

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Perez Tentative Parcel Map

Lead Agency: Nevada County Contact Person: David Nicholas  
 Mailing Address: 950 Maidu Avenue Phone: 530-265-1257  
 City: Nevada City Zip: 95959 County: Nevada

**Project Location:** County: Nevada City/Nearest Community: Penn Valley  
 Cross Streets: 14564 Indian Springs Road and 13250 Simple Justice Road, Penn Valley CA, approximately 1.1 miles west of McCourtney Road. Zip Code: 95603

Longitude/Latitude (degrees, minutes and seconds):       °       '       " N /       °       '       " W Total Acres:         
 Assessor's Parcel No.: 002-580-008 Section:        Twp.:        Range:        Base:         
 Within 2 Miles: State Hwy #:        Waterways:         
 Airports:        Railways:        Schools:       

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) <u>      </u>                      | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u>      </u>  |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>      </u>                               | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation           |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment        |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit       |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>      </u> |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units <u>      </u> Acres <u>      </u>                         | <input type="checkbox"/> Transportation: Type <u>      </u>                    |
| <input type="checkbox"/> Office: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u>     | <input type="checkbox"/> Mining: Mineral <u>      </u>                         |
| <input type="checkbox"/> Commercial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u> | <input type="checkbox"/> Power: Type <u>      </u> MW <u>      </u>            |
| <input type="checkbox"/> Industrial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u> | <input type="checkbox"/> Waste Treatment: Type <u>      </u> MGD <u>      </u> |
| <input type="checkbox"/> Educational: <u>      </u>   | <input type="checkbox"/> Hazardous Waste: Type <u>      </u>                   |
| <input type="checkbox"/> Recreational: <u>      </u>  | <input type="checkbox"/> Other: <u>      </u>                                  |
| <input type="checkbox"/> Water Facilities: Type <u>      </u> MGD <u>      </u>                       |  |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                    |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                 |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater      |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input checked="" type="checkbox"/> Wetland/Riparian              |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement             |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                      |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects            |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Cultural/Tribal</u> |

**Present Land Use/Zoning/General Plan Designation:**

AG-5 (General Agricultural with a 5-acre minimum parcel size), RUR-5 (Rural, 5-acre minimum parcel size)

**Project Description:** *(please use a separate page if necessary)*

A Tentative Parcel Map application (TPM22-0001) proposing to divide an 11.92-acre parcel (APN 002-580-008) into two, resulting in a 6.92-acre parcel and a 5.0-acre parcel which would both be consistent with the minimum parcel size required by the AG-5 zoning district. The southern parcel will take access from Indian Springs Road which is a county-maintained road. The northern parcel will take access from Simple Justice Road, a private road, which comes off of Indian Springs Road. The existing parcel is currently developed with a residence with an attached garage, a second dwelling that is consistent with density, and a pump house. Each of the proposed resultant parcels will have a residence with a separate access, well, and septic system. The project includes a Variance to zoning regulations (VAR23-0001) because the road frontage of the proposed flagpole parcel accessed from Indian Springs Road is 40 feet wide instead of 50 feet wide as required by Table L-II 2.3E of the Rural Districts Site Development Standards. The project also includes a Petition for Exception to Driveway Standards (PFX23-0012) due to the driveway improvements required by the County not being able to fit into the 40-foot wide access of the proposed Indian Springs parcel. The current parcel is a mix of grassland, wetland, mixed oak woodland, and blue oak woodland. All proposed building envelopes are designed to avoid sensitive resources to the greatest extent possible. No physical development is proposed at this time but development consistent with the Rural Districts Site Development Standards and proposed Conditions of Approval could occur in the future.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 2 _____        | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 4/22/2024 Ending Date 5/22/2024

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: David Nemola Date: 4/16/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.