

# 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: Heritage Oaks Phase II (19PLN-28)

Lead Agency: City of Grass Valley

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Project Location: Grass Valley Nevada  
*City County*

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

Habitat for Humanity Zoning Map Amendment and Tentative Subdivision Map (19PLN-28) for the residential development of a ±3.74-acre property in the Heavy Commercial (C-3) Zone. The Zoning Map Amendment is proposed from the Heavy Commercial (C-3) to the Neighborhood Center Flex (NC-Flex) Zone. A Tentative Subdivision Map is proposed for the division of the ±3.74-acre property into fourteen (14) residential lots. The homes consist of 2- and 3-bedroom single family detached units in both 1 and 2 story configurations. With the Tentative Subdivision Map, A Lot Line Adjustment is proposed to adjust APN 029-270-033 with the subject property (APNs: 029-280-016 & 029-270-033).

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

Potential significant effects and Mitigation Measures include: Air quality (pgs. 25-26); Biological Resources (pgs. 31-32); Cultural Resources (pgs. 34-35 Geology/Soils (pgs. 37-39); Hydrology/Water Quality (pgs. 46-48); and, Noise (pg. 52-56);

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

Tribal Cultural Resources, drainage and biological resources.

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

The following City of Grass Valley, Responsible and/or Trustee Agency permits are required prior to construction of the Gilded Springs project:

- City of Grass Valley Department of Public Works – Improvement Plan, Grading Plan, Encroachment Permit and Tree Permit approvals.
- City of Grass Valley Community Development Department – Site Plan and Building Plan Approvals and Conditions of Approval/Mitigation Measure compliance verification.
- City of Grass Valley Building Department – Building, Plumbing, Mechanical, and Electrical Permits in accordance with the California Codes.
- City of Grass Valley Fire Department – Site Plan, Improvement Plan and Building Plan Approvals.
- A Storm Water Pollution Prevention Plan (SWPPP) shall be approved by the Regional Water Quality Control Board in accordance with the Clean Water Act.
- A Dust Mitigation Plan shall be approved by the Northern Sierra Air Quality Management District.
- Timber Harvest Permit Exemption (for less than 3-acre conversion) from the California Department of Forestry and Fire Protection.
- State Department of Fish and Wildlife (1600 permits) – A Stream Alteration Agreement is required for encroachment into the bed and bank or existing blackberry bushes associated with the seasonal stream along Peabody Creek (Rhode Island Ravine) or within the bed and bank of the perennial spring fed stream, if disturbed.