GRASS VALLEY

City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

Tuesday, January 25, 2022 at 7:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 – Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

VIRTUAL MEETING NOTICE

In response to Governor Newsom's Assembly Bill 361 and Resolution 2020-09 Declaring the Existence of a Local Emergency related to the COVID-19 pandemic, public participation in the City of Grass Valley City Council and other public meetings shall be electronic only, and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. City Council welcomes you to attend the meetings electronically, which are scheduled at 7:00 p.m. on the 2nd and 4th Tuesdays of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at https://www.youtube.com/channel/UCdAaL-uwdN8iTz8bI7SCuPQ. Indexed archives of meetings are available via this link as well.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City of Grass Valley website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com subject to City staff's ability to post the documents before the meeting.

If you do not have the means to participate in meetings electronically, contact the City at (530) 274-4390 and staff will be happy to identify alternative means for you to participate.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL - *The City Council reserves the right to hear items in a different order to accomplish business in the most efficient manner.*

REPORT OUT OF CLOSED SESSION

INTRODUCTIONS AND PRESENTATIONS

1. Grand Jury Awareness Month Proclamation

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

CONSENT ITEMS - *All matters listed under the Consent Calendar are to be considered routine by the City Council and/or Grass Valley Redevelopment Agency and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council and/or Grass Valley Redevelopment Agency votes on the motion to adopt, members of the Council and/or Agency, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action (roll call vote).*

2. Approval of the Regular Meeting Minutes of January 11, 2022

   Recommendation: Council approve minutes as submitted.

3. Local Emergency Proclamation (COVID-19)

   Recommendation: Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

4. Local Emergency Proclamation (Drought Conditions)

   Recommendation: Drought Conditions proclamation declaring a Local State of Emergency

5. Local Emergency Proclamation (Winter Storm of December 27th, 2021)

   Recommendation: Winter Storm of December 27th,2021 proclamation declaring a Local State of Emergency

6. Second Reading of Ordinance 812 Amending Chapter 8.24 (Garbage Collection and Recycling) of the City of Grass Valley Municipal Code to ensure compliance with Senate Bill 1383 mandates.

   Recommendation: That Council conduct the second reading, by title only, of Ordinance 812, which amends Chapter 8.24, Garbage Collection and Recycling.

7. Hinderliter de Llamas & Associates (HdL) Sales, Use and Transactions Tax Services Contract Amendment

Recommendation: It is recommended that the City Council adopt Resolution No. 2022-05 approving a contract amendment between the City of Grass Valley and Hinderliter de Llamas & Associates (HdL) for Sales, Use and Transactions Tax Services

ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS

REORGANIZATION RELATED ITEMS

PUBLIC HEARING

8. Grass Valley RV Park Resort and Annexation Project consisting of a 147 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ±45 acres into the City.

   Recommendation: The Planning Commission recommends that the City Council approve the Grass Valley RV Park Resort and Annexation Project, as presented, or as modified by the City Council, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2. Adoption of a Mitigation Monitoring & Reporting Plan (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented; 4. Adoption of an Ordinance Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and, 5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented.

ADMINISTRATIVE

9. Community Choice Aggregation Overview for Grass Valley

   Recommendation: That Council 1) receive a presentation from Pioneer Community Energy on Community Choice Aggregation (CCA), and 2) provide direction to staff on next steps of evaluating possibility of Community Choice Aggregation for the City.

10. City of Grass Valley Strategic Plan (last Updated April 2020)

    Recommendation: That Council provide direction on updating the Grass Valley Strategic Plan.

BRIEF REPORTS BY COUNCIL MEMBERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Closed meeting of The City Council, scheduled for Tuesday, January 25, 2022 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, January 20, 2022.

