

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

TO:

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| Department of Public Works - Surveyor | CEO – Alison Lchman |
| Department of Public Works - Engineering | Deputy CFO – Erin Mettler |
| Environmental Health Department – Nicole Johnson | COB Jeff Thorsby |
| Fire Protection Planner – Dan Collins | CDA – Trisha Tillotson |
| Nevada Irrigation District | Principal Planner |
| Peardale-Chicago Park Fire Protection District | County Counsel - Sims Ely |
| Supervisor Hall - District I | Nevada County Assessor - Rolf Kleinhans |
| Commissioner Milman – District I | Economic Development – Kimberly Parker |
| Nevada County Building Department - Nicholas McBurney | Comcast |
| Northern Sierra Air Quality Mgt. Dist. | PG&E |
| Nevada County Airport Land Use Commission | Wolf Creek Alliance |
| Nevada County Local Agency Formation Commission (LAFCo) | Native American Heritage Commission |
| Nevada County Transit Services - Robin VanValkenburgh | North Central Information Center |
| Bear River Pines Association | Nevada City Rancheria Nisenan Tribe |
| Bear River Recreation & Park District | Shingle Springs Band of Miwok Indians |
| California Native Plant Society – Redbud | Tsi Akim Maidu Tribe |
| Federation of Neighborhood Associations | United Auburn Indian Community |
| Dalmatian Drive Corporation | Colfax-Todds Valley Consolidated Tribe |
| Sierra Club | CA Department of Fish and Wildlife - North Central Region |
| Central Valley Regional Water Quality Control Board | 500 feet Notice List |

Date: March 3, 2025

File Number(s): PLN24-0188; TPM24-0007; PFX24-0012; EIS24-0015

Applicant: James Moe

Project Location: 13665 Karrys Place Dog Bar Road, Grass Valley, CA 95949, 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.

Project Description: PLN24-0188; TPM24-0007; PFX24-0012; EIS24-0015: 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 are 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 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 **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 on a date to be determined.

DOCUMENT AVAILABILITY: The Draft Initial Study/ Negative Declaration is available for review on Nevada County's website at <https://www.mynevadacounty.com/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 - Email: aleena.church-cda@nevadacountyca.gov; on or before **April 9, 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:


Aleena Church, Assistant Planner

3-4-2025
Date