

NEVADA COUNTY, CALIFORNIA
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW
OF NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Department of Public Works	CalTrans – Highways
Environmental Health Department	Northern Sierra Air Quality Management
Nevada County Agricultural Commissioner	CA Native Plant Society – Redbud Chapter
Penn Valley Fire Protection District	Federation of Neighborhoods
Penn Valley Union School District	Penn Valley Chamber of Commerce
Nevada Irrigation District	Penn Valley Community Center Foundation
Western Gateway Park & Rec District	Rural Quality Coalition
Nevada Co. Resource Conservation District	Native American Heritage Commission
Nevada County Fire Protection Planner	United Auburn Indian Community
CA Fish & Wildlife	Tsi-Akim Maidu
AT&T	Supervisor Hank Weston, District 4
PG&E	Tyler Barrington, Principal Planner
County Counsel*	*receives full report, others NOA only

Date: September 1, 2017

Project Title: Koch Project

File Number(s): PLN17-0038; PM15-002; LA16-018; MGT17-0005 & 0006; EIS15-013

Project Location: 16510 & 16686 Southridge Drive, Penn Valley, California, approximately 1.5-miles south of the Penn Valley Drive/Spenceville Road intersection.

Assessor's Parcel Number: 51-340-58 & 51-340-60

Applicant / Owner: Eric Koch

Agent: Thomas Leland / Cranmer Engineering, Inc.
1188 East Main Street
Grass Valley, 95945

Zoning District(s): General Agricultural (AG-5)

General Plan: Rural (RUR-5)

Project Description: A combined application including a Tentative Parcel Map to subdivide property located in Penn Valley at 16510 Southridge Drive into four residential lots varying in size from five acres to twenty-five acres; an equal area exchange Lot Line Adjustment between the property at 16510 Southridge Drive and 16686 Southridge Drive to provide the required minimum frontage for one of the proposed parcels; a Management Plan to allow disturbance within the setback to a Nevada Irrigation Canal for minor secondary access road work; and a Management Plan to allow disturbance within Landmark Oak Groves and near Landmark Oaks. Grading for minor primary access improvements to Southridge Drive and secondary access improvements to Eddy Ranch Road would include approximately 5,100 cubic yards of cut and fill.

Fire protection would be provided by the existing 20,000-gallon water storage system located within proposed Parcel C connected to the existing hydrant within proposed Parcel D in conjunction with a new

hydrant proposed to be located on Southridge Drive. A standard turnout with tapered ends would be constructed at the new hydrant location.

This Notice of Availability serves as public notice that the County of Nevada has prepared a Mitigated Negative Declaration for the project identified above. As mandated by Public Resources Code § 21091, the minimum public review period for this document is 20 days. The public review period for the proposed project is from **September 1, 2017 to September 20, 2017. Comments must be received by 5 p.m. on the last day of the comment period, September 20, 2017.** Send comments to Janeane Martin, Assistant Planner, at janeane.martin@co.nevada.ca.us, or mail comments to:

Janeane Martin, Assistant Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

Prior to approval of the project, the Zoning Administrator will consider comments received on this Initial Study. The Zoning Administrator will hold a public hearing before considering certification of the Initial Study and approval of the proposed project.

The Initial Study prepared for this project and the documents used in preparation of this Study can be reviewed online at <https://www.mynevadacounty.com/994/Environmental-Documents> or at the Nevada County Planning Department, 950 Maidu Ave., Nevada City, California. 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 Initial Study, that the proposed project may have a significant environmental effect.

Prepared by:



Janeane Martin, Assistant Planner



Date