

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

SCH #

Project Title: Shaffer Map Amendment & Management Plans

Lead Agency: Nevada County

Contact Person: Marie Maniscalco

Mailing Address: 950 Maidu Avenue, Suite 170

Phone: 530-265-1345

City: Nevada City

Zip: 95959

County: Nevada

Project Location: County: Nevada

City/Nearest Community: Lake of the Pines

Cross Streets: Combie Road, Lakeview Place

Zip Code: 95602

Longitude/Latitude (degrees, minutes and seconds): 39 ° 01 ' 05.9 " N / 121 ° 02 ' 48 " W Total Acres: 4.27

Assessor's Parcel No.: 011-271-003

Section: 35

Twp.: 17N

Range: 8E

Base: Mt Diablo

Within 2 Miles: State Hwy #: N/A

Waterways: Lake Combie, Majors III Canal, Combia Phase II Canal, Lake of the Pines, Magnolia Creek, Bear River

Airports: N/A

Railways: N/A

Schools: Lake Forest Christian

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec (Prior SCH No.) Draft EIS Other: _____ Mit Neg Dec

Other: Addendum

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Environmental Approval Map, Marine**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW Educational: _____ Waste Treatment: Type _____ MGD Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD Other: Residential accessory structure**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Residential Agricultural

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

PLN23-0070; AAM23-0004; MGT23-0014, MGT23-0046 is a request for an Amendment to an Approved Map (FM76-2) to amend the "100-foot building and leachfield setback line" from the southern portion of the parcel that abuts Lake Combie as shown on Lot 3 of the recorded Final Map (FM76-2) and replace with a 100-foot non-disturbance buffer for perennial watercourses per current code, while retaining the 100-foot leachfield setback. The project includes the consideration of a Management Plan to allow development of a 57-foot by 27-foot shade pavilion within the 100-foot non-disturbance buffer of a perennial watercourse and a Management Plan to allow for development within 100 feet of a floodplain. The shade pavilion is proposed approximately 35 feet from the highwater mark of Lake Combie.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

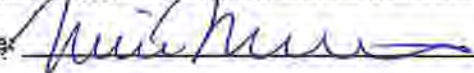
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> 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 type="checkbox"/> Fish & Game Region # _____	<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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Kimberley Shaffer
Address: _____ Address: 13209 Robles Drive
City/State/Zip: _____ City/State/Zip: Auburn, CA 95602
Contact: _____ Phone: 650-492-0194
Phone: _____

Signature of Lead Agency Representative:  Date: 4/27/24

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