

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

Nevada County, California

TO:

Fire Protection Planner – Dan Collins	Central Valley Regional Water Quality Control Board
Ophir Hill Fire Protection District	Caltrans Highways
Northern Sierra Air Quality Management District (NSAQMD)	Caltrans Aeronautics
Nevada Irrigation District (NID)	CalEPA
Nevada County Transportation Commission	CA State Water Resources Control Board
Nevada County Transit Services	CA Department of Parks and Recreation
Nevada County Local Agency Formation Commission (LAFCo)	CA Department of Toxic Substances Control (DTSC)
Nevada County Environmental Health - Nicole Johnson	CA Department of Fish and Wildlife - North Central Region
Nevada County Economic Development	North Central Information Center
Nevada County Department of Public Works - Engineering - Kidd Immel	Native American Heritage Commission
Nevada County Department of Public Works - Engineering and Surveying - Kevin Nelson	Federal Aviation Administration (FAA)
County Counsel - Douglas Johnson and Sims Ely	US EPA Region 9
Commissioner McAteer – District III	US Fish and Wildlife Service
Supervisor Swarthout - District III	United Auburn Indian Community of the Auburn Rancheria
Nevada County Community Development Agency Director - Trisha Tillotson	Tsi-Akim Maidu Tribal Council
Nevada County Clerk of the Board	Shingle Springs Band of Miwok Indians
Nevada County Chief Fiscal Officer - Erin Mettler	Nevada City Rancheria Nisenan Tribe
Nevada County CEO - Alison Lehman	Bear Yuba Land Trust
Nevada County Building Department	California Native Plant Society – Redbud
Nevada County Assistant CEO	Community Environmental Advocates
Nevada County Assessor - Rolf Kleinhans	Countyside Ranches IRA
Nevada County Airport Manager	Federation of Neighborhood Associations
Nevada County Airport Land Use Commission	Glenwood Homeowners Association
Nevada County Sheriff	Sierra Club - Sierra Nevada Group
City of Grass Valley	PG&E
Nevada County Consolidated Fire District	Wawona Madrona Home Owners Association
Tony Pepe	Laborers Pacific Southwest Region
Calfire	Laurie Oberholtzer
Neighbors within 500 feet of project parcels	

Date: July 20, 2026

File Number(s): PLN25-0129, DVP25-1, RZN26-0002, EIS25-0008

Applicant: Mountain F Enterprises
950 Iron Point Road, Suite 250
Folsom California, 95630

Project Location: 12503, 12625, 12791 Brunswick Road Grass Valley CA 95945. APNs: 006-441-003, 006-441-004, 006-441-0005

Project Description: Mountain F Enterprises is applying for a Development Permit and zoning map amendment for a wood grinding facility at 12503, 12625, and 12791 Brunswick Road, Grass Valley, California 95945 within Nevada County's Light Industrial zone with a Site Performance combining district (M1-SP) and Industrial (IND) General Plan land use designation.

The project will process forest-sourced wood waste, including whole logs and wood debris, sourced from various customers, including from PG&E hazard tree removal operations. The processed wood waste will be subsequently transported to biomass energy facilities for electricity generation or wood product manufacturing plants. The project anticipates processing up to 200 tons of wood products a day.

The project is proposed on three parcels with an aggregate area of 66 acres. Site activities will be concentrated on an existing graded and paved pad that is approximately seven acres in size. No further disturbance is proposed other than a small right-hand taper that is proposed to be constructed on Brunswick Road. An approximately 1.8-acre portion of the existing seven-acre asphalt pad will be dedicated to the chipping and grinding operation that will be enclosed by a fence and will include a truck scale, a 100 square foot trailer, and a horizontal grinder.

The northern portion of the project area is proposed as a maintenance and outdoor storage area for commercial vehicles such as grapple trucks, semi-trucks, front-end loaders, and excavators. Maintenance includes routine service, inspections, and minor repairs. The asphalt pad will include parking for up to 132 employee vehicles, two 200 square foot office trailers, and six shipping containers for tool and equipment storage.

The project includes a Zoning District Map Amendment (Rezone) to remove the Site Performance Combining District (-SP) overlay from the property, resulting in zoning of Light Industrial (M1) only. The SP overlay is connected to Nevada County Ordinance Number 1853 which discusses requirements that were in place when the project site was owned by Sierra Pacific Industries and proposed as the Nevada County Business and Industrial Center. The original master plan associated with the "SP" was tailored to a larger, multi-parcel industrial center that has not materialized as envisioned in 1994. The M1 zoning district and the IND General Plan Designation will remain.

The project parcels are surrounded by a mix of industrial and rural residential areas. Primary access to the site is via Brunswick Road, a paved County maintained road that connects to nearby urban centers and commercial facilities. It is estimated that the project will have 662 daily vehicle trips composed of 179 heavy vehicle trips and 483 light vehicle trips.

The Facility is proposed to operate Monday through Friday from 7:00 a.m. to 5:30 p.m. (excluding major holidays), with occasional Saturday shifts for peak processing needs. Hours may be extended during emergency operations associated with weather events with approval from the Planning Director.

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 **July 24, 2026 to August 24, 2026 at 5:00 p.m.** Final action on the proposed MND will be taken by the Nevada County Board of Supervisors 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: David Nicholas, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: david.nicholas@nevadacountyca.gov; on or before **August 24, 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 referenced and linked Initial Study, that the proposed project may have a significant environmental effect that is not mitigated to a level of less than significant.

Prepared by:

David Nicholas



Digitally signed by David Nicholas
Date: 2026.07.20 11:46:08 -07'00'

David Nicholas, Senior Planner

Date: July 20, 2026