

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

TO:

Building Department	Penn Valley Fire
Public Works – Kevin Nelson	Nevada Irrigation District
Public Works - Sanitation	Fire Protection Planner
Public Works - Transit Services	F.O.N.A. (Federation of Neighborhoods)
Environmental Health	Tsi Akim Maidu
Northern Sierra AQMD	United Auburn Indian Community
Agricultural Commissioner	Shingle Springs Band of Miwok Indians
CEO – Alison Lehman	Nevada City Rancheria Nisenan Tribe
Commissioner Mastrodonato, District IV	Friends of Nevada City
Sue Hoek, District IV	Native American Heritage Commission
Principal Planner	PG&E
COB – Jeff Thorsby	Comcast
United States Fish and Wildlife Service	California Fish and Wildlife Service

Date: April 15, 2024

File Number(s): PLN22-0033, TPM22-0001, VAR23-0001, PFX23-0012, EIS22-0005

Applicant: Frank Perez
14564 Indian Springs Road
Penn Valley, CA 95946

Project Location: 14564 Indian Springs Road and 13250 Simple Justice Road, Penn Valley CA, approximately 1.1 miles west of McCourtney Road (APN 002-580-008).

Project Description: A Tentative Parcel Map application (TPM22-0001) proposing to divide an 11.92-acre parcel (APN 002-580-008) into two, resulting in a 6.92-acre parcel and a 5.0-acre parcel which would both be consistent with the minimum parcel size required by the AG-5 zoning district. The southern parcel will take access from Indian Springs Road which is a county-maintained road. The northern parcel will take access from Simple Justice Road, a private road, which comes off of Indian Springs Road. The existing parcel is currently developed with a residence with an attached garage, a second dwelling that is consistent with density, and a pump house. Each of the proposed resultant parcels will have a residence with a separate access, well, and septic system. The project includes a Variance to zoning regulations (VAR23-0001) because the road frontage of the proposed flagpole parcel accessed from Indian Springs Road is 40 feet wide instead of 50 feet wide as required by Table L-II 2.3E of the Rural Districts Site Development Standards. The project also includes a Petition for Exception to Driveway Standards (PFX23-0012) due to the driveway improvements required by the County not being able to fit into the 40-foot wide access of the proposed Indian Springs parcel. The current parcel is a mix of grassland, wetland, mixed oak woodland, and blue oak woodland. All proposed building envelopes are designed to avoid sensitive resources to the greatest extent possible. No physical development is proposed

at this time but development consistent with the Rural Districts Site Development Standards and proposed Conditions of Approval could occur in the future.

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 30-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **April 22, 2024 to May 22, 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://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: David Nicholas, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: david.nicholas@nevadacountyca.gov; on or before **May 22, 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:



David Nicholas, Associate Planner



Date