



City of Grass Valley
125 East Main Street
Grass Valley, CA 95945-6505

To: Interested Parties

From: Tom Last, City of Grass Valley Planning Director

Subject: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE LOMA RICA SPECIFIC PLAN

Date: April 11, 2008

The City of Grass Valley is preparing an Environmental Impact Report (EIR) for the above project. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permits or other approvals for the project, if any.

Description of the Proposed Project: The proposed project is a Specific Plan for a mixed-use development over ±452 acres. The applications include: 1) an Annexation of the land to the City of Grass Valley; 2) a General Plan Amendment; 3) a Rezoning; and 4) a Specific Plan. The project proposes 700-residential dwelling units; 385,000-square feet of retail, office and commercial uses; 580,000-square feet of light industrial and business park uses; and +156-acres of parkland and trails connecting the various areas.

Location: In the southern portions of Sections 24 and 19 and the northern portions of Sections 25 and 30, Township 16 North, Ranges 8 and 9 East of the Grass Valley USGS 7.5 minute quad map. The project site is located within the City of Grass Valley Sphere of Influence with none of it currently in the City limits. The project site is located east of Sutton Way, northwest of Loma Rica Drive, with Brunswick Road and Idaho Maryland Road extending through the site.

Probable Environmental Effects of the Project: An Initial Study has been prepared which identifies the following potentially significant impacts proposed to be analyzed in the Environmental Impact Report: aesthetics, agricultural, air quality, biological resources, cultural resources, geology, soils, seismicity, and mineral resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. In addition, the EIR would analyze alternatives that may include but would not be limited to: No Project, Reduced Project, and Site Reconfiguration.

Agency Comments and Agency Scoping Meeting. Agencies are invited to help identify the scope of issues that the City should address in the Draft EIR. These agency comments should be received ***no later than May 14, 2008***. An agency scoping meeting will be held on ***Monday, April 28*** from ***2:00 p.m. – 4:00 p.m. in the City Council Chambers, Grass Valley City Hall, 125 East Main St., Grass Valley, California.***

The purpose of the agency scoping meeting is to identify issues and alternatives to be addressed in the EIR. Agencies will also later have the opportunity to comment on the Draft EIR once it has been completed. Written comments regarding the scope of the EIR should be sent to:

Tom Last, Planning Director
125 East Main Street
Grass Valley, Ca 95945

E-mail: toml@cityofgrassvalley.com

Availability of Initial Study. A copy of the Initial Study is ___ is not ___ attached for your review.

The Initial Study and NOP is posted on the City's website at <http://www.cityofgrassvalley.com>

REMINDER: Comments will be accepted by e-mail, or postmark through May 14, 2008. Please be sure to include your name, address, and telephone number in your correspondence.