

## 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>
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**Project Title:** Moe Tentative Parcel Map and Petition for Exceptions Project

Lead Agency: County of Nevada Contact Person: Aleena Church  
 Mailing Address: 950 Maidu Ave, Suite 170. PO Box 599002 Phone: (530) 265-1345  
 City: Nevada City Zip: 95959 County: Nevada

**Project Location:** County: Nevada City/Nearest Community: \_\_\_\_\_  
 Cross Streets: Karrys Place and Lower Colfax Road Zip Code: 95945

Longitude/Latitude (degrees, minutes and seconds): 120 ° 59 ' 19.5 " N / 39 ° 09 ' 38 " W Total Acres: 13.87

Assessor's Parcel No.: 028-020-056 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 174 Waterways: South Wolf Creek  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Chicago Park Community Charter School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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: Cultural/Tribal

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

AG-5 (General Agriculture with a minimum parcel size of 5.00-acres).

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

A proposed Tentative Parcel Map and Petition for Exceptions to Road Standards (PLN24-0188). As shown on Figure 2, the project is proposing to subdivide APN: 028-020-056 located at 13665 Karrys Place, Grass Valley, CA of 13.87 acres into two (2) legal parcels of 8.79 and 5.09 acres. The proposed parcels would align with their original configuration before being previously merged. The project includes the consideration of a Petition for Exceptions application to Road Standards to reduce the 44-foot road standard to 18-feet. Proposed Parcel 2 is currently developed with an existing single-family residence, pond, pool, pool house, barn, shop, septic tank, and repair area, and is accessed directly off Karrys Place, a private road, from an existing asphalt driveway. Proposed Parcel 1 is currently undeveloped and the access for Proposed Parcel 1 is directly off Karrys Place. Proposed building envelopes for each new Parcel are located outside of the setbacks, environmentally sensitive areas, and slopes greater than 30%. New driveways are not being proposed as a part of the Tentative Parcel Map application, therefore future driveways will be designed to meet site distance and private driveway approach standards during the building permit process.

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	<input checked="" type="checkbox"/> Other: <u>Fish and Wildlife, Region 2 - Northern Central, Rancho Cordova</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>Regional Water Quality Control Board, Region 5 - Sacramento</u>
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 3/10/2025 Ending Date 4/9/2025

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>James Moe</u>
Address: _____	Address: <u>13665 Karrys Place</u>
City/State/Zip: _____	City/State/Zip: <u>Grass Valley, CA 95945</u>
Contact: _____	Phone: <u>(415) 863-7276</u>
Phone: _____	

Signature of Lead Agency Representative: *Alesna Church* Date: 3/7/2025

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