

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# 2019059110

Project Title: Brunswick Commons 41-unit Supportive Housing and Resource Center Project

Lead Agency: County of Nevada

Contact Person: Mike Dent

Mailing Address: 950 Maidu Ave.

Phone: 530 265 1410

City: Nevada City

Zip: 95959

County: Nevada

Project Location: County: Nevada

City/Nearest Community: Grass Valley

Cross Streets: 936 Old Tunnel Road, Grass Valley north of the Town Talk Intersection

Zip Code: 95946

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 5.0

Assessor's Parcel No.: 035-400-054

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 20/49

Waterways:

Airports: Nevada County Airport

Railways:

Schools: Nevada Union

Document Type:

CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI

Governor's Office of Planning & Research

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: County Project

Development Type:

☒ Residential: Units 50

Acres 5.0

☒ Office: Sq.ft. 10,558

Acres 5.0

Employees 12

☐ 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:

Office Professional- City of Grass Valley

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

A 41-unit supportive housing apartment complex and an approximately 10,558 square foot homeless Resource Center with 9 transitional housing units.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 5 - 24 - 2019

SCH COMPLIANCE 6 - 24 - 2019

Project Sent to the following State Agencies

X Resources

☒ Boating & Waterways
☒ Central Valley Flood Prot.
☐ Coastal Comm
☐ Colorado Rvr Bd
☒ Conservation
☒ CDFW # 2
☒ Cal Fire
☐ Historic Preservation
☒ Parks & Rec
☐ Bay Cons & Dev Comm.
☐ DWR

Cal EPA

☐ ARB: Airport & Freight
☐ ARB: Transportation Projects
☐ ARB: Major Industrial/Energy Resources, Recycl. & Recovery
☒ SWRCB: Div. of Drinking Water
☐ SWRCB: Div. Drinking Wtr #
☐ SWRCB: Div. Financial Assist.
☐ SWRCB: Wtr Quality
☐ SWRCB: Wtr Rights
☒ Reg. WQCB # 55
☒ Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

☐ Delta Protection Comm
☐ Delta Stewardship Council
☐ Energy Commission
☒ NAHC
☐ Public Utilities Comm
☐ Santa Monica Bay Restoration
☐ State Lands Comm
☐ Tahoe Rgl Plan Agency

Conservancy

Other:

CalSTA

☒ Aeronautics
☒ CHP
☒ Caltrans # 3
☐ Trans Planning

Other

☐ Education
☐ Food & Agriculture
☒ HCD
☐ OES

State/Consumer Svcs

☐ General Services

Please note State Clearinghouse Number (SCH#) on all Comments

2019059110

SCH#: _____

Please forward late comments directly to the Lead Agency

AQMD/APCD 21

(Resources: 5 / 25)

PROJECT LOCATION: Located at 936 Old Tunnel Road, on the west side of Old Tunnel Road just north of the intersection of Town Talk Road, in the City of Grass Valley APN: 035-400-054

PROJECT DESCRIPTION: The proposed project involves two separate but related projects, both to be located on the subject parcel. The site is owned by Nevada County, who will retain ownership and lease the property for a period of 99 years pursuant to a disposition and development agreement with developer. The County Board of Supervisors will retain responsibility for reviewing and approving the design and development of the project, which will be built and operated by applicant on behalf of the County.

Brunswick Commons is a proposed 41-unit affordable rental apartment project, designed to provide housing targeting the homeless and mentally ill. A single residential building, plus off-street parking, a community garden, a barbecue/picnic area, bicycle lockers, and a playground area, will occupy 2.32± acres of the 5-acre parcel. The project will include a mix of 33 one-bedroom units and 8 two-bedroom units. A community center also located in the building will provide an office, maintenance room, computer-learning center, exercise room, community room with a communal kitchen, and laundry facilities. Supportive services for residents will be provided within the community center facility.

Construction will be wood frame supported by perimeter foundations with concrete slab flooring. Due to the slope of the site, the east (uphill) side of the building will be two stories, and the west (downhill) side will be three stories.

A 1± acre portion of the parcel, south of the apartments, will be the site of a County Resource Center, intended to provide social services to project residents as well as other members of the community in need. The facility will be a 10,558 sq. ft. building that will provide services for homeless individuals and families. The services to be provided include self-care facilities, general mail service/lockers, facilities and services for pets of the homeless, case management services and housing services mental health services, substance abuse services, benefit/application services, veterans benefit services, self-help groups/meetings, domestic violence counseling/resources, legal aid, disability and advocacy services, employment services, and transportation services. Brunswick Commons Resource Center will also provide nine Transitional Housing units that will be available to support the process of moving the individual and family clients into permanent housing.

A 20' by 275' strip of land extend from the west side of the site to Sutton Way. A pedestrian path will be constructed within this strip, connecting the apartments and the resource center to Sutton Way. A 1.7± acre portion, in the northwest area of the parcel, will remain undeveloped at this time.

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".

<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
S <input type="checkbox"/> Caltrans Division of Aeronautics	S <input type="checkbox"/> Regional WQCB # CV
<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
S <input type="checkbox"/> Fish & Game Region #2 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
S <input type="checkbox"/> Forestry and Fire Protection, Department of	S <input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
S <input type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 24, 2019 Ending Date June 24, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>RNC Environmental, LLC</u>	Applicant: <u>County of Nevada, Mike Dent, HHSA</u>
Address: <u>151 Nursery St.</u>	Address: <u>950 Maidu Ave</u>
City/State/Zip: <u>Ashland, OR 97520</u>	City/State/Zip: <u>Nevada City, CA 95959</u>
Contact: <u>Neil O'Hara</u>	Phone: <u>530 265 1410</u>
Phone: <u>888 485 3330</u>	

Signature of Lead Agency Representative: _____

Date: 5/27/19

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