_____

Taylor Day, Deputy City Clerk

PROCLAMATION

GRAND JURY AWARNESS MONTH
FEBRUARY 2022

Whereas, Grand Juries are crucial components of California's justice system; and

Whereas, Grand Juries have been in existence since the adoption of California's original Constitution in 1849 – 1850; and

Whereas, Grand Juries are impaneled to act as an "arm of the court," as authorized by the state constitution, to be a voice of the people and a conscience of the community; and

Whereas, like other California counties, Nevada County has a Grand Jury composed of individuals who dedicate their time for a full calendar year to serve in the Grand Jury system; and

Whereas, the primary duties of the Nevada County grand Jury are to investigate and report on local governmental operations to assure that the responsibilities are being fulfilled efficiently, honestly and in the best interest of the public; and

Whereas, it is appropriate to provide a designated opportunity to recognize the efforts of those who have volunteered, and are volunteering, their time and service to advance the work of the Nevada County Grand Jury; and

Whereas, the reward of being 19 grand jurors is the satisfaction received working with fellow residents of the county to improve local government for all of us.

NOW, THEREFORE, Be It Resolved that the Grass Valley City Council does herby proclaim the month of February 2018, as GRAND JURY AWARENESS MONTH.

Dated this 25th day of January 2022

_____ _____
Ben Aguilar, Mayor Jan Arbuckle, Vice Mayor

_____
Hilary Hodge, Council Member

_____ _____
Bob Branstrom, Council Member Thomas Ivy, Council Member

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MINUTES

CALL TO ORDER

Meeting called to order at 7:05 by Mayor Aguilar.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Mayor Aguilar.

ROLL CALL

PRESENT
Council Member Bob Branstrom
Council Member Hilary Hodge
Council Member Tom Ivy
Vice Mayor Jan Arbuckle
Mayor Ben Aguilar

AGENDA APPROVAL -

Motion made to approve agenda as submitted by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.
Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

REPORT OUT OF CLOSED SESSION

No closed session.

INTRODUCTIONS AND PRESENTATIONS

None.

PUBLIC COMMENT -

Attached.

CONSENT ITEMS -

Motion made to approve consent as submitted by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

1. Approval of the Regular Meeting Minutes of December 14, 2021.

   Recommendation: Council approve minutes as submitted.

2. Approval of the Special Emergency Meeting Minutes of December 30, 2021.

   Recommendation: Council approve minutes as submitted.

3. Assembly Bill 361 Resolution

   Recommendation: Adopt resolution R2022-02 authorizing remote teleconference meetings of the City Council and other legislative bodies of the City pursuant to government code section 54953(e)

4. Local Emergency Proclamation (COVID-19)

   Recommendation: Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

5. Local Emergency Proclamation (Drought Conditions)

   Recommendation: Drought Conditions proclamation declaring a Local State of Emergency

6. Local Emergency Proclamation (Winter Storm of December 27th, 2021)

   Recommendation: Winter Storm of December 27th, 2021 proclamation declaring a Local State of Emergency

7. Certification of promotional list for Fire Captain.

   Recommendation: That Council 1) certify the newly developed promotional eligibility list Fire Captain effective January 11, 2022.

8. Second reading of Ordinance No. 811 amending the Prezoning on portions of the Southern Sphere of Influence Planning and Annexation project area, and amending Section 17.28.080, Southeast Industrial District Combining Zone.

   Recommendation: That Council conduct the second reading, by title only, of Ordinance 811, which approves the amendments to the Southern Sphere of Influence Planning and Annexation project.

9. Recognized Obligation Payment Schedule (ROPS 22-23) for July 2022 through June 2023

   Recommendation: It is recommended that the Successor Agency adopt Resolution No. SA 2022-01 approving the Recognized Obligation Payment Schedule (ROPS 22-23) for the time period July 1, 2022 through June 30, 2023

10. Approval of the Public Safety Analyst job description and associated pay scale

    Recommendation: That Council 1) approve the Public Safety Analyst I/II job description; and 2) approve an updated Unit 3 pay scale which includes the Public Safety Analyst I/II pay scale

11. Approval of a Resolution authorizing the submittal of applications for recycling related payment programs and authorizing the Community Development Director to execute all documents to secure these funds.

