



**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE SMITH TENTATIVE PARCEL MAP**

PLN24-0191; TPM24-0008; EIS24-0014

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 Smith Tentative Parcel Map.

**PROJECT LOCATION:** 13602 Auburn Road, Grass Valley, CA, approximately 1.65 miles west of State Highway 49 in Grass Valley, California. **APN:** 025-130-078.

**PROJECT DESCRIPTION:** A proposed Tentative Parcel Map to subdivide the subject 36.92-acre parcel (APN: 025-130-078) into three (3) legal parcels as follows: Parcel 1 – 15.40 acres; Parcel 2 – 10.0 acres; and Parcel 3 – 11.51 acres. Proposed Parcel 1 is currently developed with an existing single-family residence, garage, barn, accessory dwelling unit, swimming pool, well, septic system, and repair area, and is accessed directly off of Auburn Road, a county-maintained road, from an existing gravel driveway. The proposed flagpole configuration of Parcel 1 includes a dedicated 50-foot-wide access easement that will serve all proposed parcels. The existing driveway is proposed to be improved to a fire safe road standard from the existing encroachment off of Auburn Road to the end of the proposed building envelope for Parcel 2, which is approximately 650 feet in length and will serve both proposed Parcel 2 and Parcel 3 with road frontage, with the remaining portion of the driveway that will serve proposed Parcel 1 improved to a fire safe driveway standard. Proposed Parcel 2 and Parcel 3 are currently undeveloped with access proposed via the 50-foot access easement. Each proposed parcel's proposed building envelope conforms with the site development standards for the General Agricultural zoning district, and are located outside of the setbacks, existing easements, environmentally sensitive areas (landmark oak groves), and slopes of greater than 30%. The location of the minimum usable disposal area (M.U.S.D.A.) is identified on each proposed parcel, and proposed Parcels 2 and 3 will have individual septic systems. Parcel 1 is served by an existing private well and proposed Parcels 2 and 3 will require new private wells to be drilled, respectively.

**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 March 13, 2026, to April 13, 2026, at 5:00 p.m. Final action on the proposed MND will be taken by the Nevada County Zoning Administrator 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: Justine Quealy, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - email: [Justine.Quealy@nevadacountyca.gov](mailto:Justine.Quealy@nevadacountyca.gov); on or before April 13, 2026, at 5:00 p.m.

By: Jodeana Patterson, Clerk of the Zoning Administrator

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