

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: Grass Valley RV Park Resort & Annexation Project

Lead Agency: City of Grass Valley

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Project Location: 11425 McCourtney Road & 25 acres north and east of McCourtney Road/Old Auburn Rd Nevada
City *County*

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

Grass Valley RV Park Resort – Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit of approximately ±45 acres.
Sphere of Influence Amendment and Annexation – The Sphere of Influence Amendment will add the RV Park Resort property in the City’s Sphere of Influence and re-designate the project area from the City’s Long-Term to the Near-Term Annexation schedule. Annexation of the property includes the entirety of the ±45 acres identified as Annexation Areas 1 – 3. Annexation Area 1 consists of ±41 acres; Annexation Area 2 consists of ±2 acres; and Annexation Area 3 consists of ±2.21 acres.
Pre-zone – The City of Grass Valley has a General Plan land use designation of Office Professional (OP) for the entirety of the ±45 acres. A Pre-zone of Corporate Business Park (CBP) is proposed for the 20-acre RV Park Resort property identified as part of Annexation Area 1. A Pre-zone of the properties is proposed to the Neighborhood Center Flex (NC-Flex) Zone for approximately half of Annexation Area 1 and all of Annexation Areas 2 & 3.

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

The following resource categories were identified as having a potentially significant impact which mitigation has been imposed. See the attached Initial Study for Mitigation Measures. Air Quality (Pg. 26-31); Biological Resources (Pg. 32-37); Cultural/Tribal Cultural Resources (Pg. 37-40); Hydrology/Water Quality (Pg. 47-50); and, Noise (Pg. 53-64).

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

- Potential Air quality impacts
- Adequate water service for fire suppression
- Adequate fire service with shared responsibilities between Nevada County Consolidated Fire District and City of Grass Valley Fire District.
- Level of Service Impacts to State Route 20

Provide a list of the responsible or trustee agencies for the 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.
- State Department of Housing and Community Development (HCD) – 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.
 - Army Corps of Engineer (Section 404 permits) – A Section 404 Clean Water Act (CWA) Permit is required for the potential NID water line wetlands.
 - Nevada County Environmental Health Department (NDEHD) – An operators permit shall be obtained from Nevada County Environmental Health Department for the project including the general store and RV dumping station.
 - County of Nevada/City of Grass Valley – City/County Tax Sharing Agreement prior to Annexation. The existing City/County Annexation agreement is expected to suffice.
 - Local Agency Formation Commission (LAFCO) – Approval of Sphere of Influence Amendment and Annexation of prope