NEVADA COUNTY
CALIFORNIA

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE FLAHERTY CONDITIONAL USE PERMIT

(PLN25-0106; CUP25-0005; EIS25-0013)

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 Conditional Use permit.

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 mile 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.

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.**

By: Jodeana Patterson, Clerk of the Planning Commission

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