NEVADA COUNTY, CALIFORNIA

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

TO:

CEO – Alison Lehman	Northern Sierra Air Quality Management District
Assistant CEO – Patrick Eidman	City of Grass Valley – Amy Kesler-Wolfson
Chief Fiscal Officer – Erin Mettler	Nevada County Economic Resource Council
Clerk of the Board	Nevada Irrigation District
County Counsel* - Douglas Johnson and Sims Ely	Native American Heritage Commission
Nevada County Assessor - Rolf Kleinhans	Nevada City Rancheria Nisenan Tribe
Economic Development – Kimberly Parker	Shingle Springs Band of Miwok Indians
CDA Director – Trisha Tillotson	Tsi Akim Maidu Tribe
District III Supervisor – Lisa Swarthout	United Auburn Indian Community
District III Planning Comm'r – Terence McAteer	Washoe Tribe of NV and CA
Agricultural Commissioner	Colfax-Todds Valley Consolidated Tribe
Building Department	Wilton Rancheria
Environmental Health Department	Washoe Tribe of NV and CA
Department of Public Works – Surveyor	General Plan Defense Fund
Department of Public Works - Engineer	Bear Yuba Land Trust
Nevada County Transit Services	California Native Plant Society – Redbud Chapter
Nevada County Consolidated Fire	Federation of Neighborhood Associations
Office of the Fire Marshal	Cal Fire Forestry
Nevada County Transportation Commission	Caltrans Highways
SAAVE	CA Department of Parks and Recreation
United States Fish and Wildlife Service	Sierra Club
California Fish and Wildlife Service – North Central Region	Forest Springs, LLC
Nevada County Local Agency Formation Commission	North Central Information Center
Pacific Gas & Electric Company (PG&E)	Comcast
**receives full report, others receive NOA with report available online*	

DATE: October 8th, 2026

FILE NUMBER(S): PLN26-0062; TPM26-0002; EIS26-0009

APPLICANT: Toni Wise
38614 Oliver Way, Fremont, CA 94536

PROJECT LOCATION: 10973 Rough and Ready Highway; 10978 Squirrel Creek Road, Grass Valley, CA 95945. (APN: 007-230-016).

PROJECT DESCRIPTION: A proposed Tentative Parcel Map to subdivide the subject 6.93-acre parcel (APN: 007-230-016) into two (2) legal parcels as follows: Parcel 1 (5.26 acres) and Parcel 2 (1.67 acres). The proposed property lines of Parcels 1 and 2 are designed to follow the existing two (2) differing zoning districts, which include Community Commercial (C2) and Residential Agricultural (RA-1.5). Proposed Parcel 1 is currently developed with an existing single-family residence, two (2) accessory storage structures, septic system and repair area, and is accessed directly off of both Rough and Ready Highway and Squirrel Creek Road, county-maintained roads, respectively, from an existing gravel driveway that traverses the parcel.

Proposed Parcel 2 is currently developed with an existing single-family residence, septic system and repair area, and is accessed directly off of Squirrel Creek Road, a county-maintained road, from an existing paved driveway. The proposed building envelope, which contains the existing residence on Parcel 2, conforms with the site development standards for the Residential Agricultural zoning district, and is located outside of the setbacks, and existing easements. Parcel 1 and the existing structures conform with the site development standards for the Community Commercial zoning district, including applicable setback standards and existing easements. The location of the respective septic systems and repair areas are identified on each proposed parcel. Both Parcel 1 and 2 are served by Nevada Irrigation District, and will require separate meter connections, respectively. All existing structures on both Parcel 1 and 2 are proposed to remain and no additional development is part of the project.

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 **October 13, 2026, to November 13, 2026, 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: Justine Quealy, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: Justine.Quealy@nevadacountyca.gov; on or before **November 13, 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:

Justine Quealy, Assistant Planner

October 8th, 2026
Date