    Recommendation: Approve Resolution 2022-01 which authorizes the City to apply for future recycling grants and authorizes the Community Development Director to submit applications to CalRecycle for all eligible payment programs.

12. December 2021 Winter Storm – Authorize Emergency Contracts

    Recommendation: That Council adopt Resolution 2022-03 authorizing the City Manager to enter into emergency contracts without advertising for bids and ratifying emergency contract execution relating to recovery from the December 2021 winter storms.

ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS

REORGANIZATION RELATED ITEMS

PUBLIC HEARING

13. Public Hearing and First Reading of an Ordinance Amending Chapter 8.24 (Garbage Collection and Recycling) of the City of Grass Valley Municipal Code to ensure compliance with Senate Bill 1383 mandates.

    Recommendation: That Council conduct the public hearing, introduce the ordinance which amends Chapter 8.24, and waive the reading ordinance in its entirety and read by title only.

    Tom Last, Community Development Director, gave overview of the state requirements to council. Carrie Baxter from R3 Consulting, also gave a presentation to the council.

    Motion made to conduct the public hearing, introduce the ordinance which amends Chapter 8.24, and waive the reading ordinance in its entirety and read by title only by Council Member Hodge, Seconded by Vice Mayor Arbuckle.
    Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

ADMINISTRATIVE

14. Consideration of a budget amendment and contact amendment with Bureau Veritas for building and fire inspection and plan review services.

    Recommendation: That Council approve the budget amendment to the contract with Bureau Veritas by $276,000 and increase the City Budget for the remainder of FY 2021/22 in the amount of $162,000.

    Tom Last, Community Development Director, gave presentation to the council.

    Motion made to approve the budget amendment to the contract with Bureau Veritas by $276,000 and increase the City Budget for the remainder of FY 2021/22 in the amount of $162,000 by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.
    Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy,

Vice Mayor Arbuckle, Mayor Aguilar

15. Update to the City of Grass Valley Environmental Purchasing Policy to ensure compliance with Senate Bill 1383 mandates.

    Recommendation: That Council approve the amendments to the Environmental Purchasing Policy.

    Tom Last, gave overview of the purchasing policy to the council.

    Motion made to approve the amendments to the Environmental Purchasing Policy by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.
    Voting Yea: Council Member Branstrom, Council Member Hodge, Mayor Aguilar

16. December 2021 Winter Storm Debris Clean Up

    Recommendation: That Council 1) approve storm debris disposal events for the citizens of the City of Grass Valley; 2) authorize the City Manager, as the Director of Emergency Services, to procure the necessary contracts to implement the storm debris disposal events, including the disposal of the material collected; 3) authorize the spending of up to $85,000 of City General Funds to fund the event; and, 4) authorize the Administrative Services Director to make any necessary budget adjustments and/or amendments to complete this action.

    Tim Kiser, City Manager, gave a presentation on the proposed storm debris clean up efforts.

    Public comments attached.

    Motion made to 1) approve option number two of the storm debris disposal events for the citizens of the City of Grass Valley; 2) authorize the City Manager, as the Director of Emergency Services, to procure the necessary contracts to implement the storm debris disposal events, including the disposal of the material collected; 3) authorize the spending of up to $85,000 of City General Funds to fund the event; and, 4) authorize the Administrative Services Director to make any necessary budget adjustments and/or amendments to complete this action. by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.
    Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

BRIEF REPORTS BY COUNCIL MEMBERS

Council Member Branstrom wanted to say thank you to the city staff and all of the help during the storm. He is also please to announce he has been appointed to the League of California Environmental Policy Committee. Council Member Ivy had nothing to report. Council Member Hodge wanted to express her love for this community and everyone who has shown up for each other and say thank you to everyone. Council Member Arbuckle attended a PG&E local meters round table, League of California Local Government Task Force, ERC meeting, Beal Air Force appreciation ceremony, National League of Cities round table, the Council Breakfast for City Staff, Wreaths Across America Ceremony, elected President of Municipal of Women in Government, and appointed as vice chair to the Small Cities Council. Mayor Aguilar was amazed at how the community came together to work to

help on another, and to thank everyone who played a role in helping the city and each others neighbors. He attended the Wreaths Across America Ceremony, LAFCO budget meeting, and wish everyone a Happy New Year.

