



**Notice Of Availability for Public Review and Notice of Intent to Adopt a Mitigated Negative Declaration for the Gabelman General Plan Amendment, Rezone, and Tentative Parcel Map Project**

PLN24-0060; GPA24-0002; RZN24-0002; PFX24-0009;  
MGT24-0019; MGT24-0020; EIS24-0006

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 Gabelman General Plan Amendment, Rezone, and Tentative Parcel Map Project.

**PROJECT LOCATION:** The project is located at 12100 Scenic Drive, Nevada City, CA 95959, approximately 1.8 miles southeast of downtown North San Juan and 6.8 miles northwest of downtown Nevada City in unincorporated western Nevada County. **APN:** 060-150-063

**PROJECT DESCRIPTION:** The project is an application for a General Plan Amendment (GPA) and Zoning District Map Amendment (Rezone), Tentative Parcel Map (TPM), Management Plans for both Oak Resources and Watercourses (MGT), and Petition for Exceptions to Driveway Standards (PFX). The General Plan Amendment (GPA24-0002) proposes to change the land use designation for the project parcel from Rural with a minimum parcel size of 20.00 acres (RUR-20) to Rural with a minimum parcel size of 10.00 acres (RUR-10) and includes a corresponding Rezone (RZN24-0002) to amend Zoning District Map No. (37) from General Agriculture with a minimum parcel size of 20.00 acres (AG-20) to General Agriculture with a minimum parcel size of 10.00 acres (AG-10). Pending approval of the proposed GPA and Rezone, the Tentative Parcel Map (TPM24-0003) proposes to subdivide the approximately 21.41-acre parcel into two parcels of approximately 11.36-acres (Parcel 1) and 10.05-acres (Parcel 2). Proposed Parcel 1 is partially developed with an existing well and an OSSE was recently completed by Dundas Geomatics, Inc. In order to achieve the clustering requirements pursuant to rural regions, proposed Parcel 1 includes two proposed building envelopes in the northern portion of the proposed parcel, one for a primary residence and one for either an accessory dwelling unit (ADU) or other accessory structures. Proposed Parcel 2 is currently developed with an existing residence, existing well, and existing PG&E connection, and an OSSE was completed by Dundas Geomatics, Inc. for this parcel as well. The existing driveway will be widened in the applicable areas to meet Nevada County private driveway construction standards.

The proposed improvements to the existing driveway passes through an existing seasonal drainage and landmark oak grove and therefore require the approval of a Watercourse Management Plan (MGT24-0019) and Oak Resources Management Plan (MGT24-0020). The proposed Watercourse Management Plan has been developed for the proposed project seeking approval to develop within the 50-foot non-disturbance buffer to the centerline of the drainages being crossed by the access road within the project area on the subject parcel, and the proposed Oak Resource Management Plan has been developed for the proposed total area of landmark grove canopy to be potentially removed by the upgrades to the proposed and existing access roads. A maximum of 0.3 acres of native oak and other hardwood trees pertaining to those mapped landmark groves will be removed as part of the proposed project.

Additionally, the project proposes a Petition for Exceptions to Driveway Standards for driveway slopes exceeding 16% due to the topography of the project site being steep in nature with slopes ranging from up to 50%. Scenic Drive is a private road with an existing 60' right-of-way connecting to Tyler Foote Crossing Road, and each parcel is located less than the 2,640 feet dead end road length. The proposed driveway improvements are required to be consistent with Nevada County private driveway construction standards, and the proposed grading will cut into areas there

currently have a grade in excess of 16%. While the proposed design and driveway layout for the project avoids areas with more than 30% slope wherever possible, the proposed driveway will need to increase to a maximum 20% slope in order to minimize site disturbance, large cut/fill areas, and impact to oak trees. A Steep Slopes Management Plan (MGT20-0041) was previously approved in July of 2020 for the grading of an access road constructed on slopes exceeding 30% slope. The Planning Department recognizes this Steep Slopes Management Plan, and the mitigation measures associated with the approved Steep Slopes Management Plan, which will be carried forward as a part of this proposed project to protect and reduce the potential risk of erosive impacts as a part of the project.

**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 **March 21, 2025 to April 21, 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>.

Written comments should be sent to the following address: Zachary Ruybal, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: [zachary.ruybal@nevadacountyca.gov](mailto:zachary.ruybal@nevadacountyca.gov); on or before **April 21, 2025 at 5:00 p.m.**

By: Zachary Ruybal, Associate Planner

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