



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE MOE TENTATIVE PARCEL MAP PROJECT

(PLN24-0188; TPM24-0007; PFX24-0012; EIS24-0015)

NOTICE IS HEREBY GIVEN that the County of Nevada, as a lead agency, is circulating for public review a draft Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed residential Tentative Parcel Map.

PROJECT LOCATION: 13665 Karrys Place Dog Bar Road, Grass Valley, CA 95949. The project site is located approximately 0.3 mile west of Lower Colfax Road and 5.3 miles southeast of the City of Grass Valley in unincorporated western Nevada County. **Assessor Parcel Number:** 028-020-056.

PROJECT DESCRIPTION: A proposed Tentative Parcel Map and Petition for Exemptions to Road Standards (PLN24-0188). As shown on Figure 2, the project is proposing to subdivide APN 028-020-056 located at 13665 Karrys Place, Grass Valley, CA, of 13.87 acres into two (2) legal parcels of 8.79 and 5.09 acres. The proposed parcels would align with their original configuration prior to being previously merged. The project includes the consideration of a Petition for Exemptions application to Road Standards to reduce the 20-foot road standard to 18 feet. Proposed Parcel 2 is currently developed with an existing single-family residence, pond, pool, pool house, barn, shop, septic tank and repair area, and is accessed directly off Karrys Place, a private road, from an existing asphalt driveway. Proposed Parcel 1 is currently undeveloped and the access for proposed Parcel 1 is directly off Karrys Place. Proposed building envelopes for each new Parcel are located outside of the setbacks, environmentally sensitive areas, and slopes greater than 30%. New driveways are not being proposed as a part of the Tentative Parcel Map application; therefore, future driveways will be designed to meet site distance and private driveway approach standards during the building permit process.

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 comment period spanning **March 10, 2025, to April 9, 2025, 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: Aleena Church, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959. Phone: (530) 265-1345, Email: aleena.church-cda@nevadacountyca.gov, on or before **April 9, 2025, at 5:00 p.m.**

By: Jodeana Patterson, Clerk of the Zoning Administrator

PUBLISH: March 7, 2025 – Grass Valley Union

MAILING: March 7, 2025 – on or before