

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 # 2019119068

Project Title: Heritage Oaks Phase II

Lead Agency: City of Grass Valley Contact Person: Amy Wolfson
 Mailing Address: 125 East Main Street Phone: 5302744711
 City: Grass Valley Zip: 95945 County: Nevada

Project Location: County: CA City/Nearest Community: Grass Valley
 Cross Streets: Joyce Drive at Whiting Street Zip Code: 95945

Longitude/Latitude (degrees, minutes and seconds): 39 ° 12 ' 17.9 " N / 121 ° 03 ' 45.4 " W Total Acres: 3.74

Assessor's Parcel No.: 029-280-016, 029-270-033 Section: 8E34 Twp.: 16N Range: 8E Base: MDB&M
 Within 2 Miles: State Hwy #: 20/49 Waterways: Wolf Creek, Little Wolf Creek, Ellens Creek, Allison Ranch Canal
 Airports: none Railways: none Schools: Silver Springs, Union Hill... Lyman Gilmore, Scotton

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units 12 Acres 3.74
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant/ Neighborhood Center-Flex (NC Flex, mixed use)/ Commercial (C)

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

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).

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date 4/20/2026 Ending Date 5/19/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of Grass Valley</u>
Address: _____	Address: <u>125 East Main Street</u>
City/State/Zip: _____	City/State/Zip: <u>Grass Valley/CA/95945</u>
Contact: _____	Phone: <u>5302744711</u>
Phone: _____	

Signature of Lead Agency Representative:  _____ Date: 4/16/2026

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