

**CITY OF COLFAX
NOTICE OF DETERMINATION
OF NEGATIVE DECLARATION**

To: Placer County Clerk
Placer County Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From and return to:
City of Colfax
P.O. Box 702
Colfax, CA 95713

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

Project Title: #TPM-03-13/Pinetop Estates Vesting Tentative Parcel Map

Contact Person: Brigit S. Barnes, Colfax Land Use Attorney **Phone:** 530-346-2313

Project Location: Iowa Hill Road & Grand View Way, Colfax, Placer County, California,
APN 101-170-013-000

DESCRIPTION OF PROJECT: The proposed project is a minor land division for a 35+ acre undeveloped residentially zoned site. The proposed parcel areas vary in size from 3.2 acres to 15 acres. Each of the four proposed parcels directly front existing public roads and there are no major roadway or infrastructure improvements proposed. Each parcel will have its own individual driveway access or shared driveway access via easement with an adjacent parcel. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into the drainage easement via the proposed parcel map. Additionally, the City will conform the two different zoning districts on the originating parcel (APN 101-170-013-000) to the new boundary lines. The originating parcel contains both R-1-10 (single family residential) and RM-1 (multi-family residential) zoning designations. The conformance will assign the zoning on proposed parcels 1 and 2 as R-1-10 and proposed parcels 3 and 4 as RM-1 to properly follow resultant parcel boundary lines.

This is to advise that the City of Colfax City Council approved the herein-described project on May 28, 2014 and has made the following determinations regarding the project:

- The project will have a significant effect on the environment.
- The project will NOT have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures were made conditions of approval of the project.
- Mitigation measures were NOT made conditions of project approval.
- A statement of Overriding Considerations was adopted for the project.
- A statement of Overriding Considerations was NOT adopted for the project.

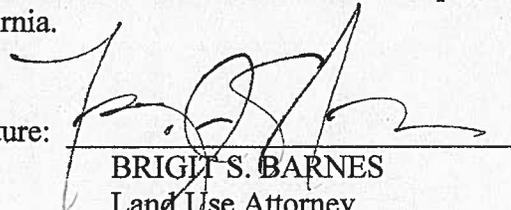
POSTED 05 / 29 / 20 14
Through _____
JIM McGAULEY, COUNTY CLERK
By [Signature]
Deputy Clerk

14-128

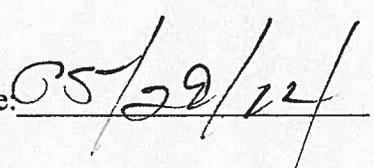
FILED
MAY 29 2014
Jim McCauley
COUNTY CLERK OF PLACER COUNTY
BY [Signature]

This is to certify that the record of Environmental Documents, Project Description, Plans and pertinent documents are available to the public at: Colfax City Hall 33 S. Main Street, Colfax, California.

Signature:



Date:



BRIGIT S. BARNES

Title:

Land Use Attorney

For:

City of Colfax



Signed by Lead Agency