

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:** Sewell Tentative Parcel Map

Lead Agency: County of Nevada

Contact Person: Aleena Church

Mailing Address: 950 Maidu Ave

Phone: (530) 401-6246

City: Nevada City

Zip: 95959

County: Nevada

Project Location: County: Nevada

City/Nearest Community:

Cross Streets: Empress and Newtown Road

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 12 ° 6 ' 29.7324 " N / 39 ° 15 ' 18.5364 " W Total Acres: 27.75

Assessor's Parcel No.: 004-081-027

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #:

Waterways: Newtown Canal

Airports:

Railways:

Schools:

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:

☐ 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

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

AG-10/RUR-10

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

The Project Parcel, 13552 Empress Road, (APNs: 004-081-027) is located in an unincorporated area of Nevada City, CA, approximately 0.3 mile west of Newtown Road. The Project Parcel is accessed directly off Empress Road, approximately 2.33 miles west of the City of Grass Valley. The Project Parcel is zoned AG-10 (General Agricultural with a minimum parcel size of 10.00 acres) and have a Rural (RUR) General Plan designation. The Project Parcel is surrounded by twelve (12) parcels zoned AG-10, RA-X, AG-X, and AG-5 (General Agricultural, and Residential Agricultural with various minimum, parcel sizes), that are developed with single-family residences, accessory structures, and agricultural uses. There are some undeveloped parcels to the north, east, and west. 13552 Empress Road is currently developed with an existing single-family residence, barn, shop, well, septic tank and repair area. Newtown Canal flows along the west and southern property lines. The site slopes primarily from the east to west, with no slopes over 30%. Figure 1 on page 3 below shows the subject Project Parcel, surrounding properties, and the zoning of the area.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date 6/5/2026 Ending Date 7/4/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Brenda Kerksieck</u>
Address: _____	Address: <u>13552 Empress Road</u>
City/State/Zip: _____	City/State/Zip: <u>Nevada City, CA 95959</u>
Contact: _____	Phone: <u>530-265-6911</u>
Phone: _____	

Signature of Lead Agency Representative: Aleena Church

Digitally signed by Aleena Church
Date: 2026.06.03 09:23:17 -0700

Date: 6/3/2026

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