



**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF
INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE
DECLARATION FOR THE HIDDEN GROVE (JERRY CIRINO) PROJECT**

**PLN24-0057; GPA24-0001; RZN24-0001; CMP24-0001; DVP24-1; TPM24-0002; MGT24-0005;
CUP24-0002; PFX25-0011; EIS24-0005**

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 Hidden Grove (Jerry Cirino) Project which includes a General Plan Amendment, Rezone, Comprehensive Master Plan, Development Permit, Tentative Parcel Map, Management Plan, Conditional Use Permit, and Petition for Exception to Road Standards.

PROJECT LOCATION: 12647 State Highway 174, Grass Valley, CA 95945. Project parcel is located along the south side of State Highway 174, approximately 0.7 miles west of Brunswick Road. Hobart Lane, a private road, extends south from State Highway 174 through the central portion of the subject property.

APN: 012-020-032

PROJECT DESCRIPTION: Adoption of a Mitigated Negative Declaration for the Hidden Grove (Jerry Cirino) Project. An application for a General Plan Amendment and Zoning District Map Amendment (Rezone), Comprehensive Master Plan, Development Permit, Tentative Parcel Map to create four (4) lots, Management Plan, Conditional Use Permit for the proposed Comprehensive Master Plan and proposed residential use, and Petition for Exception to Road Standards to reduce the right of way width required by the A-1 Standard Drawing for Hobart Lane from 50 feet to 30 feet.

The project proposes to amend the existing General Plan designation of the subject 3.31-acre parcel from Estate (EST) and Neighborhood Commercial (NC) to the Business Park (BP) designation. The 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 proposed 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. The property is currently developed with a single-family residence, a construction trailer, and various storage structures that will remain and a private road (Hobart Lane). Access to Hobart Lane is from State Highway 174.

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 (CC20-0201) 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.

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 **February 6, 2026 to March 9, 2026 at 5:00 p.m.** Final action on the proposed MND will be taken by the Nevada County Board of Supervisors 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/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: Steve Geiger, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: steve.geiger@nevadacountyca.gov; on or before **March 9, 2026 at 5:00 p.m.**

By: Steve Geiger, Senior Planner

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