

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

TO:

CEO – Alison Lehman	Commissioner Duncan, District II
COB – Jeff Thorsby	Supervisor Scofield, District II
COB – Sarah Holyhead	Principal Planner, Tyler Barrington
Building Department	FREED
Environmental Health Department	Greater Grass Valley Chamber of Commerce
DPW Engineering/Surveyor	Nevada City Rancheria Nisenan Tribe
DPW Transit	United Auburn Indian Community
Fire Protection Planner	Shingle Springs Band of Miwok Indians
County Counsel	T’si Akim Maidu
Nevada County Transportation Comm.	Nevada County Contractors’ Association
NCCFD	Nevada County Economic Resource Council
NC Transportation Commission	Nevada Irrigation District
Caltrans Highways	PG&E
Resource Conservation District	Nevada County Association of Realtors
CA Native American Heritage Comm.	Federation of Neighborhoods
NSAQMD	California Native Plants Society – Redbud
Central Valley WQCB	Alta Sierra Property Owners Association
Sierra Nevada Group/Sierra Club	Federation of Neighborhoods
Friends of Nevada County	General Plan Defense Fund
South County MAC	Wolf Creek Community Alliance
Property Owners Within 500 Feet	

Date: April 8, 2022

File Number(s): PLN21-0281, RZN21-0003, CUP21-0005, PFX21-0006; EIS22-0003

Applicant: AAB Property LLC

Representative: Kevin Nelson, Nelson Engineering, Inc.
159 South Auburn Street
Grass Valley, California 95945
Telephone: (530) 263-2757

Project Location: 15638 Johnson Place in Grass Valley, CA, approximately 600 feet North of Alta Sierra Drive and Highway 49.

Project Description: PLN21-0281, RZN21-0003, CUP21-0005, PFX21-0006; EIS22-0003: A Rezone from Neighborhood Commercial (C1) to allow for the proposed self-storage use, 2) a Use Permit to allow for the development and operation of a self-storage facility with 18 permanent buildings and 7 relocatable storage containers, as well as the formal approval of the existing Alta Sierra Family Automotive auto repair facility, and a 3) a Petition for Exceptions from Road Standards to allow for a reduced easement width on Johnson Place.

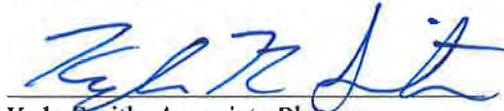
PUBLIC REVIEW: As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft Initial Study/Mitigated Negative Declaration IS/MND to interested public and regulatory authorities for review and comment for a period of 30-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **April 8, 2022 to May 9, 2022 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.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: Kyle Smith, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: kyle.smith@co.nevada.ca.us; on or before **May 9, 2022 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:



Kyle Smith, Associate Planner



Date