

COPY



NOTICE OF DETERMINATION

To: County Recorder, County of Nevada

From: Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959-8617

POSTED IN THE NEVADA
COUNTY CLERKS OFFICE
FROM 10/25/22 TO 11/25/22
BY CM (DEPUTY)

Contact: David Nicholas, Assistant Planner

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: PLN21-0053; TPM21-0002; EIS22-0001; PFX22-0008

Applicant: Jerry Snapp and Carolyn Lewis
13405 Ridge Road
Grass Valley, CA 95945

State Clearinghouse	Contact Person	Telephone Number
NA	David Nicholas	(530) 265-1257

Project Location: 14041 Lois Lane, 11514 Newtown Road, 14234 Lois Lane, Nevada City, 95959
APN: 004-490-005, 004-490-026, 004-480-009

Project Description: PLN21-0053; TPM21-0002; EIS22-0001; PFX22-0008: A Tentative Parcel Map application proposing to divide one 77.77-acre parcel with three Assessor Parcel Numbers (APNs 004-490-005, 004-490-026, 004-480-009), into two parcels of approximately 61.21 acres and 16.56 acres in size. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Mitigated Negative Declaration (EIS22-0001). **RECOMMENDED PROJECT ACTION:** Approve the Tentative Map (TPM21-0002) and the Petition for Exception to Road Standards (PFX22-0008). This is to advise that the Nevada County Zoning Administrator (Lead Agency) approved the above-described project on April 27, 2022, and made the following determinations regarding the above-described project:

1. The project ___ will, will not, have a significant effect on the environment.
2. ___ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were, ___ were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations ___ was, was not, adopted for this project.
5. Findings were, ___ were not made pursuant to the provisions of CEQA.

The Mitigated Negative Declaration (EIS22-0001), was found to be adequate environmental review for the approval of the project (PLN21-0053; TPM21-0002; EIS22-0001; PFX22-0008)

pursuant to Sections 15074, 15073.5, and 15097 of the California Environmental Quality Act Guidelines.

This is to certify that the original Mitigated Negative Declaration, with comments and responses if applicable, and a record of project approval is available to the General Public at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, California 95959.

David Nicholas
Signature

Assistant Planner

10/24/2022
Date

FISH & WILDLIFE FEE: \$ 2,548.00 (or Current fee)

ADM. FEE PD. YES N/A



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a



RECEIPT NUMBER:
 29 — 10/25/2022 — 052
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Nevada Planning Department		LEAD AGENCY EMAIL	DATE 10/25/2022
COUNTY/STATE AGENCY OF FILING Nevada		DOCUMENT NUMBER 20220000052	
PROJECT TITLE			

PLN21-0053; TPM21-0002; EIS22-0001; PFX22-0008

PROJECT APPLICANT NAME Jerry Snapp & Carolyn Lewis		PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 265-1257
PROJECT APPLICANT ADDRESS 13405 Ridge Rd		CITY Grass Valley	STATE CA
		ZIP CODE 95945	

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ 2,548.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$
- Other \$

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,548.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Carrie McReynolds Deputy Clerk
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Nevada County Clerk-Recorder

Transaction #: 443184

Receipt #: 278541



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or go to www.mynevadacounty.com/nc/recorder

GREGORY J. DIAZ
950 Maidu Avenue Suite 210
Nevada City, CA 95959
530-265-1221
NC.RECORDER@CO.NEVADA.CA.US

Cashier Date: 10/25/2022 03:47:30 PM (CM)

Print Date: 10/25/2022 03:47:33 PM

(CON) COUNTY OF NEVADA
950 MAIDU AVE
NEVADA CITY, CA 95959

Escrow Balance: \$0.00

Payment Summary

Total Fees	\$2,548.00
Total Payments	\$2,548.00
Balance Due:	\$0.00

1 Payments

Check #2073	\$2,548.00
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1 Filing Items

Negative Declaration		CFN: 20220000052 Date: 10/25/2022 03:47:30 PM	
From: COUNTY OF NEVADA PLANNING DEPT Tα SNAPP JERRY			
Fee		1	\$2,548.00