

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: Arco AM/PM Fueling Station (18PLN-29)

Lead Agency: City of Grass Valley

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

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Phone Number: 530-274-4712

Project Location: Grass Valley

Nevada County

City

County

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

The project includes both legislative and quasi-judicial entitlements consisting of a Development Code (Zoning Code) Text Amendment, Development Review Permit and Use Permit for the construction of a ±3,660 square foot Arco AM/PM fueling station; ±4,582 square foot, 12-pump, fueling canopy; ±3,770 square foot retail building; and, ±2,360 square foot car wash on combined ±1.31 acre parcels in the Light Industrial (M-1) and Heavy Commercial (C-3) Zones.

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

The ARCO AM/PM Project's ("the Project") impacts are mitigated to acceptable levels incorporating project specific mitigations, except for traffic. The traffic impacts of the Project fall within the scope of the impacts, mitigation requirements and overriding findings of the First Tier Southern Sphere of Influence Planning and Annexation Project and related EIR ("Annexation Project"). In conformance with the Annexation Project and Related EIR mitigation requirements, and the City's adopted traffic mitigation fee ordinances, the AM/PM Project will be paying a Fair Share roundabout contribution and adopted traffic mitigation fees for both the Grass Valley and Regional improvement programs. A second-tier negative declaration is appropriate where the first tier EIR has addressed the impacts and proposed a programmatic mitigation framework that the second-tier project is in compliance with. The traffic impacts of the AM/PM Project are deemed acceptable and in compliance with all relevant adopted traffic mitigation program requirements.

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

Development Code (Zoning Code) Text Amendment allowing a second fueling station at the corner of S Auburn Street/E McKnight Way.

Traffic as discussed in the Tiered Initial Study/Mitigated Negative Declaration

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

- City of Grass Valley Department of Public Works – Improvement Plan and Encroachment Permit(s).
- Caltrans - Right-of-way dedication, design and construction of roundabouts shall be subject to Caltrans review and approval.
- 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 – Grading, 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.
- County of Nevada Environmental Health Department – Permits for underground tanks, retail food facility, storage of hazardous materials and retail facility annual inspections.
- 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 and Air Pollution Permit shall be approved by the Northern Sierra Air Quality Management District.