Notice Of Availability for Public Review and Notice of Intent to Adopt a Mitigated Negative Declaration for the Sierra Veterinary Clinic Conversion Project

PLN25-0132; GPA25-0001; RZN25-0001; CUP25-0008; VAR26-0001; EIS25-0009

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 U-Haul Expansion & Amendment to Approved Use Permit Project.

PROJECT LOCATION: The project is located at 11665 Spenceville Road in Penn Valley, CA 95946, approximately 1.3 miles southeast of Western Gateway Park and 0.3 miles northeast of Indian Springs Road in unincorporated western Nevada County. **APN:** 051-340-043

PROJECT DESCRIPTION: A General Plan Amendment (GPA25-0001) to amend the land use designation from Estate (EST) to Rural with a minimum parcel size of 5.00 acres (RUR-5), Rezone (RZN25-0001) to amend the zoning designation from Residential Agricultural with a minimum parcel size of 3.00 acres (RA-3) to General Agricultural with a minimum parcel size of 5.00 acres (AG-5), Variance (VAR26-0001) from building setbacks, and Conditional Use Permit to allow for a veterinary clinic on the parcel at 11665 Spenceville Road (APN: 051-340-043).

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 review period spanning **October 6, 2026 to November 6, 2026 at 5:00 p.m.** Final 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.

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: Zachary Ruybal, Associate Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: zachary.ruybal@nevadacountyca.gov; on or before **November 6, 2026 at 5:00 p.m.**

By: Zachary Ruybal, Associate Planner

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