

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Hidden Grove (Jerry Cirino) Project

Lead Agency: County of Nevada

Contact Person: Steve Geiger

Mailing Address: 950 Maidu Avenue, Suite 170, PO Box 599002

Phone: (530) 265-1236

City: Nevada City

Zip: 95959

County: Nevada

Project Location: County: Nevada

City/Nearest Community: Grass Valley

Cross Streets: State Highway 174 and Hobart Lane

Zip Code: 95945

Longitude/Latitude (degrees, minutes and seconds): 39 ° 11 ' 55.9 " N / -121 ° 1 ' 25.2 " W Total Acres: 3.31

Assessor's Parcel No.: 012-020-032

Section: 36

Twp.: 16 N

Range: 8 E

Base: M.D.B. & M.

Within 2 Miles: State Hwy #: 174

Waterways: Little Wolf Creek

Airports: Nevada County Airport

Railways: N/A

Schools: Union Hill Elementary Charter; Union Hill Middle

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Development Permit, Manage. Plan**Development Type:**☒ Residential: Units 15

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☒ Industrial: Sq.ft. 10,674

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☐ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: Cultural/Tribal Resources**Present Land Use/Zoning/General Plan Designation:**

Residence/Zoning: C1, RA-3/General Plan: NC, EST

Project Description: (please use a separate page if necessary)

Amend the existing General Plan designation of 3.31-acre parcel from Estate (EST) and Neighborhood Commercial (NC) to the Business Park (BP) designation. General Plan Amendment is also required to expand the Cedar Ridge Rural Center area which currently encompasses approximately 0.7 acres of the site to include the entire subject property. The project also includes a Zoning Map Amendment from the existing split zoning of Neighborhood Commercial (C1) and Residential Agricultural (RA-3) to Business Park, Site Performance and Rural Center Combining (BP-SP-RC). A Comprehensive Master Plan is required for development of Business Park District zoned properties located outside of an adopted Area Plan. A Development Permit is required for light industrial uses within the Business Park zoning district. The project proposes a four-phase mixed-use development plan, with a total of nine (9) commercial/light industrial units and fifteen (15) single-bedroom residential units. Total buildout will result in three (3) two-story buildings, each with five (5) residential units and three (3) light industrial units. Phase 1 will involve permitting the existing "Cirino's Bloody Mary Mix" business being operated from the existing single-family residence, resolution of the existing code compliance case associated with this business and establishing a storage and maintenance yard located behind the single-family residence. Phases 2-4 will each involve construction of one (1) mixed use building, associated parking and other improvements, and installation of a septic system to serve each building. The Development Permit is also required to permit the existing storage containers, existing and proposed construction trailers and existing "Cirino's Bloody Mary Mix" manufacturing operations on site. The project includes a Management Plan application to allow for the removal of one (1) landmark oak tree on the project site. A Petition for Exception to Road Standards has also been filed to reduce the right of way width required by the A-1 Standard Drawing for Hobart Lane from 50 feet to 30 feet. The Tentative Parcel Map proposes to create four (4) lots ranging from 0.43-acres to 1.84-acres in size with the construction of one (1) two-story building on each of Lots 2-4, and the existing single-family residence, proposed storage and maintenance yard, recreation/open space area, and septic systems located on Lot 1. Other associated improvements include forty-nine (49) parking stalls and internal driveways, lighting, and landscaping. The proposed project is a part of the Cedar Ridge Rural Center and includes a Fire Protection and Evacuation Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☐ Caltrans District # _____
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☐ Fish & Game Region # _____
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☐ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # _____
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/6/2026

Ending Date 3/9/2026

Lead Agency (Complete if applicable):

Consulting Firm: Millennium Planning & Engineering

Address: 159 S. Auburn Street

City/State/Zip: Grass Valley, CA 95945

Contact: Theo Goodman

Phone: (530) 446-6765

Applicant: Jerry Cirino

Address: 12647 Colfax Highway

City/State/Zip: Grass Valley, CA 95945

Phone: (530) 277-6192

Signature of Lead Agency Representative: Steve Deiger

Date: 2/2/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.