



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE SMITH TENTATIVE PARCEL MAP & BOUNDARY LINE ADJUSTMENT PROJECT

PLN23-0151; TPM23-0002; LLA23-0013; EIS23-0008

NOTICE IS HEREBY GIVEN that the County of Nevada, as a lead agency, is circulating for public review a Draft Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed Tentative Parcel Map and Boundary Line Adjustment.

PROJECT LOCATION: 13577 & 13719 Dog Bar Road, Grass Valley, CA 95949, approximately 0.6 miles east of State Highway 49 and 1.4 miles south of the Empire Mine State Historic Park in unincorporated western Nevada County.

APN(s): 023-130-056 & 023-130-057

PROJECT DESCRIPTION: Adoption of a Mitigated Negative Declaration for the Smith Tentative Parcel Map & Boundary Line Adjustment Project. The project is an application request to the Zoning Administrator for a Tentative Parcel Map and Boundary Line Adjustment to realign the two (2) adjacent parcels under common ownership to add 3-acres to APN: 023-130-056, and then subdivide the newly established 55.92-acre parcel into four (4) legal parcels ranging from 6.09-acres to 31.83-acres.

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 **May 3, 2024 to June 3, 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.

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>

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 **May 3, 2024 at 5:00 p.m.**

By: Jodeana Patterson, Clerk of the Zoning Administrator

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