ADJOURN

meeting adjourned at 8:35 pm

_____ _____

Ben Aguilar, Mayor **Taylor Day, Deputy City Clerk**

Taylor Day

From: Cy Musiker [redacted]
Sent: Monday, January 10, 2022 2:57 PM
To: Public Comments
Subject: Comment in opposition to the RV Park at Auburn Rd. and McCourtney

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To City Council of Grass Valley Public Comment,

I'm writing to oppose the Millennium Engineering plan to develop an RV and glamping resort on property on McCourtney Road, directly across the street from the county fairgrounds. I live barely a mile away from the corner of McCourtney and Auburn Roads, on Polaris Drive, and I'm shocked that this project has progressed so far with so little publicity and so little effort by the Grass Valley Planning Commission or the City Council to solicit public input. I first heard about the project in late November.

I hope the city council will pause and take a hard look at this project and either kill it or dramatically scale it back.

The project seems fine on the surface, and I can imagine it will produce much needed revenue for the city. But that ignores the downside risk of what could happen if there's a fire in western Nevada County, with local ranchers and homeowners trying to find safe refuge for their horse and burros, goats and sheep at the fairgrounds, while 150 or so SUV's and RV's are rushing out of the resort, trying to escape the smoke and risk of fire, crowding McCourtney and Auburn Road.

The property is also quite busy as a parking lot during the County Fair, Worldfest and other major events. I see nothing in the planning documents about how the fairgrounds will find room for the additional vehicles seeking parking. It would be a bitter irony if local residents decided to stay away from the fairgrounds because of traffic and the lack of parking, while RV'ers camped across the street had easy access to our beautiful facilities.

I understand that the property owners have the right to develop the land for a reasonable profit. I would not be opposed to low income housing, or even a much smaller RV Park that took these issues into consideration. During a briefing on the RV Resort on December 8th, I listened to the Grass Valley Fire Chief try to explain how during a fire emergency in neighborhoods along McCourtney, the RV Park would not result in a horrendous and potentially deadly traffic snarl. It was not convincing.

Please don't proceed with this project without a full review of the risks involved, and a chance for the public, especially the RV Park's neighbors, to voice their concerns.

Cheers and a Merry Christmas,

Cyrus Musiker
12246 Polaris Dr.
Grass Valley, CA 95949

Taylor Day

From: WIRELESS CALLER [redacted]
Sent: Tuesday, January 11, 2022 8:04 PM
To: Public Comments
Subject: Voice Mail (18 seconds)
Attachments: audio.mp3

Uhm, yes. I'd like the city manager speak to how many plowed trucks the city has and how many were in operation during this storm. How many stayed in operation during the storm? Thank you. Matthew Coulter

You received a voice mail from WIRELESS CALLER.

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

From: [redacted]R
To: Public Comments
Subject: Voice Mail (2 minutes and 13 seconds)
Date: Tuesday, January 11, 2022 6:35:35 PM
Attachments: [redacted]

