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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: North State Grocery, Inc. - Holiday Market Project

Lead Agency: County of Nevada

Contact Name: Steve Geiger

Email: steve.geiger@nevadacountyca.gov Phone Number: (530) 265-1236

Project Location: 18805 and 18807 Pine Shadows Lane, Penn Valley, CA 95946, Nevada County

City *County*

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

A General Plan Amendment, Zoning District Map Amendment, Development Permit, and Management Plan to allow for the development and operation of a 30,711-square-foot grocery store including an approximate 750 square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area on a 5.5 acre parcel. The subject parcel currently has a General Plan designation of both Neighborhood Commercial (NC) and Industrial (IND) and corresponding zoning of C1-SP District and M1-PD-SP District. The General Plan Amendment proposes to change the designation for the project parcel by increasing the amount of land designated Neighborhood Commercial from approximately 1.9 acres to approximately 4.3 acres and decreasing the amount of land designated Industrial from approximately 3.6 acres to approximately 1.2 acres. The project includes a corresponding Rezone to amend Zoning District Map No. 16a for the approximate 4.3 acres to C1-SP and the approximate 1.2 acres to M1-PD-SP. The Development Permit is required for review and approval of the proposed 30,711 square foot grocery store building. The Management Plan is required due to the removal of 4.64 acres of Landmark Groves including 8 Landmark Oak Trees on the subject property.

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

The Mitigated Negative Declaration (MND) prepared for the project identified potentially significant impacts related to the following environmental issue areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Transportation, Tribal Cultural Resources, and Mandatory Findings of Significance.

The environmental issue areas in which the MND identified feasible mitigation measures to reduce the potentially significant impact to a less-than-significant level include the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Transportation, and Tribal Cultural Resources.

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.

N/A