

**NEVADA COUNTY, CALIFORNIA**  
**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A**  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**TO:**

CEO – Alison Lehman	Northern Sierra Air Quality Management District
Assistant CEO – Patrick Eidman	United States Fish and Wildlife Service
Chief Fiscal Officer – Erin Mettler	California Fish and Wildlife Service – North Central Region
Clerk of the Board	Nevada Irrigation District
County Counsel - Douglas Johnson and Sims Ely	Native American Heritage Commission
Nevada County Assessor - Rolf Kleinhans	Nevada City Rancheria Nisenan Tribe
Economic Development – Kimberly Parker	Shingle Springs Band of Miwok Indians
CDA Director – Trisha Tillotson	Tsi Akim Maidu Tribe
District IV Supervisor – Sue Hoek	United Auburn Indian Community
District IV Commissioner – John Foley	Washoe Tribe of NV and CA
Agricultural Commissioner	General Plan Defense Fund
Building Department	Pacific Gas & Electric Company (PG&E)
Environmental Health Department	Comcast
Department of Public Works – Surveyor	Bear River Recreation & Park District
Department of Public Works - Engineer	Bear Yuba Land Trust
Nevada County Transit Services	California Native Plant Society – Redbud Chapter
Nevada County Consolidated Fire	Federation of Neighborhood Associations
Office of the Fire Marshal	Cal Fire Forestry
Nevada County Sheriff	Caltrans Highways
Nevada County Transportation Commission	CA Department of Parks and Recreation
SAAVE	Sierra Club
Penn Valley Area Chamber of Commerce	Forest Springs, LLC
Penn Valley Municipal Advisory Committee	

**DATE:** March 10, 2026

**FILE NUMBER(S):** PLN24-0191; TPM24-0008; EIS24-0014

**APPLICANT:** Steve Smith  
13602 Auburn Road, Grass Valley, CA 95949

**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.

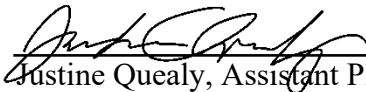
**PUBLIC REVIEW:** As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft Initial Study/Mitigated Negative Declaration IS/MND to interested public and regulatory authorities for review and comment for a period of 30 days. Nevada County is inviting comments and concerns regarding 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>. 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: 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.**

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.

Prepared by:

  
Justine Quealy, Assistant Planner

March 10, 2026  
Date