

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: PLN23-0157; DVP23-0005; EIS24-0002

Lead Agency: Nevada County

Contact Name: Tyler Barrington

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Phone Number: 530-470-2723

Project Location: Grass Valley
City

Nevada County
County

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

The project proposes a Development Permit (DVP23-0005) to construct an ARCO AM/PM gas station and convenience store on an approximately 0.81-acre commercially zoned parcel in south Nevada County at the intersection of State Route 49 and Combie Road. The proposal includes construction and operation of a 3,323 square-foot (sq. ft.) single story convenience store with a maximum height of approximately 24-feet, and six dual fuel pump stations (12 fueling stations total), associated 2,592 sq. ft. canopy overhang above the fueling pumps with a height of 18-feet. Operating hours are proposed as 24-hours a day, 7 days a week. The project will include nineteen (19) parking stalls with four (4) associated electric vehicle charging stations. Additional site improvements will consist of site grading, the installation of an underground "Stormtech Chamber" and a sand/oil separator under the parking area to manage stormwater run-off, a maximum 8-foot retaining wall near the rear building (west and northern sides of parcel), a 4-foot retaining wall along a pedestrian travel way along Combie road frontage, and two 22,000-gallon underground fuel tanks (one unleaded gasoline and one diesel fuel). New signage, lighting, landscape/irrigation, fencing, a trash enclosure, individual trash rece

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

As discussed in Sections 1 through 21 above, development of the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to aesthetics, air quality, biological, cultural resources, geology/soils, hazards/hazardous materials, noise, tribal cultural resources, and possible impacts to utilities/services. Each of those impacts is mitigated to levels that are less than significant with mitigation as outlined in each section.

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

N/A

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

Nevada County, Caltrans