



NEVADA COUNTY, CALIFORNIA

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

TO:

CEO – Alison Lehman	Recreation Planner – Erika Seward
Chief Fiscal Officer/Deputy CEO – Erin Mettler	Nevada Irrigation District
COB – Jeff Thorsby	Nevada County Consolidated Fire
Supervisor Hall – District 1	Northern Sierra Air Quality Management Dist.
Commissioner Milman – District 1	Native American Heritage Commission
Principal Planner – Tyler Barrington	North Central Information Center
Agricultural Commissioner	Colfax-Todds Valley Consolidated Tribe
Assessor – Rolf Kleinhans	Nevada City Rancheria Nisenan Tribe
Building Department	Shingle Springs Band of Miwok Indians
Community Development Agency Director	T’si Akim Maidu Tribal Council
Counsel’s Office	United Auburn Indian Community
Economic Development – Kimberly Parker	Wilton Rancheria
Economic Resource Council	Central Valley Water Quality Control Board
Environmental Health	CA Department of Fish and Wildlife
Fire Marshall – Dan Collins	US Army Corp of Engineers
Public Works Department – Engineering	City of Nevada City – Lisa McCandless
Public Works Department – Sanitation	County Counsel – Sims Ely/Doug Johnson*
Public Works Department – Surveyor	
<i>*receives full report; all others receive NOA only with the full report available online</i>	

Date: August 16, 2024

File Number(s): PLN24-0003; TPM24-0001; MGT24-0001; EIS24-0001

Applicant: Joe Day
12771 Joe Day Ranch Road, Nevada City, CA 95959

Project Location: 12771 Joe Day Ranch Road, Nevada City, CA 95959. The project site is located approximately 600 feet southwest of Gracie Road and on the south side of Joe Day Ranch Road, in Nevada City. (APN: 037-080-035).

Project Description: A Tentative Parcel Map (TPM24-0001) requesting to subdivide a 26.59-acre parcel into two parcels; Parcel 1 is proposed at approximately 16.1 acres in size, Parcel 2 is proposed at approximately 10.5 acres. The subject parcel is currently developed with an existing residence, a barn, and a pole barn. The site is currently served by an existing access, a private driveway off Joe Day Ranch Road; stemming from the County maintained mileage of Gracie Road. All of the mentioned improvements are located on Parcel 1.

Tentative Parcel Map (Day)
PLN24-0003; TPM24-0001; MGT24-0001; EIS24-000

Parcel 2 is currently undeveloped and is intended to facilitate a residence in the future. Parcel 2 configurations are designed so that proposed future access into Parcel 2 can be private, contained onsite, and stems off Joe Day Ranch Road. Gold Run seasonal stream runs through the middle of the property and continues through an onsite reservoir. The project includes the consideration of a biological Management Plan (MGT24-0001) to allow for disturbance within the resource setbacks for watercourses as identified in Nevada County Code Title 12, Chapter 4, Section 12.04.217.

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 **August 16, 2024 to September 16, 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: Vanessa Franken, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959. Phone: (530) 265-1785; Email: vanessa.franken@nevadacountyca.gov, on or before **September 16, 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:



Vanessa Franken, Senior Planner

8/16/2024
Date