NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE WISE TENTATIVE PARCEL MAP

PLN26-0062; TPM26-0002; EIS26-0009

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 Wise Tentative Parcel Map.

PROJECT LOCATION: 10973 Rough and Ready Highway; 10978 Squirrel Creek Road, Grass Valley, CA 95945, California. **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.

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.

By: Jodeana Patternson, Clerk of the Zoning Administrator

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