Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Nevada County Planning Department
950 Maidu Avenue

Nevada City, CA 95959

County Clerk
County of: Nevada
950 Maidu Avenue, Suite 210
Nevada City, CA 95959

(Address)

Project Title: Gray Variance- PLN22-0078; VAR22-0002

Project Applicant: Ian Gray

Project Location - Specific:

13115 Ridge Road

Project Location - City: Grass Valley   Project Location - County: Nevada

Description of Nature, Purpose and Beneficiaries of Project:

An application to the Zoning Administrator requesting a Variance to setback standards. The request is to reduce the rear yard setback from 20 feet to 5 feet for the length of the existing structure at 13115 Ridge Road. The purpose of the Variance is to bring a legal non-conforming fire station into compliance with the Nevada County Land Use and Development Code so that it can be renovated into a single-family home.

Name of Public Agency Approving Project: County of Nevada

Name of Person or Agency Carrying Out Project: County of Nevada

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Section 15305(a)
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed variance will permit renovation of existing structure five feet from the rear property line. This project is found to be Categorically Exempt from environmental review, pursuant to CEQA Guidelines Section 15305(a), which specifically exempts minor alterations in land use limitations in areas with an average slope of less than twenty percent, which do not result in an increase in density or a change to land use, including but not limited to setback variances not resulting in the creation of new parcels.

Lead Agency
Contact Person: Marie Maniscalco   Area Code/Telephone/Extension: 530-265-1345

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?   Yes   No

Signature: _____ Date: 6/29/22 Title: Assistant Planner

■ Signed by Lead Agency   Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.   Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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