

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 #

Project Title: The Pines of Grass Valley

Lead Agency: City of Grass Valley

Contact Person: Lance E. Lowe, AICP

Mailing Address: 125 East Main Street

Phone: 530-274-4712

City: Grass Valley

Zip: 95945

County: Nevada

Project Location: County: Nevada

City/Nearest Community: City of Grass Valley

Cross Streets: East Bennett Street/Iron Horse Place

Zip Code: 95945

Longitude/Latitude (degrees, minutes and seconds): 39 ° 21 ' 65 " N / -121 ° 05 ' 27 " W Total Acres: 5.6

Assessor's Parcel No.: 009-262-006, 009-270-001 & 002

Section: 26

Twp.: 16N

Range: 8E

Base: MDBM

Within 2 Miles: State Hwy #: 20/49

Waterways: South Fork Wolf Creek

Airports: Nevada County Airport

Railways: N/A

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**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:**Development Type:**☒ Residential: Units 108 Acres 5.6☐ Office: Sq.ft. Acres Employees☐ 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:**

The property is currently vacant/The Zoning is Neighborhood General - 3/Planned Development (NG-3/PD)/General Plan Designation is Urban High Density Residential.

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

The project is a high-density market rate multiple-family residential infill site located within walking distance of downtown Grass Valley. The housing product consists of a combination of 1- and 2-bedroom units ranging in size from ± 750 to $\pm 1,000$ square feet. The project also contains an array of on-site amenities. The project is anticipated to provide housing opportunities for the City's low (30%-50% of county medium income (\$25,530-\$42,550)) and moderate-income (51% to 80% of county medium income (\$43,401-\$68,080)) groups in accordance with the City's adopted 2014-2019 Housing Element. The Regional Housing Needs Assessment (RHNA) numbers for the low- (126 units - 17%) and median-income (125 units - 16.8%) groups is 251 units during the 2019 - 2027 Housing Element (Table II-32) planning period.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☒ Caltrans District # 3
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☒ Fish & Game Region # 2
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☒ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☒ Regional WQCB # 5
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

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

Starting Date August 28, 2020

Ending Date September 28, 2020

Lead Agency (Complete if applicable):

Consulting Firm: N/A

Address: _____

City/State/Zip: _____

Contact: _____

Phone: _____

Applicant: _____

Address: _____

City/State/Zip: _____

Phone: _____

Signature of Lead Agency Representative: _____

Date: August 26, 2020

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