



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

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**NOTICE OF AVAILABILITY-Addendum  
DRAFT ENVIRONMENTAL IMPACT REPORT  
HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION  
STATE CLEARINGHOUSE (SCH) No. 2009072070  
(Amended Language Shown as Bold, Underlined and Italic Text)**

SEPTEMBER 19, 2013

NOTICE IS HEREBY GIVEN THAT A 60-DAY REVIEW PERIOD HAS BEGUN TO PROVIDE INTERESTED INDIVIDUALS AN OPPORTUNITY TO REVIEW AND RESPOND TO THE ADEQUACY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

***This is an updated Notice of Availability to correct and clarify the potentially significant effects on the environment associated with the proposed project. These changes apply to only the Notice of Availability that was previously distributed on September 12, 2013. No changes are required to the Environmental Impact Report. The updated list of potentially significant effects on the environment are shown below. Because the County of Nevada proposed a voluntary 60-day review period and no changes to the EIR document are required, there is no change to public review period or public hearing dates.***

**LEAD AGENCY:** County of Nevada

**PROJECT TITLE:** Housing Element Rezone Program Implementation Project

**PROJECT LOCATION:** The 18 sites associated with the proposed project are located in the western portion of Nevada County, approximately 50 miles northeast of Sacramento and about 50 miles west of Lake Tahoe. The sites are located within three areas of unincorporated Nevada County generally defined as the Grass Valley Sphere of Influence (SOI), Penn Valley, and the Lake of the Pines Areas. The sites are identified by the following Assessor's Parcel Numbers: Grass Valley SOI: Site 1: 07-380-17; Site 2: 29-350-12; Site 3: 35-412-15; Site 4: 35-412-17; Site 5: 35-412-18; Site 6: 35-412-19; Site 7: 35-412-21; Site 8: 35-550-15 & 35-412-20; and Site 9: 35-412-16. Penn Valley Area: Site 10: 51-120-06; Site 11: 51-150-29; Site 12: 51-151-62; Site 13: 51-370-02. Lake of the Pines Area: Site 14: 57-141-29; Site 15: 57-270-02; Site 16: 57-270-03; Site 17: 57-270-06; and Site 18: 11-181-03.

**PROJECT DESCRIPTION:** REZONE (Z12-002), GENERAL PLAN MAP AMENDMENT (GP12-002), and CERTIFICATION of the EIR (EIR12-002). The project proposes changing the General Land Use and Zoning Designation for 18 selected properties to Urban High Density/high density residential zoning (UHD/R3) and adding the Regional Housing Need (RH) Combining District (LUDC Sec. L-II 2.7.11) to accommodate the future development of high

density housing, as mandated by the State Department of Housing and Community Development.

**POTENTIALLY SIGNIFICANT EFFECTS ON THE ENVIRONMENT:** The County has prepared a Draft Environmental Impact Report (DEIR) to address specific environmental effects of implementing the Housing Element Rezone Program Implementation project. The DEIR analyzes the following potentially significant environmental impacts areas that may be impacted by the project: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Air Quality, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services and Utilities, Recreation, and Transportation and Traffic. Implementation of the proposed mitigation measures would reduce these impacts to a less than significant level, with the exception of Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, Public Services and Utilities, and Transportation and Traffic in which there are significant and unavoidable impacts.

**PUBLIC REVIEW PERIOD:** September 12, 2013 through November 12, 2013 (60-Day Review Period)

The public comment period for the DEIR is **60 days** from the date of this notice and will expire on **Tuesday, November 12, 2013, at 5:00 p.m.** Comments should be submitted in writing to:

Tyler Barrington, Principal Planner,  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959-8617  
(530) 470-2723  
[tyler.barrington@co.nevada.ca.us](mailto:tyler.barrington@co.nevada.ca.us)

**AVAILABILITY OF THE DRAFT DEIR:** The DEIR is available for review at the following locations:

- On-line by visiting the Planning Department webpage dedicated to this project: <http://www.mynevadacounty.com/nc/cda/planning/Pages/2009-2014-Housing-Element-Rezone-Program-Implementation.aspx>;
- At the Nevada County Planning Department. 950 Maidu Avenue, Suite 170 Nevada City, CA 95959; and
- At the following library locations:
  - Madelyn Helling Library. 980 Helling Way, Nevada City, CA 95959;
  - Grass Valley Library- Royce Branch. 207 Mill Street, Grass Valley, CA 95945;
  - Penn Valley Station. 11336 Pleasant Valley Road, Penn Valley, CA 95946; and
  - Bear River Station (High School Library). 11130 Magnolia Road, Grass Valley, CA 95949

**PUBLIC MEETING:** A Public Hearing before the Nevada County Planning Commission will be held on **October 10, 2013, at 1:30 p.m.** in the Board Chambers at the Eric Rood Center at 950 Maidu Avenue in Nevada City to receive comments on the adequacy of the DEIR. Future notice of public hearings will be provided in accordance with County noticing requirements.