

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

TO:

CEO – Alison Lehman	Department of Public Works – Kevin Nelson
Principal Planner – Tyler Barrington	Fire Protection Planner – Scott Eckman
COB – Jeff Thorsby	Environmental Health – David Huff
Supervisor Hoek – District IV	Agricultural Commissioner
Building Department – Nick McBurney	Penn Valley Fire Protection District
Economic Development – Kimberly Parker	NSAQMD – Duane Strawser
Commissioner Mastrodonato – District IV	Penn Valley MAC
Bear Yuba Land Trust	Caltrans
California Native Plant Society – Redbud	General Plan Defense Fund
Assistant CEO – Caleb Dardick	CDA Director – Trisha Tillotson
PG&E	NID
Penn Valley Area Chamber of Commerce	Penn Valley Community Foundation
United Auburn Indian Community	Shingle Springs Band of Miwok Indians
Sierra Club – Sierra Nevada Group	T’si Akim Maidu
Nevada City Rancheria Nisenan Tribe	Water Quality Control Board – Central Valley
FREED	F.O.N.A
Friends of Nevada City	Lake Wildwood HOA
Maureen Collins	Sanctuary Ranch Homeowners Association
Assessor – Rolf Kleinhans	Nevada County Transportation Commission
Cannabis Compliance	

Date: February 27, 2024

File Number(s): PLN23-0071; CUP23-0005; EIS23-0007

Applicant: John Conger

Project Location: 12616 Country Heights Drive, Penn Valley, CA 95946. The project site is located approximately 0.3 miles west of Lake Wildwood and 2.3 miles north of State Highway 20.

Project Description: PLN23-0071; CUP23-0005; EIS23-0007: The proposed project is an application request to the Planning Commission for a Use Permit to allow a special events venue for up to 150 guests. Events will be held outside between the hours of 8am-11pm with no amplified music after 10pm. Food and drinks will be allowed; however, all food prep will be done off-site. The frequency of events is anticipated up to 20-25 times per year.

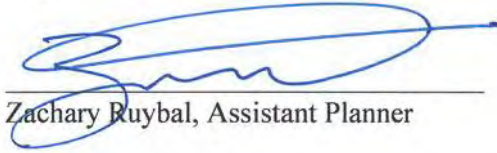
PUBLIC REVIEW: As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft IS/MND to interested public and regulatory authorities for review and comment for a period of 20-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **March 1, 2024, to March 21, 2024, 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 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: Zachary Ruybal, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: zachary.ruybal@nevadacountyca.gov; on or before **March 21, 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:



Zachary Ruybal, Assistant Planner

03/01/2024
Date