakeshore North
Auburn, CA 95602

Project Location: 11665/11685 Lakeshore North, Auburn California 95603. The project site is located approximately 0.6-miles south of Magnolia Road and 1.5 miles east of California State Highway 49, within the Lake of the Pines Community Region. APN 021-010-012.

Project Description: The project is an application to the Zoning Administrator for an Amendment to an Approved Permit (AAP22-0005) proposing to demolish the building referred to as the ‘yacht club’ that was approved by U80-038 and replace it with a 3,558 square foot family pavilion with 2,634 square feet outdoor use area in approximately the same footprint as the yacht club. The family pavilion project includes a reconfiguration of a portion of the existing parking lot and new landscaping around the vicinity of the building. The family pavilion is proposed to be used for conference meetings, weekly scheduled classes and clubs, an activity center for kids, and the occasional event.

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 21-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **August 11, 2023 to September 1, 2023 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.

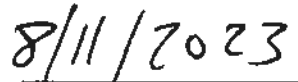
Written comments should be sent to the following address: David Nicholas, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: david.nicholas@nevadacountyca.gov; on or before **September 1, 2023 at 5:00 p.m.**

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:



David Nicholas, Associate Planner



Date