



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE PENN VALLEY COMMUNITY CENTER PROJECT

PLN25-0098; CUP25-0004; MGT26-0001; EIS25-0006

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 Penn Valley Community Center Project which includes a Conditional Use Permit and an Oak Resources Management Plan.

PROJECT LOCATION: 10592 Spenceville Road, Penn Valley, CA 95946. Project parcel is located along the west side of Spenceville Road, approximately 375 feet south of Penn Valley Drive, within the Penn Valley Village Center.

APN: 051-151-009

PROJECT DESCRIPTION: Adoption of a Mitigated Negative Declaration for the Penn Valley Community Center Project. The proposed project includes a Conditional Use Permit application to allow a 10,000 square foot building with attached 1,134 square foot covered outdoor seating area as a community event facility to support a wide array of activities, events and services. A Visitor Center hosted by the Penn Valley Chamber of Commerce is proposed in the main entry of the building. A Business and Workforce Development Hub is proposed to help local entrepreneurs and start-ups to grow their businesses, as well as provide rural workforce development/job training. An E-Connectivity Hub and Collaborative Technology Center is proposed to provide high-speed, broadband and WIFI-access for community members with computer stations. A commercial kitchen, a banquet hall, a theater/stage, and smart meeting rooms are also proposed. Access to and from the project site will be provided by two, one-way driveways from Spenceville Road.

The project also proposes two, 1,728 square foot covered outdoor pavilions and a 225 square foot restroom building. A proposed 2.5-acre garden area and detention pond are proposed in the rear half portion of the subject 4.77-acre parcel. A total of 140 parking spaces are proposed with 51 proposed to be gravel surfaced within landscaped parking lot area. The project includes an Oak Resources Management Plan for potential impacts to a Landmark Oak Tree and a Landmark Grove on the subject property.

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 **May 22, 2026, to June 22, 2026, at 5:00 p.m.** 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 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, Principal Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: steve.geiger@nevadacountyca.gov; on or before **June 22, 2026, at 5:00 p.m.**

By: Steve Geiger, Principal Planner

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