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: U-Haul Expansion & Amendment to Approved Use Permit Project

Lead Agency: County of Nevada | Contact Person: Zachary Ruybal
Mailing Address: 950 Maidu Ave, Suite 170. PO Box 599002 | Phone: (530) 470-2488
City: Nevada City | Zip: 95959 | County: Nevada

Project Location: County: Nevada | City/Nearest Community:
Cross Streets: Grey Oak Drive and Cattle Drive | Zip Code: 95975
Longitude/Latitude (degrees, minutes and seconds): 39 ° 12 ′ 16.04 ″ N / 121 ° 10 ′ 34.38 ″ W Total Acres: 12.26
Assessor's Parcel No.: 051-440-010 & 051-110-008 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: 20 | Waterways:
Airports: Limberlost Ranch Airport | Railways: | Schools:

Document Type:

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

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 29,057 Acres 0.67 Employees 5
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☒ Cumulative Effects
☒ Other: Cultural/Tribal Resources

Present Land Use/Zoning/General Plan Designation:

M1-SP, AG-5-SP, OS-SP; OS, IND

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

A Conditional Use Permit (CUP25-0006) and Oak Resource Management Plan (MGT25-0014) for the construction of 137 mini storage units, approximately 7.67'x 26' in size each, for a total floor area of 29,057 square feet on a crushed gravel base for U-Haul on a mixed zoned parcel, with both Light Industrial with a Site Performance Combining District (M1-SP) and Open Space with a Site Performance Combining District (OS-SP) zoning districts located at 17400 Cattle Drive (APN: 051-110-008), and an Amendment to an Approved Use Permit (U87-023) to allow for exterior lighting and outdoor storage for the existing U-Haul facility on a mixed zoned parcel, including General Agricultural with a minimum parcel size of 5-acres with a Site Performance Combining District (AG-5-SP), Light Industrial with a Site Performance Combining District (M1-SP) and Open Space with a Site Performance Combining District (OS-SP) at 17350 Cattle Drive (APN: 051-440-010).

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 and "**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	X	Other: Fish and Wildlife, Region 2 - Northern Central, Rancho Cordova
_____	Housing & Community Development	X	Other: Regional Water Quality Control Board, Region 5 - Sacramento
S	Native American Heritage Commission		

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

Starting Date 8/14/2026 Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Casey Clark
Address: 1301 Frances Drive, Suite 160
City/State/Zip: Roseville, CA 95661
Phone: (916) 585-1105

Signature of Lead Agency Representative: Zachary Ruybal Digitally signed by Zachary Ruybal Date: 2026.08.11 09:24:25 -07'00' **Date:** 8/14/2026

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