NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

Nevada County, California

TO:

CEO – Alison Lehman	Department of Public Works – Kevin Nelson
Assessor – Rolf Kleinhans	Fire Protection Planner – Dan Collins
COB	Environmental Health – Nicole Johnson
Supervisor Hoek – District IV	Agricultural Commissioner
Building Department – Nick McBurney	Nevada County Consolidated Fire Protection District
Economic Development – Kimberly Parker	NSAQMD
Commissioner Foley – District IV	Counsel – Sims Ely & Douglas Johnson
Bear Yuba Land Trust	Caltrans
California Native Plant Society – Redbud	General Plan Defense Fund
Assistant CEO – Patrick Eidman	CDA Director – Trisha Tillotson
PG&E	Bear River Recreation & Park District
Colfax-Todds Valley Consolidated Tribe	Federation of Neighborhood Associations
United Auburn Indian Community	Shingle Springs Band of Miwok Indians
Sierra Club – Sierra Nevada Group	Tsi-Akim Maidu
Nevada City Rancheria Nisenan Tribe	Water Quality Control Board – Central Valley
FREED	Forest Springs, LLC
Nevada County Transit Services	Keep Nevada County Rural

Date: February 23, 2026

File Number(s): PLN25-0106; CUP25-0005; EIS25-0013

Applicant: James Flaherty
13447 American Ranch Court
Grass Valley, CA 95949

Project Location: The project is located at 13447 American Ranch Court, Grass Valley, CA 95949. Approximately 0.1 mile south of McCourtney Road, 3.0 miles southwest of the City of Grass Valley in unincorporated western Nevada County. APN: 025-580-1345

Project Description: A Conditional Use Permit application (CUP25-0004) is proposed to allow the operation of a special events venue accommodating a maximum of 150 guests up to 50 events per year within the General Agricultural (AG-20) zoning district, which requires a minimum parcel size of 20 acres. Events will be

held primarily within an existing 4,800-square-foot agricultural barn, with limited use of the surrounding outdoor area for ceremonies. The venue will host private events such as weddings, anniversaries, family reunions, non-profit gatherings, memorial services, birthday celebrations, and similar occasions. The maximum number of events allowed is 50 per year. While events may occur up to seven days a week, most are expected to take place on weekends.

Primary access to the special events venue will be provided from McCourtney Road via a dedicated driveway identified on the site plan. This driveway traverses APN 025-580-007, which is also owned by James and Jennifer Flaherty, and will be used exclusively for event access. Secondary access for emergency purposes will be available via the existing driveway from American Ranch Court, which currently serves as the main access to the residence. Event hours will be limited to 9:00 a.m. to 10:00 p.m., with no amplified music permitted after 10:00 p.m. All amplified sound will be restricted to within the Agricultural Barn, and noise levels will comply with the Nevada County Noise Ordinance for both daytime and evening operations.

Food and beverages will be permitted at events; however, all food preparation will occur off-site and be transported to the venue. Event setup and cleanup will be the responsibility of the renter, and each vendor will be responsible for the setup and removal of their own equipment. All trash generated during events will be removed from the site and disposed of off-site by the renter. An existing restroom facility for event attendees and will comply with ADA accessibility requirements in accordance with the 2024 California Building Code. ADA-compliant parking spaces and an accessible path of travel will be provided to the ceremony area and the Agricultural Barn. The minimum parking requirement for the venue is 60 spaces. The project proposes a total of 95 parking spaces, consisting of 92 standard spaces located within a graveled parking area delineated by landscape trees in barrels to define parking aisles, along with two ADA-compliant spaces, and one van accessible space located near the restroom facility. All operational requirements associated with the special events venue will be enforced by the property owner. The existing residence on the property will not be used for any special events.

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 **February 25, 2026, to March 27, 2026, 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. 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: Aleena Church, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959. Email: aleena.church-cda@nevadacountyca.gov; on or before **March 27, 2026, 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.

Flaherty Conditional Use Permit Project
PLN25-0106; CUP25-0005; EIS25-0013

Prepared by:

Aleena Church

Aleena Church, Assistant Planner

02/23/2026

Date