

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

TO:

CEO – Alison Lehman	Nevada Irrigation District
Assistant CEO – Caleb Dardick	Northern Sierra Air Quality Management Dist.
COB – Jeff Thorsby	Penn Valley Fire Protection District
Supervisor Hoek – District 4	Penn Valley MAC
Commissioner Mastrodonato – District 4	Native American Heritage Commission
Principal Planner – Tyler Barrington	North Central Information Center
Agricultural Commissioner	Colfax-Todds Valley Consolidated Tribe
Assessor – Rolf Kleinhans	Nevada City Rancheria Nisenan Tribe
Building Department	Shingle Springs Band of Miwok Indians
Community Development Agency Director	T’si Akim Maidu Tribal Council
Counsel’s Office*	United Auburn Indian Community
Economic Development – Kimberly Parker	Wilton Rancheria
Economic Resource Council	CA Department of Fish and Wildlife
Environmental Health	Central Valley Water Quality Control Board
Fire Marshall – Scott Eckman	Lake Wildwood Homeowners Association
Public Works Department - Engineering	Nevada County Association of Realtors
Public Works Department – Sanitation	Nevada County Contractors’ Association
Recreation Planner – Erika Seward	Western Gateway Park District

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

Date: March 02, 2024

File Number(s): PLN23-0131, CUP23-0010, MGT23-0031, EIS23-0012

Applicant: Lake Wildwood Association – Tim Johnson
 11255 Cottontail Way, Penn Valley, CA, 95946

Project Location: 11255 Cottontail Way, Penn Valley, CA, 95946. The project site is located approximately 1.30-miles north of California State Highway 20, from the highway intersection of Pleasant Valley Road and Penn Valley Drive, directly south of Lake Wildwood Drive off Cottontail Way, and within the private Lake Wildwood Association. The project site is located in the Penn Valley community (APN: 033-170-012).

Project Description: The project is a new Conditional Use Permit application to the Planning Commission, proposing to demolish the existing Lake Wildwood Association Public Works maintenance facility and replace with an updated facility complex to suit the Lake Wildwood Association maintenance needs. The existing Public Works maintenance facility was originally approved and constructed by building permit in the 1970’s and has fallen into a state of disrepair and no longer suits the needs of the maintenance team.

The project parcel is 38.49 acres in size, with a split zoning designation of Single-Family Residential & Planned Development (“R1-PD”). The project intends to disturb a total of 2.66± (116,094 square-feet) of the subject parcel, as

Lake Wildwood Association Public Works Maintenance Facility
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part of the development process. Approximately 0.47-acres (20,587 square-feet) of building square footage is proposed. New development is comprised of (3) new buildings; including an 1,031 square-foot administrative maintenance building, a 6,668 square-foot equipment storage building, and a 3,318 square-foot outdoor covered storage area; a 2,700 square foot vehicle wash, fueling, and fertilizer system; 2,800 square feet of bulk material storage bins; fleet parking, and other site improvements. Other site improvements include re-grading of the existing outdoor storage yard, re-asphalting existing parking areas and internal roadways, as well as new landscape improvements to the site. The project includes a Management Plan application to allow for the removal of approximately 0.25-acres of landmark oak groves on the project site, including the removal of exempt oak trees prior to project construction. Exempt trees to be removed prior to construction have been deemed hazardous and removal is warranted for safety of the maintenance team and construction crew. A total of thirty-five trees are to be removed, thirty of which are oak. Association maintenance facility operations will not cease during project construction, maintenance team will be operating out of permitted portables in the interim.

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 20-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **March 02, 2024 to April 02, 2024 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://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: Vanessa Franken, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: vanessa.franken@nevadacountyca.gov; on or before **April 02, 2024 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:



Vanessa Franken, Senior Planner

3/02/2024

Date