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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: Wise Tentative Parcel Map - PLN26-0062; TPM26-0002; EIS26-0009

Lead Agency: Nevada County

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

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

A proposed Tentative Parcel Map to subdivide the subject 6.93-acre parcel (APN: 007-230-016) into two (2) legal parcels as follows: Parcel 1 (5.26 acres) and Parcel 2 (1.67 acres). The proposed property lines of Parcels 1 and 2 are designed to follow the existing two (2) differing zoning districts, which include Community Commercial (C2) and Residential Agricultural (RA-1.5). Proposed Parcel 1 is currently developed with an existing single-family residence, two (2) accessory storage structures, septic system and repair area, and is accessed directly off of both Rough and Ready Highway and Squirrel Creek Road, county-maintained roads, respectively, from an existing gravel driveway that traverses the parcel. Proposed Parcel 2 is currently developed with an existing single-family residence, septic system and repair area, and is accessed directly off of Squirrel Creek Road, a county-maintained road, from an existing paved driveway. The proposed building envelope, which contains the existing residence on Parcel 2, conforms with the site development standards for the Residential Agricultural zoning district, and is located outside of the setbacks, and existing easements.

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

Compliance with existing federal, state, and local regulations and mitigation measures identified in this Initial Study will reduce all potential impacts of the proposed project to a less than significant level. As discussed in Sections 1 through 20 above, the proposed land division would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to air quality, biological resources, cultural resources, geology and soils, noise, tribal cultural resources, as well as utilities and service systems. Due to the possible impacts to nesting birds, resident and migratory deer populations, and the free movement of wildlife, mitigation has been added to reduce potential impacts when construction occurs. To ensure clustering and protect other environmentally sensitive resources, mitigation to establish a building envelope has been added. Although cultural, tribal cultural, and paleontological resources are not known in the project area, mitigation has been added to halt work if resources are discovered. To minimize the disruption to surrounding parcels during construction, mitigation has been included to reduce construction-related emissions and dust generation, and to reduce construction-related noise by limiting construction to daytime hours. Mitigation has been added to reduce potentially adverse air quality impacts related to construction waste and unanticipated discovery of naturally occurring asbestos during construction or grading.

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