

NEVADA CITY ENGINEERING, INC.

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Engineering • Surveying • Planning

November 4, 2020

Amy Wolfson, City Planner
CITY OF NEVADA CITY
317 Broad Street
Nevada City, CA 95959

REGARDING: Scott Rice Tentative Parcel Map at 384 Railroad Avenue
CEQA Exemption Findings

Dear Amy:

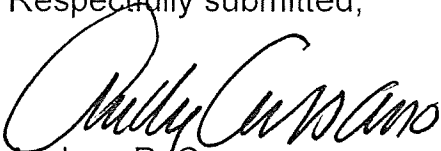
I've reviewed the above application from an environmental standpoint and believe that the project is categorically exempt from CEQA review under the Class 32, Section 15332, Infill Project Exemption of the CEQA guidelines. I offer the following factual findings in support of the exemption:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The general plan designates this area as SF-Single Family providing for single family homes and ordinary appurtenances at a maximum density of about 4 units per acre. The zoning of the property is R1-Single Family Residential. The proposed land division will take advantage of unused land in this area to create another single-family building site consistent with the general plan designation, its policies, and zoning standards. Both documents anticipate on-going development to these standards.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. Specifically, the project site is 0.85 acres in size. Surrounding existing and planned land uses are all urban in nature. To the west is industrial zoning (LI) supporting a long-time industrial land use. To the north and east, there is existing single-family development in the same zoning district (R1). To the south there is land zoned for service lodging (SL) owned by the Northern Queen Motel, which is currently processing an expansion plan. Other zoning to the south includes employment center (EC) planned for lighter industrial uses, typically without outside storage.

3. The project site has no value as habitat for endangered, rare, or threatened species, based on a biological inventory prepared by professional biologist Greg Matuzak, included with this application. The biology of the site makes it suitable for additional development in this in-fill environment.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is very small in nature, proposing only one additional single-family building site. Each single-family building site in Nevada City can be developed with a primary single-family home, an accessory dwelling unit, and related out buildings. Because of the small and limited nature of the proposal, any impacts to traffic, noise, air quality, or water quality will be very minor and insignificant.
5. The site can be adequately served by all required utilities and public services. The new parcel is in-fill to an area already completely served by public services, including a City street, public water, public sewer, electricity, telephone, and cable. No extension of these facilities is required. There will only be a driveway and service lateral connections.

Thanks for the chance to present these facts. If you need additional information or factual background, please contact me.

Respectfully submitted,



Andrew R. Cassano
Town and Regional Planner

Cc: Scott Rice, Applicant
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