

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

**TO:**

CEO – Alison Lehman	CA Governor’s Office of Planning & Research - State Clearinghouse
Assistant CEO – Caleb Dardick	CalRecycle
COB* – Jeff Thorsby; Mandy Stewart	Caltrans Highways
District 5 Supervisor – Hardy Bullock	CALFIRE Forestry Division – Timber
District 5 Planning Commissioner– Jo Garst	CALFIRE – Forest Practice
Agricultural Commissioner	NSAQMD
Assessor – Rolf Kleinhans	Lahontan RWQCB
Building Department	Native American Heritage Commission
County Counsel*	Nisenan Rancheria
Environmental Health Department	United Auburn Indian Community
Fire Protection Planner – Dan Collins	Washoe Tribe of Nevada and California
Economic Development – Kimberly Parker	Tsi Akim Maidu
Housing & Community Services – Mike Dent	Shingle Springs Band of Miwok Indians
Principal Planner	Colfax-Todds Valley Consolidated Tribe
Public Works Department – Engineering	Tahoe Truckee Sierra Disposal
Truckee Fire District	Liberty Utilities
Resource Conservation District	Moonshine Ink
US Fish and Wildlife Service	Mountain Area Preservation Foundation
US Forest Service (Eastern County)	Prosser Lake Estates Association
CA Air Resources Board	Sierra Club
CA Department of Conservation, Division of Land Resource Protection	Truckee Donner Chamber of Commerce
CA Department of Housing and Community Development (HCD)	Property Owners Within 500 Feet
CA Department of Fish and Wildlife	Individuals Requesting Project Notifications

*\*receives full report, others receive NOA only with report available online*

Alpenglow Timber Use Permit  
PLN23-0054; CUP23-0004; EIS24-0004

**Date:** May 24, 2024

**File Number(s):** PLN23-0054; CUP23-0004; EIS24-0004

**Applicant:** Mr. David J. Mercer, Managing Member, Hundred Acre Wood, LLC  
P.O. Box 3713  
Olympic Valley, CA 96146

**Assessor's Parcel Number:** 016-530-031

**Project Location:** 10375 Silverado Way in unincorporated eastern Nevada County, California. West of State Route 89 and Prosser Creek Reservoir.

**Project Description:** A proposed Use Permit application to allow for the construction and operation of a mixed-use development including a forestry management and material processing facility supported by a wood fired boiler and associated structures (facility), and six residential dwelling units for State-Regulated Employee Housing in three duplexes located on an approximately 124-acre subject property at 10375 Silverado Way in Truckee, California.

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**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 31-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **May 24, 2024 to June 24, 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>. 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: Kyle Smith, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: [kylc.smith@nevadacountyca.gov](mailto:kylc.smith@nevadacountyca.gov); on or before **June 24, 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:

  
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Kyle Smith, Senior Planner

5/20/24  
Date