

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

Nevada County, California

TO:

CEO – Alison Lehman	Nevada Irrigation District
Assistant CEO – Erin Mettler	Northern Sierra Air Quality Management Dist.
COB – Jeff Thorsby	Higgins Fire Protection District
Supervisor Tucker – District 2	South County MAC
Commissioner Hansen – District 2	Native American Heritage Commission
Principal Planner	North Central Information Center
Nevada County Transportation Commission	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	CA Department of Fish and Wildlife
Environmental Health	Nevada County Contractors’ Association
Fire Marshall – Dan Collins	Bear River Park District
Public Works Department - Engineering	Nevada County Counsel – Sims Ely*
Public Works Department – Sanitation	CalTrans
Nevada County Counsel – Doug Johnson*	CAL EPA
Nevada County Transportation Commission	Neighboring parcels within 300-feet
Lake of the Pines Homeowner Association	California Air Resources Board (CARB)

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

Date: Feb. 7, 2025

File Number(s): PLN23-0157; DVP23-0005; EIS24-0002

Applicant: Auburn Gas, LLC
9421 Coney Island Drive
Bakersfield, CA 93311

Project Location: The project is located at 10018 Combie Road, Auburn, CA 95602 (Unincorporated Nevada County). Project parcel is located along the east side of State Highway 49, north of Combie Road. APN: 057-141-031

Project Description: The project proposes a Development Permit (DVP23-0005) to construct an ARCO AM/PM gas station and convenience store on an approximately 0.81-acre commercially zoned parcel in south

Nevada County at the intersection of State Route 49 and Combie Road. The proposal includes construction and operation of a 3,323 square-foot (sq. ft.) single story convenience store with a maximum height of approximately 24-feet, and six dual fuel pump stations (12 fueling stations total), associated 2,592 sq. ft. canopy overhang above the fueling pumps with a height of 18-feet. Operating hours are proposed as 24-hours a day, 7 days a week. The project will include nineteen (19) parking stalls with four (4) associated electric vehicle charging stations. Additional site improvements will consist of site grading, the installation of an underground "Stormtech Chamber" and a sand/oil separator under the parking area to manage stormwater run-off, a maximum 8-foot retaining wall near the rear building (west and northern sides of parcel), a 4-foot retaining wall along a pedestrian travel way along Combie road frontage, and two 22,000-gallon underground fuel tanks (one unleaded gasoline and one diesel fuel). New signage, lighting, landscape/irrigation, fencing, a trash enclosure, individual trash receptacles, pedestrian walkways, and two access points meeting commercial road standards onto Combie road are also proposed.

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 **February 8, 2025 to March 10, 2025 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: Tyler Barrington, Principal Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: tyler.barrington@nevadacountyca.gov; on or before **March 10, 2025 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:



Tyler Barrington, Principal Planner

Date: February 7, 2025