

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 #: _____

Project Title: 25PLN-0020 (Habitat or Humanity 16-Lot Subdivision)

Lead Agency: Planning Department, City of Grass Valley

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Project Location: Grass Valley / Nevada County

City

County

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

Location: The project parcel, no assigned address, Grass Valley, (APN: 035-600-015) is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. Roughly 0.22-miles east of the Fowler Shopping Center and approximately 670-feet walking distance northeast of the Nevada City Highway and Gates Place intersection. Located on the west side of Gates Place street.

Proposed Actions: The project parcel is 2.01-acres in size. The project intends to be a 100% affordable residential project to support Regional Housing Needs Allocation. The project encompasses a Re-zone for a Combining District, associated Zoning Text Amendment, General Plan Text Amendment, and Tentative Subdivision Tract Map. The subdivision entails 16 residential lots, associated infrastructure (local roads, sidewalks, street lamps), drainage retention areas, and a community garden.

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

The project site is located in a highly developed, urbanized setting with no sensitive habitat, wetlands, or riparian areas. There are no known occurrences of rare, endangered, or special-status species or habitat on the site (as confirmed by CDFW BIOS and field review). Trees will be removed, however, removal will be in conformance with City ordinance standards. Additionally, no resources of historical or prehistoric significance were identified on the site.

Potential impacts to cultural or tribal cultural resources will be mitigated through standard procedures in the event of inadvertent discoveries (Mitigation Measures 5A and 18A). Environmental quality will be protected through standard review practices associated with construction Best Management Practices and safety features will be in conformance with required design and will be reviewed further for conformance at time of building permit submittal. Environmental impacts will further be lessened through the incorporation of Mitigation Measures, such as Mitigation Measure 3A and 3B (for air quality and BMPs for dust), Mitigation Measure 13D and 3E (provisions of efficient utilities and restriction of wood burning stoves), and Mitigation Measure 13A (limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday), and Mitigation Measure 19A (proper disposal of construction debris and hazardous materials to avoid landfill impacts).

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

N/A.

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

Grass Valley School District
Nevada Irrigation District (NID)
Northern Sierra Air Quality Management District