



**NEVADA
COUNTY** NOTICE OF DETERMINATION
CALIFORNIA

To: County Recorder, County of Nevada

Filed Monday February 23 2026
Armando Salud-Ambriz
Nevada County Clerk-Recorder
KP, deputy
File # 20260000014

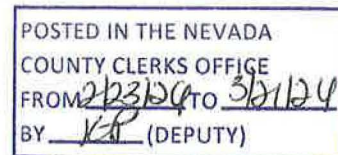
From: Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

Contact: Steve Geiger, Senior Planner

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

Project Title: PLN24-0089; GPA24-0003; RZN24-0003; DVP24-2; MGT24-0011; EIS24-0007

Applicant: North State Grocery, Inc.
Attn: Brad Askeland
PO Box 439
Cottonwood, CA 96022
(530) 347-4621



Project Location: 18805 and 18807 Pine Shadows Lane, Penn Valley, CA 95946. Project parcel is located along the south side of Pine Shadows Lane and the east side of Pleasant Valley Road, approximately 0.25 mile north of the Pleasant Valley Road/State Highway 20 intersection (APN: 051-240-014)

Project Description: A General Plan Amendment and Zoning District Map Amendment (Rezone), Development Permit, and Management Plan to allow for the development and operation of a 30,711-square-foot grocery store including an approximate 750 square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area on a 5.5 acre parcel. The proposed grocery store will employ a total of 75 employees, with 30-35 employees being onsite at one time. The grocery store will be open seven (7) days a week from 6:00 am to 11:00 pm.

The subject parcel currently has a General Plan designation of both Neighborhood Commercial (NC) and Industrial (IND) and corresponding zoning of Neighborhood Commercial, Site Performance Combining (C1-SP) District and Light Industrial, Planned Development, Site Performance Combining (M1-PD-SP) District. The General Plan Amendment (GPA24-0003) proposes to change the land use designation for the project parcel by increasing the amount of land designated Neighborhood Commercial (NC) from approximately 1.9 acres to approximately 4.3 acres and decreasing the amount of land designated Industrial (IND) from approximately 3.6 acres to approximately 1.2 acres. The project includes a corresponding Rezone (RZN24-0003) to amend Zoning District Map No. 16a for the approximate 4.3 acres to Neighborhood Commercial, Site Performance Combining District (C1-SP) and the approximate 1.2 acres to Light Industrial, Planned Development, Site Performance Combining (M1-PD-SP) District. The Development

Permit (DVP24-2) is required for review and approval of the proposed 30,711 square foot grocery store building including an approximate 750 square foot interior area for a Starbucks Coffee restaurant and outdoor seating area, and other related site improvements. The Management Plan (MGT24-0011) is required due to the removal of 4.64 acres of Landmark Groves including five (5) Landmark Oak Trees on the subject property. **ASSESSOR PARCEL NUMBER:** 051-240-014. This is to advise that the **Nevada County Board of Supervisors (Lead Agency)** approved the above-described project on **February 17, 2026**, 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 Mitigated 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 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 (EIS24-0007/SCH#2025100909) was found to be adequate environmental review for the approval of the project (PLN24-0089; GPA24-0003; RZN24-0003; DVP24-2; MGT24-0001; EIS24-0007) 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.



Signature

2/23/2026

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 StartOver Save

RECEIPT NUMBER:
 29 — 02/23/2026 — 014
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY NEVADA COUNTY BOARD OF SUPERVISORS	LEAD AGENCY EMAIL	DATE 02/23/2026
COUNTY/STATE AGENCY OF FILING Nevada	DOCUMENT NUMBER 20260000014	

PROJECT TITLE

PLN24-0089; FPA24-0003; RZN24-0003; DVP24-2; MGT24-0011; EIS24-0007

PROJECT APPLICANT NAME NORTH STATE GROCERY INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 347-4621
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

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) | \$4,227.50 | \$ _____ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ _____ | 3,043.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ _____ | 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 \$ 3,093.75

SIGNATURE <i>X Krista F Pyzer, deputy</i>	AGENCY OF FILING PRINTED NAME AND TITLE KRISTA F PYZER Deputy
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