

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

Nevada County, California

TO:

Agricultural Commissioner	CALFIRE – Forest Practice
Building Department	CA Department of Fish and Wildlife
County Counsel	Central Valley WQCB
Environmental Health Department	Native American Heritage Commission
Public Works Department – Engineering	North Central Information Center
Public Works Department – Surveying	Nevada City Rancheria Nisenan Tribe
Recreation Division	Shingle Springs Band of Miwok Indians
Assessor’s Office	Tsi Akim Maidu Tribe
Treasurer-Tax Collector	United Auburn Indian Community
CEO – Alison Lehman	Northern Sierra Air Quality Mgt. Dist.
Commissioner Milman – District I	Nevada County Board of Realtors
Supervisor Hall – District I	Bear Yuba Land Trust
Principal Planner – Tyler Barrington	CNPS – Red Bud Chapter
COB – J. Thorsby	Deer Creek Park HOA
Nevada County Consolidated Fire District	Federation of Neighborhoods
Fire Protection Planner	Friends of Banner Mountain
Nevada Irrigation District	General Plan Defense Fund
Resource Conservation District	Nevada County Economic Resource Council
US Fish and Wildlife Service	PG&E
US Forest Service	Red Dog-You Bet Association
Caltrans Highways	Sierra Nevada Group/Sierra Club
CALFIRE Forestry Division - Timber	Sierra Watch

Date: Feb. 12, 2025

File Number(s): PLN23-0021, TFM23-0001, RZN23-0002, EIS24-0008

Applicant: John Paye
15291 Red Dog Road
Nevada City, CA 93311

Project Location: 14344 Banner Quaker Hill Road at the intersection of Banner Lava Cap Road/Red Dog Cross Road. APN: 038-330-001, 038-330-002, 038-330-003, 038-330-004, 038-330-086, 038-330-087

Project Description: A proposed Immediate Rezone from a Timberland Production Zoning District to the new zones (RA-10 (157 acres) & AG-30 (150 acres)) approved through Ordinance 2453 in 2018, and a proposed Tentative Final Map to subdivide 2 legal parcels with six APNs, totaling approximately 307-acres, into eleven (11) lots ranging in size from 4-acres to 127.4-acres. An existing residence and accessory structures located

on proposed lot 3 are served by an existing driveway. Proposed Lot 7 would be dedicated to the Nevada County Consolidated Fire District as a public benefit for a future use such as a fire station or potential helipad to provide emergency services to the area. Building envelopes would contain existing improvements, sized to allow potential future additional improvements, and designed to avoid sensitive resources to the greatest extent possible. Existing public rights of way provide primary access to the subdivision. All 11 lots would be served by individual septic systems for sewage disposal. 7 of the 11 lots will have metered connection to the Nevada Irrigation District's treated water system and the remaining 4 lots will be served by private wells. The project site contains scattered landmark oaks, landmark oak groves, and watercourses which will be avoided through the implementation of building envelopes.

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 14, 2025 to March 17, 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: David Nicholas, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: david.nicholas@nevadacountyca.gov; on or before **March 17, 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:



David Nicholas, Associate Planner

Date: February 12, 2025