



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

PLN21-0053; TPM21-0002; PFX21-0008; EIS22-0001

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 Downes Tentative Parcel Map and Petition to Exceptions to Roadway Standards.

PROJECT LOCATION: 14041 Lois Lane, 11514 Newtown Road, 14234 Lois Lane, Nevada City, approximately 0.6 miles south of California State Highway 49. **APNs:** 004-490-005, 004-490-026, 004-480-009

PROJECT DESCRIPTION: A Tentative Parcel Map application (PLN21-0053) is proposing to divide one 75.58-acre parcel with three Assessor Parcel Numbers (APNs 004-490-005, 004-490-026, 004-480-009), into two parcels of approximately 56.53 acres and 19.05 acres in size. The project takes access from Lois Lane, a private road, which comes off Newtown Road, a County-maintained road. The parcel is currently undeveloped. The project includes a Petition for Exception to Roadway Standards for the width and grade of the existing road. For full Project Description, please see the Proposed Initial Study and Mitigated Negative Declaration.

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 20-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **March 17, 2022 to April 6, 2022 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.mynevadacounty.com/994/Environmental-Documents>.

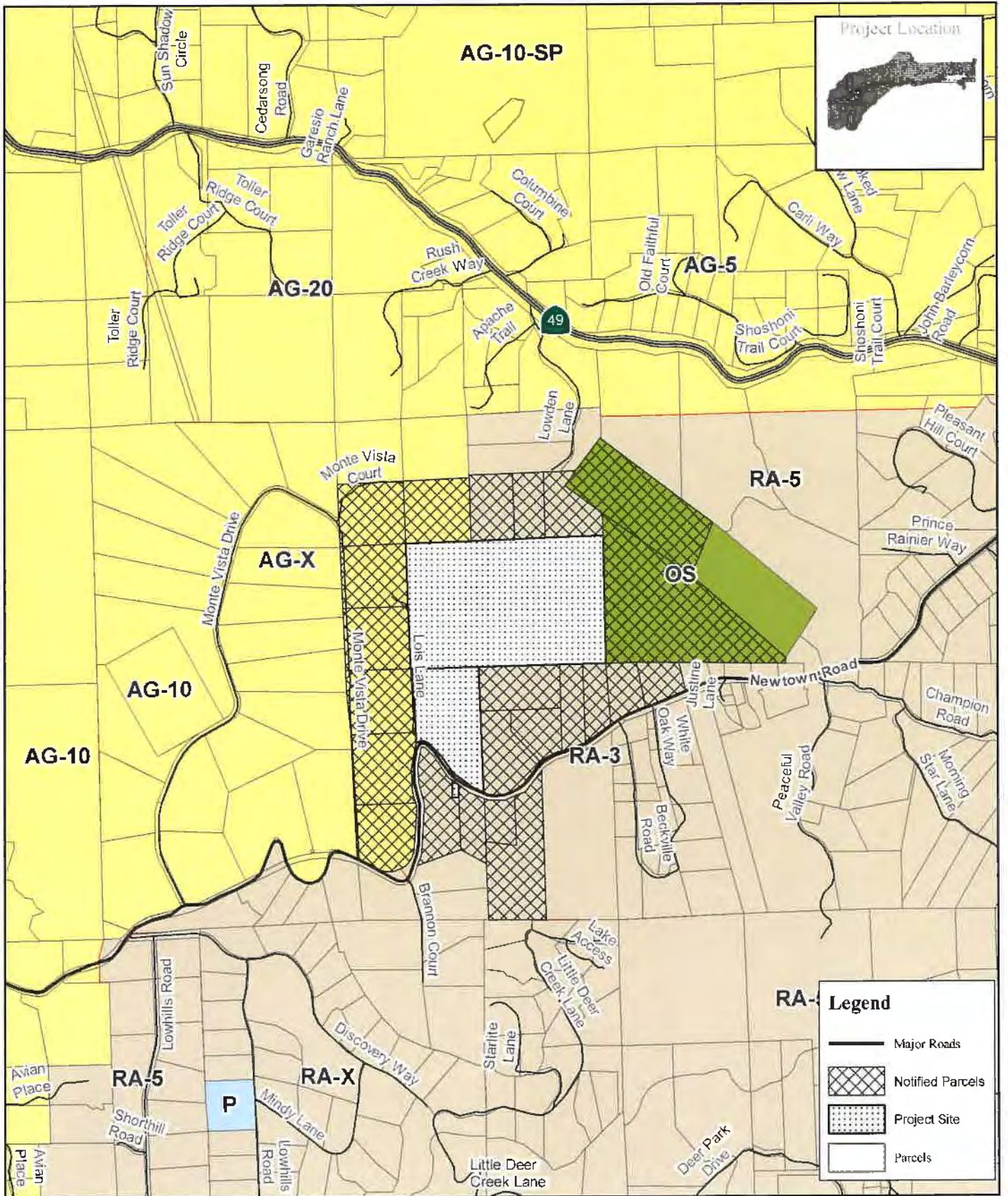
Written comments should be sent to the following address: David Nicholas, Assistant Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: david.nicholas@co.nevada.ca.us; on or before **April 6, 2022 at 5:00 p.m.**

By: Shelley Romriell, Clerk of the Zoning Administrator

PUBLISH: March 17, 2022
THE UNION

MAILING: March 17, 2022
ON OR BEFORE

PLN21-0053; TPM21-0002 Snapp Tentative Parcel Map Zoning, Vicinity and Public Notice Map



Legend	
	Major Roads
	Notified Parcels
	Project Site
	Parcels



Large scale maps have been made of areas that are not shown and that provide a general view of the area. The County of Seaside reserves the right to amend this map without notice. THE CITY OF SEASIDE, OREGON, IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED ON THIS MAP. THE CITY OF SEASIDE, OREGON, IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED ON THIS MAP. THE CITY OF SEASIDE, OREGON, IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED ON THIS MAP.