



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

(PLN25-0034; TPM25-0002; EIS25-0003)

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 residential Tentative Parcel Map.

PROJECT LOCATION: 13552 Empress Road, Nevada City, CA 95949. The project site is located approximately 0.3 mile west of Newtown Road in unincorporated western Nevada County. **Assessor Parcel Number:** 004-081-027.

PROJECT DESCRIPTION: The project consists of a Tentative Parcel Map to subdivide an existing ±27.75-acre parcel into two parcels: Parcel 1 (±11.77 acres) and Parcel 2 (±15.98 acres). Both parcels would be served by a shared existing 12-foot-wide paved driveway from Empress Road, a County-maintained road. The driveway ranges in grade from approximately 2% to 12%. Reciprocal access and utility easements would be established along the driveway to serve both parcels. No new development is proposed as part of this application. Parcel 1 contains an existing shop building (constructed in 1993), associated septic system, and well. Electrical service is provided crossing Parcel 2, with a utility easement to be formalized on the final map. Parcel 2 contains an existing residence, barn, and septic system. Water is provided by an off-site well located within the Empress Meadows Subdivision, conveyed via an existing easement to a cistern on the parcel. The eastern and southern project boundaries follow the centerline of the Nevada Irrigation District (NID) Newtown Canal. No encroachments into the required canal setback are proposed.

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 comment period spanning **June 6, 2026, to July 5, 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: Aleena Church, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959. Phone: (530) 265-1345, Email: aleena.church-cda@nevadacountyca.gov, on or before **July 5, at 5:00 p.m.**

By: Jodeana Patterson, Clerk of the Zoning Administrator

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