



Filed Wednesday October 21 2026
Armando Salud-Ambriz
Nevada County Clerk-Recorder
KP, deputy
File # 20260000075

NOTICE OF DETERMINATION

To: County Recorder, County of Nevada

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

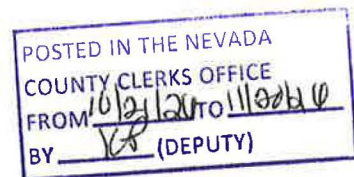
Contact: David Nicholas, Senior Planner

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

Project Title: Paye Immediate Rezone and Tentative Final Map - PLN23-0021, RZN23-0002, TFM23-0001, EIS24-0008

Lead Agency: County of Nevada

Applicant: John Paye
15291 Red Dog Road
Nevada City CA 95959
530-305-0012



<u>State Clearinghouse</u>	<u>Contact Person</u>	<u>Telephone Number</u>
2025020515	David Nicholas	530-265-1257

Project Location: 14344 Banner Quaker Hill Road at the intersection of Banner Lava Cap Road/Red Dog Cross Road, Nevada City, California (APNs 038-330-001, 038-330-002, 038-330-003, 038-330-004, 038-330-086, and 038-330-087).

Project Description: A proposed Immediate Rezone from a Timberland Production Zoning District to the new zones (RA-10 (157 acres) & AG-30 (150 acres)) approved through Ordinance 2453 in 2018, and a proposed Tentative Final Map to subdivide 2 legal parcels with six APNs, totaling approximately 307-acres, into eleven (11) lots ranging in size from 4-acres to 127.4-acres.

RECOMMENDED ENVIRONMENTAL DETERMINATION: Adopt the Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (EIS24-0008) pursuant to Sections 15074, 15073.5 and 15097 of the California Environmental Quality Act.

RECOMMENDED PROJECT ACTION: Adopt the Ordinance enacting the rezone (RZN23-0002), adopt the Resolution approving the Tentative Final Map (TFM23-0001). This is to advise that the **Nevada County Board of Supervisors (Lead Agency)** approved the above-described project on **April 22, 2025**, 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 reporting or monitoring plan ☒ was, ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was, ☒ was not, adopted for this project.
6. Findings ☒ were, ☐ were not made pursuant to the provisions of CEQA.

The Mitigated Negative Declaration (EIS24-0008), was found to be adequate environmental review for the approval of the project (PLN23-0021; RZN23-0002; TFM23-0001; EIS24-0008) pursuant to Sections 15074, 15073.5 and 15097 of the California Environmental Quality Act Guidelines.

This is to certify that the 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 Nicholas
Signature

Senior Planner

10/21/26
Date

FISH & WILDLIFE FEE: \$ 3,043.75 (or Current fee)

ADM. FEE PD. ☒ YES ☐ N/A



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

29 — 10/21/2026 — 076

STATE CLEARINGHOUSE NUMBER (If applicable)

2025020515

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

COUNTY OF NEVADA

LEAD AGENCY EMAIL

DATE

10/21/2026

COUNTY/STATE AGENCY OF FILING

Nevada

DOCUMENT NUMBER

20260000075

PROJECT TITLE

PAYE IMMEDIATE REZONE & TENTATIVE FINAL MAP

PROJECT APPLICANT NAME

JOHN PAYE

PROJECT APPLICANT EMAIL

PHONE NUMBER

(530) 305-0012

PROJECT APPLICANT ADDRESS

15291 RED DOG RD

CITY

NEVADA CITY

STATE

CA

ZIP CODE

95959

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

3,043.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:☐ Cash☒ Credit☐ Check☐ Other

TOTAL RECEIVED

\$

3,093.75

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

KRISTA F. PYZER Deputy