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: Wise Tentative Parcel Map - PLN26-0062; TPM26-0002; EIS26-0009

Lead Agency: County of Nevada | Contact Person: Justine Quealy

Mailing Address: 950 Maidu Avenue, Suite 170, PO Box 599002 | Phone: (530) 265-1373

City: Nevada City | Zip: 95959 | County: Nevada

Project Location: County: Nevada | City/Nearest Community: Grass Valley

Cross Streets: Rough and Ready Highway and Squirrel Creek Road | Zip Code: 95945

Longitude/Latitude (degrees, minutes and seconds): 39 ° 13 ′ 30.41 ″ N / 121 ° 4 ′ 42.81 ″ W | Total Acres: 6.93

Assessor's Parcel No.: 007-230-016 | Section: 28 | Twp.: 16N | Range: 8E | Base: MDPM

Within 2 Miles: State Hwy #: 49; 20 | Waterways: Alison Ranch Ditch

Airports: N/A | Railways: N/A | Schools: Margaret G Scotten Elementary School

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. ____ Acres ____ Employees ____
☐ 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

Present Land Use/Zoning/General Plan Designation:

Zoning: C2 (Community Commercial); RA-1.5 (Residential Agricultural); General Plan Designation: CC (Community Commercial); RES (Residential)

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

A proposed Tentative Parcel Map to subdivide the subject 6.93-acre parcel (APN: 007-230-016) into two (2) legal parcels as follows: Parcel 1 (5.26 acres) and Parcel 2 (1.67 acres). The proposed property lines of Parcels 1 and 2 are designed to follow the existing two (2) differing zoning districts, which include Community Commercial (C2) and Residential Agricultural (RA-1.5). Proposed Parcel 1 is currently developed with an existing single-family residence, two (2) accessory storage structures, septic system and repair area, and is accessed directly off of both Rough and Ready Highway and Squirrel Creek Road, county-maintained roads, respectively, from an existing gravel driveway that traverses the parcel. Proposed Parcel 2 is currently developed with an existing single-family residence, septic system and repair area, and is accessed directly off of Squirrel Creek Road, a county-maintained road, from an existing paved driveway. The proposed building envelope, which contains the existing residence on Parcel 2, conforms with the site development standards for the Residential Agricultural zoning district, and is located outside of the setbacks, and existing easements. Parcel 1 and the existing structures conform with the site development standards for the Community Commercial zoning district, including applicable setback standards and existing easements. The location of the respective septic systems and repair areas are identified on each proposed parcel. Both Parcel 1 and 2 are served by Nevada Irrigation District, and will require separate meter connections, respectively. All existing structures on both Parcel 1 and 2 are proposed to remain and no additional development is part of the project.

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

_____ Other: _____
_____ Other: _____

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

Starting Date October 13th, 2026 Ending Date November 13th, 2026

Lead Agency (Complete if applicable):

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

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: _____ **Date:** 10/09/2026

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