

# 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: The Pines of Grass Valley

Lead Agency: City of Grass Valley

Contact Name: Lance E. Lowe, AICP, Principal Planner

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Project Location:	452, 474, and 500 Bennett Street	Nevada
	<i>City</i>	<i>County</i>

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

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 ±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.

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. 26-31); Biological Resources (pgs. 31-37); Cultural Resources (pgs. 39-42); Geology/Soils (pgs. 42-46); Hazards & Hazardous Materials (pgs. 49-56); Hydrology/Water Quality (pgs. 56-59); and Noise (pgs. 62-64).

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

- Hazards and Hazardous Materials due to imported fill.
- Density of project
- Height of buildings
- Front yard setbacks
- Traffic
- Riparian area of South Fork of Wolf Creek

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 Pines of Grass Valley 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) and Approval of the Remedial Action Work Plan for Clean Closure and issuance of Waiver of Discharge Requirements (WDRs) of the site 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.
- Army Corps of Engineer (Section 404 permits) – A Section 404 Clean Water Act (CWA) Permit is required for the pedestrian bridge across South Fork Wolf Creek and for the restoration objectives outlined in the Habitat Restoration Plan.
- 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 South Fork Wolf Creek.
- Nevada County Environmental Health Department (NCEHD) – NCEHD acting as Lead Enforcement Agency (LEA), will review and approve the Remedial Action Plan prepared for the project. NCEHD staff will be on-site to oversee grading operations in accordance with the approved Remedial Action Plan.