



COPY

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COUNTY CLERKS OFFICE
FROM 2/24/25 TO 3/25/25
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NOTICE OF DETERMINATION

Filed Monday February 24 2025
Natalie Adona
Nevada County Clerk-Recorder
AM, deputy
File # 20250000004

To: County Recorder, County of Nevada

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

Contact: David Nicholas, Associate Planner

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

Project Title: Perez Parcel Map - PLN22-0033; TPM22-0001; EIS22-0005; PFX23-0012; VAR23-0001

Applicant: Frank Perez
14564 Indian Springs Road
Penn Valley, CA 95946
530-277-6377

Project Location: 14564 Indian Springs Road and 13250 Simple Justice Road, approximately 1.1 miles west of McCourtney Road. **APN:** 002-580-008

State Clearinghouse Number: 2024040793

Project Description: PLN22-0033; TPM22-0001; EIS22-0005; PFX23-0012; VAR23-0001: A Tentative Parcel Map application (PLN22-0033) proposing to divide one 11.92-acre parcel into two parcels of 6.92 acres and 5.00 acres in size. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Mitigated Negative Declaration (EIS22-0005). **RECOMMENDED PROJECT ACTION:** Approve the Tentative Map (TPM22-0001), the Petition for Exception to Driveway Standards (PFX23-0012), and the Variance to Zoning Regulations (VAR23-0001). This is to advise that the **Nevada County Zoning Administrator (Lead Agency)** approved the above-described project on **June 12, 2024**, 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 Mitigation Monitoring and Reporting Program was, ___ was not, adopted for this 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 (EIS22-0005), was found to be adequate environmental review for the approval of the project (PLN22-0033; TPM22-0001; EIS22-0005; PFX23-0012;

VAR23-0001) pursuant to Sections 15074 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 Morales
Signature

Associate Planner

2/24/25
Date

FISH & WILDLIFE FEE: \$ 2,968.75 (or Current fee)

ADM. FEE PD. YES N/A



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 29 — 02/24/2025 — 004
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Nevada County Planning Department	LEAD AGENCY EMAIL	DATE 02/24/2025
COUNTY/STATE AGENCY OF FILING Nevada	DOCUMENT NUMBER 20250000004	

PROJECT TITLE

Perez Parcel Map-PLN20-033, TPM22-0001, EIS22-0005, PFX23-0012, VAR23-0001

PROJECT APPLICANT NAME Frank Perez	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 277-6377
PROJECT APPLICANT ADDRESS 14564 Indian Springs Rd	CITY Penn Valley	STATE CA
		ZIP CODE 95946

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 2,968.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 3,018.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Angie Miller Deputy
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