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

(PLN26-0117; EIS26-0011)

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 residential Tentative Parcel Map.

PROJECT LOCATION: 2270 LA BARR MEADOWS ROAD, Grass Valley, CA 95949. Project parcel is located along the La Barr Meadows Road, approximately 2.16 driving miles from Downtown Grass Valley, next to the Nevada County Operations Center. **Assessor Parcel Number:** 022-160-038.

PROJECT DESCRIPTION: The County of Nevada proposes to construct and operate a new Nevada County Animal Shelter at 12270 La Barr Meadows Road, Grass Valley, California, on Assessor's Parcel Number (APN) 022-160-038-000. The approximately 20.22-acre County-owned parcel is located along the west side of La Barr Meadows Road. The proposed animal shelter improvements would occupy approximately 2.92 acres (127,580 square feet) within the northeastern portion of the parcel. The project would construct a new animal shelter facility to accommodate the animal housing, adoption, intake, administrative, and clinical needs of Nevada County Animal Services. The proposed site plan identifies approximately 14,819 square feet of conditioned building area, an approximately 1,032-square-foot unconditioned sallyport, and a separate approximately 1,000-square-foot barn associated with the large-animal component of the facility. The project would also include approximately 59,332 square feet of surfaced area associated with parking, access, walkways, and other site improvements.

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 comment period spanning **October 29, 2026, to November 30, 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: Aleena Church, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959. Phone: (530) 265-1345, Email: aleena.church-cda@nevadacountyca.gov, on or before **November 30, at 5:00 p.m**.

By: Jodeana Patterson, Clerk of the Zoning Administrator

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