

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

TO:

Department of Public Works - Surveyor	CEO – Alison Lehman
Department of Public Works - Engineering	Deputy CFO – Erin Mettler
Environmental Health Department – Nicole Johnson	COB Jeff Thorsby
Fire Protection Planner – Dan Collins	CDA – Trisha Tillotson
Nevada Irrigation District	Principal Planner, Tyler Barrington
Penn Valley Fire Protection District	County Counsel - Douglas Johnson and Sims Ely
Supervisor Hoek - District 4	Nevada County Assessor - Rolf Kleinhans
Commissioner Foley – District 4	Economic Development – Kimberly Parker
Nevada County Building Department - Nicholas McBurney	Comcast
Northern Sierra Air Quality Mgt. Dist.	PG&E
CA Department of Fish and Wildlife - North Central Region	Wolf Creek Alliance
CA Governor's Office of Planning & Research - State Clearinghouse	Native American Heritage Commission
Nevada County Sheriff - Sam Brown	North Central Information Center
Nevada County Transit Services - Robin VanValkenburgh	Nevada City Rancheria Nisenan Tribe
Nevada Irrigation District (NID)	Shingle Springs Band of Miwok Indians
Agricultural Commissioner – Luci Wilson	Tsi Akim Maidu Tribe
California Native Plant Society – Redbud	United Auburn Indian Community
Federation of Neighborhood Associations	Colfax-Todds Valley Consolidated Tribe
Penn Valley Municipal Advisory Council	Central Valley Regional Water Quality Control Board
Sierra Club	500-ft notice list

Date: June 6, 2026

File Number(s): PLN25-0034; TPM25-0002; EIS25-0003

Applicant: Brenda Kerksieck

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.

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 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 **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 on a date to be determined.

DOCUMENT AVAILABILITY: The Draft Initial Study/ Negative Declaration is available for review on Nevada County's website at <https://www.mynevadacounty.com/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 **July 5, 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:

Aleena Church
Aleena Church, Assistant Planner

06/06/2026 _____
Date