

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: Jada Windows Development Review and Use Permit

Lead Agency: City of Grass Valley

Contact Name: Amy Wolfson

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Project Location: Whispering Pines Lane, Grass Valley, Nevada County
City *County*

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

A Development Review application including a proposed 70,458 square-foot manufacturing building with a parking lot and associated infrastructure. The proposed structure is adjacent to the existing Jada Windows business on Clydesdale Court which consists of multiple parcels and structures also owned by Jada Windows. The purpose of the proposed building is to consolidate the Jada Windows operations into one site and allow the manufacturing business to operate more efficiently, moving some of the manufacturing operations from the Clydesdale site to the new project site. The site will provide fire truck circulation around the entire building and provide a total of 50 parking spaces for employees and customers. The site has direct access from Whispering Pines Lane, a City-maintained road, at the existing left-turn openings in Whispering Pines Lane. A secondary driveway access would be provided to the existing Jada Windows building located at 179 Clydesdale Court (APN 009-690-016). The proposed buildings will be metal structures with natural architectural features as shown in the attached building elevations. A Use Permit is being requested in order to accommodate a reduction of parking standards pursuant to Section 17.36.080 of the City Municipal Code, based on quantitative information provided by the applicant.

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

Based upon the Draft Initial Study, Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality and Wildfire, were identified as having potentially significant impacts requiring mitigation measures. Other resource categories were determined to be less than significant or have no impact based upon site and project specific impacts. Staff received a late request from the United Auburn Indian Community indicating their desire to conduct a tribal survey, which was completed on December 9, 2024 whereby results were incorporated as mitigation in the draft tiered Mitigated Negative Declaration (MND). Mitigation measures include pertinent notes on grading and construction plans, and gaining verification that certain field work is completed in a manner that is consistent with professional standards as verified by a field specialist.

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

NA

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

City of Grass Valley
Nevada County Environmental Health
CA Department of Toxic Substance Control
CA Department of Water Resources
Northern Sierra Air Quality Management District
Nevada County Airport Land Use Commission
Nevada Irrigation District