

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: ~~IBD~~ 2019119068

Project Title: Grading and Expansion of the Existing Contractor's Storage Yard

Lead Agency: City of Grass Valley

Contact Name: Amy Wolfson

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Project Location: Grass Valley, Nevada County  
*City County*

Project Description (Proposed actions, location, and/or consequences).

The project is a residential infill site located adjoining the 16-unit Heritage Oaks Phase I residential project. Compatible with the Neighborhood Center Flex (NC-Flex) Zone designations, the Heritage Oaks Phase II project involves 12 single family lots ranging in size from ±2,775 (Lot 8) to ±6,646 square feet (Lot 11). The project is anticipated to provide housing for the City's Very Low and Low-Income group in accordance with the City's adopted 2019-2027 Adopted Housing Element. The project will require off-haul of ±10,712 cubic yards of contaminated soil and replacement of 7,200 cubic yards of clean soil for remediation, in addition to cut of ±447 cubic yards and fill of ±3,416 cubic yards of fill for grading and construction. The project site is located on the southside of Joyce Drive, east of the junction of Joyce Drive and Whiting Street (APNs: 029-280-016 & 029-270-033).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the proposed project is not expected to have the potential to result in adverse effects to special-status plant and wildlife species with the incorporation of mitigation measures such as biological surveys. The project could result in impacts related to eliminating important examples of California History or Prehistory associated with undiscovered archaeological and/or paleontological resources during project construction and remediation activities. However, the IS/MND includes mitigation measures such as protocol for how to handle inadvertent discoveries that would reduce any potential impacts to less than significant levels. The Project could incrementally contribute to cumulative air quality emissions of NOX, potentially resulting in cumulatively considerable contribution to the region's existing air quality conditions. However, mitigation measures for the aforementioned potential impact has been included, such as dust mitigation and low VOC coating requirements, that would reduce the project's cumulative impact to less than significant. Implementation of the proposed project could also result in temporary impacts related to air quality and excess noise levels. In addition, the project could expose humans to hazards related to seismic ground shaking and unstable geologic units. However, the proposed project is required to implement the project-specific mitigation measures such as compliance with remediation protocols within the IS/MND and all potential impacts are anticipated to be less than significant with mitigation implementation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy have been communicated to staff as of April 16, 2026.

Provide a list of the responsible or trustee agencies for the project.

CA Department of Toxic Substance Control  
Northern Sierra Air Quality Management District  
Unites Auburn Indian Community (UAIC)