



Notice Of Availability for Public Review and Notice of Intent to Adopt a Mitigated Negative Declaration for the Koch Industrial Warehouse & Contractor's Equipment Storage Yard Project

PLN24-0118; DVP24-3; MGT25-0006; EIS24-0009

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 Koch Industrial Warehouse & Contractor's Equipment Storage Yard Project.

PROJECT LOCATION: The project is located at 13837 & 13881 Park Court, Grass Valley, CA 95945, approximately 0.2 miles southwest of the intersection of Loma Rica Drive and Charles Drive in unincorporated western Nevada County. **APN(s):** 006-920-015 & 006-920-016.

PROJECT DESCRIPTION: The project is an application for a Development Permit and Steep Slopes Management Plan application proposing the construction of a new approximately 12,000 square foot warehouse building on a new concrete foundation to be used for furniture, cabinets and decorative steel development and manufacturing on APN: 006-920-015, and a contractors equipment yard for the storage of commercial related vehicles and equipment on APN: 006-920-016; both parcels are owned by the project applicant. The proposed warehouse building is accessed directly off of Park Court, a paved private road with a 60-foot easement, and will be constructed with pre-engineered charcoal colored metal panels with a PDVF finishing and includes pre-engineered galvalume colored metal panels with a PVDF finishing for the roof. The proposed metal warehouse building will be for 20% light industrial manufacturing usage for the fabrication of metal cabinets, furniture, and decorative steel development and manufacturing activities and 80% warehousing usage for the storage of the completed manufactured items.

The warehouse building proposes twenty-eight (28) windows with aluminum frames that will be painted dark bronze with five (5) pre-engineered steel overhead doors that will be painted charcoal with a PDVF finishing. The trim, three (3) entrance doors, gutters, and downspouts will all be painted charcoal with a PDVF finishing. There will be eight (8) total asphalt parking stalls including seven (7) standard stalls and one (1) van ADA accessible stall with a concrete pathway that serves the entrance to the new warehouse building. The asphalt will extend around the entire warehouse building to provide a driving area for trucks and other vehicles. The proposed project includes one (1) bicycle rack that can accommodate two (2) total bicycles adjacent to the concrete pathway at the building entrance. There will be one (1) six (6) foot high wood screened trash enclosure to serve both parcels associated with the proposed project, and there will be a six (6) foot high solid fencing along the entire southern property line to provide visual screening of the proposed project area.

The preliminary landscaping plan includes the utilization of existing oak trees to retain the natural vegetation as well as three (3) total proposed shade trees within the parking area consisting of both Trident Maple and Honeycrisp Apple trees. The proposed landscaping also includes thirty-five (35) total medium sized shrubs consisting of a mix between Sentinell Vine Hill Manzanita, Bush Anemone, and Eve Case Coffeberry shrubs and twenty-four (24) total large shrubs consisting of a mix between Claremont Flowering Currant and Black Beauty Elderberry shrubs along the proposed fencing along the southern property line. Additionally, nine (9) total screening shrubs consisting of a mix between Dr. Hurd Common Manzanita and Western Redbud Multi-trunk shrubs north of the previously mentioned shrubs and fencing for additional screening on the higher sloped area.

Additionally, the commercial outdoor storage area will consist solely of a gravel area for the storage of commercial vehicles, which is screened by existing vegetation and steep slopes. The

proposed Steep Slopes Management Plan is for the grading activities required for the proposed new 12,000 square foot metal warehouse building within slopes that currently exceed 30% slope.

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 **July 28, 2025 to August 27, 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; on or before **August 27, 2025 at 5:00 p.m.**

By: Zachary Ruybal, Associate Planner

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