

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

Nevada County, California

TO:

Building Department – Nick McBurney	Caltrans – Highways
DPW, Engineering – Kidd Immel	Fire Protection Planner
DPW, Surveyor – Kevin Nelson	CA Fish & Wildlife
Environmental Health – Nicole Johnson	Lahontan Water Quality Control Board
County Counsel – Sims Ely, Doug Johnson	Native American Heritage Commission
Nevada County Transportation Commission	Prosser Lakes Estates Association
Commissioner Garst, District V	NC Economic Resource Council
Supervisor Bullock, District V	Tahoe Truckee Sierra Disposal
Clerk of the Board	Tahoe Donner Association
Clerk of the Board, Dist. 5 – Mandy Stewart	Board of Realtors
CEO – Alison Lehman	Laborers Pacific Southwest Regional
CDA Director – Trisha Tillotson	Sierra Pacific Power
Truckee Fire Protection District	US Army Corps of Engineers
Washoe Tribe of NV & CA	T'si Akim Maidu Tribal Council
Nevada City Rancheria Nisenan Tribe	Shingle Springs Band of Miwok Indians
PG&E	FREED
Sierra Nevada Group / Sierra Club	Tahoe Sierra Meadows Community Assn.
US Fish & Wildlife	United Auburn Indian Community
NSAQMD – Suzie Tarney	Truckee Donner Chamber of Commerce
California Native Plant Society – Redbud	Brigit S. Barnes & Associates, Inc.
General Plan Defense Fund	Neighboring parcels within 500 feet
Prosser Lake Estates Association	

Date: August 24, 2026

File Number(s): PLN22-0153; GPA22-0001; RZN22-0001; AAP22-0004; EIS25-0012

Applicant: Hobart Mills, LLC
PO Box 853
Truckee, CA 96160

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

Hobart Mills

PLN22-0153; GPA22-0001; RZN22-0001; AAP22-0004; EIS25-0012

Project Description: The project application (PLN22-0153) proposes to align the zoning and the General Plan Designations with the existing uses previously approved by the Comprehensive Master Plan (CMP) that was approved on July 3, 2019. The application also proposes to extend the amount of time the owner has to finish the development of the uses. PLN22-0153 does not propose any uses that were not previously approved under the existing approval (PLN17-0097). Accordingly, many of the conditions of approval and mitigation measures adopted for PLN17-0097 are proposed to be carried forward and applied to the continued development of the project. Any new uses not specifically approved by PLN17-0097 will be required to be permitted through the County land use process and will be evaluated for consistency with the Hobart Mills Comprehensive Plan as a separate application. PLN22-0153 includes text amendments to the existing CMP that reflect proposed changes to the zoning district and General Plan land use designation boundaries. These boundaries would be modified to align with the land uses approved under PLN17-0097 including the aggregate processing, water storage tank, and drainage improvements. The proposed General Plan amendment would increase the area designated Industrial (IND) from 30.00 acres to 46.87 acres; decrease the area designated Recreation (REC) from 40.00 acres to 28.06 acres; and decrease the area designated Open Space (OS) from 63.00 acres to 58.07 acres. The project proposes corresponding rezones that would increase the combined M1-SP-SC and M1-SP zoned area from 30.00 acres to 46.87 acres; decrease the combined REC-SP-SC and REC-SP zoned area from 40.00 acres to 28.06 acres; and decrease the combined OS-SP-SC and OS-SP zoned area from 63.00 acres to 58.07 acres. For clarity, the amended CMP would also remove the discussion concerning the permitting of existing uses because those uses were previously authorized under PLN17-0097.

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 **August 28, 2026 to September 28, 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 **September 28, 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

David Nicholas, Senior Planner

Date: August 24, 2026