

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

TO:

Building – Nick McBurney	Principal Planner – Tyler Barrington
CEO – Alison Lehman	COB – Jeff Thorsby
CDA Director – Trisha Tillotson	Fire Protection Planner – Dan Collins
Public Works Engineering/Surveying – Kevin Nelson	Supervisor Heidi Hall – District I
Supervisor Ed Scofield – District II	Supervisor Lisa Swarthout – District III
Assessor – Rolf Kleinhans	Assistant CEO – Caleb Dardick
Economic Development – Kimberly Parker	Agricultural Commissioner – Chris de Nijs
Nevada County Consolidated Fire District	Environmental Health – Cattie Levenson
NC Transit Services – Robin VanValkenburgh	*County Counsel – Sims Ely/Doug Johnson*
Nevada County Farm Bureau	Rural Quality Coalition
Commissioner Danny Milman – District I	Bear Yuba Land Trust
Nevada City Rancheria Nisenan Tribe	T'si Akim Maidu Tribal Council
Shingle Springs Band of Miwok Indians	United Auburn Indian Community
Colfax-Todds Valley Consolidated Tribe	Commissioner Terry McAteer – District III
Native American Heritage Commission	Nevada Irrigation District (NID)
Pacific Gas & Electric Company (PG&E)	Nevada County Transportation Commission
CA Dept. of Parks and Recreation – Leigh Patterson	Northern Sierra Air Quality Management District
Sierra Club – Sierra Nevada Group	Caltrans Highways
California Native Plant Society – Redbud	Forest Springs, LLC
General Plan Defense Fund	Keep Nevada County Rural
Federation of Neighborhood Associations	Comcast
CA Department of Conservation, Division of Land Resource Protection	CA Department of Fish and Wildlife - North Central Region
Cal Fire Forestry	Nevada Joint Union High School District
Grass Valley School District	US Fish and Wildlife Service
Central Valley Regional Water Quality Control Board	Wolf Creek Alliance
Bear River Recreation & Park District	Commissioner Laura Duncan – District II
<i>*receives full report, others receive NOA only with report available online</i>	

Date: May 3, 2024

File Number(s): PLN23-0151; TPM23-0002; LLA23-0013; EIS23-0008

Applicant: Gary Smith

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.

Project Description: PLN23-0151; TPM23-0002; LLA23-0013; EIS23-0008: The proposed 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.

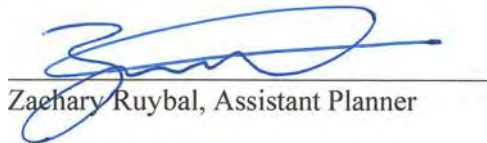
PUBLIC REVIEW: As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft IS/MND to interested public and regulatory authorities for review and comment for a period of 30-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period 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 Zoning Administrator 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 **June 3, 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

5/3/2024
Date