Hello, this is Matthew Coulter Grass Valley calling for public comment City Council meeting, Grass Valley, January 11th. First item or these snowplough situation. And why? I guess my question is why so many snow plows were sitting idle when they were needed so badly? Also, no sand was really being used around town and there were some pretty vicious falls on ice and one of them that I filmed was right in front of City Hall. Pretty bad he went to the hospital in ambulance with a bad shoulder injury. Uhm, on the storm. Note also a homeless and grass fed will have to do something more for Shelter Nevada City. There will be some changes coming there because of what happened at the vets hall, so expect that coming down the Pike. But Grass Valley is really needs to step up and do something about the unsheltered people all over town and not know it. Also Sutton Way is quite a mask with trash and people laying on the street that are drugged out and shooting heroin or whatever they're shooting. Lemery carrach No one has yet done anything for the erosion for Olympia Creek and putting Waddles back in, they got blown out with the rain storm or the 24th 25th of October. Nothing has been done. Still waiting for any type of erosion control to be put in place before more of it runs into the Creek. I don't know if any of the staff has been out there to look at that job site, but it is horrific. The damage has been done. The amount of debris that went down the Creek and scoured the Creek and killed everything in the Creek. Traffic speeds AB 43. Please look into a V43 and implement that anyway. You can thank you very much. Bye bye.

You received a voice mail from WIRELESS CALLER.

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

City of Grass Valley
City Council
Agenda Action Sheet

Title: Local Emergency Proclamation (COVID-19)

Recommendation: Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

Prepared by: Timothy M. Kiser, City Manager

Council Meeting Date: 1/25/2022 **Date Prepared:** 1/19/2022

Agenda: Consent

Background Information: On March 5, 2020 the City Manager, acting as the Director of Emergency Services for the City of Grass Valley and the Disaster Council (Vice Mayor Aguilar and Councilmember Arbuckle), declared a local State of Emergency to ensure emergency personnel can obtain equipment and resources in the most timely and effective manner. In accordance with the Emergency Services Act Section 8630 (b) the governing body must ratify the declared emergency within 7 days for it to remain in effect. On March 10, 2020, at the Grass Valley City Council Meeting, the City Council approved Resolution 2020-09, Proclamation of Local Emergency. The City Council shall review, at its regularly scheduled meeting until the local emergency is terminated, the need for continuing the local emergency.

Council Goals/Objectives: Continuance of the proclamation declaring a Local State of Emergency due to prepare against coronavirus COVID-19 executes portions of City Strategic Goal #6**:** Public Safety. The City of Grass Valley is devoted to providing a safe Place to Live, Work and Play.

Fiscal Impact: The changing variants of COVID19 make it very difficult to anticipate the Fiscal Impact moving forward. For FY 2021/22, it appears the impacts will be minimal compared to previous years, but due to the constantly changing impacts of COVID-19 the actual fiscal impact may change.

Funds Available: N/A **Account #:** N/A

Reviewed by: __ City Manager

Attachments: None

City of Grass Valley
City Council
Agenda Action Sheet

Title: Local Emergency Proclamation (Drought Conditions)

Recommendation: Drought Conditions proclamation declaring a Local State of Emergency

Prepared by: Timothy M. Kiser, City Manager

Council Meeting Date: 1/25/2022 **Date Prepared:** 1/19/2022

Agenda: Consent

Background Information: On May 10, 2021, Governor Newsom modified a State of Emergency Proclamation that declared that a State of Emergency to exist in California due to severe drought conditions to include 41 counties, including Nevada County. The Proclamation directed state agencies to partner with local water suppliers to promote conservation through the Save Our Water campaign, a critical resource used by Californians during the 2012-2016 drought. Some municipalities have already adopted mandatory local water-saving requirements, and many more have called for voluntary water use reductions.

Nevada Irrigation District (NID) declared a drought emergency throughout the District's service area on April 28, 2021, which includes portions of the City of Grass Valley, and requested that customers conserve 10 percent of their normal water usage. Both NID and Nevada City have now mandated at least 20% conservation requirements.

On June 22, 2021, City Council approved Resolutions No. 2021-41 declaring a local emergency due to drought conditions and No.2021-42 mandating water conservation. All treated Water Customers are required to reduce water use by 20%.

Council Goals/Objectives: This resolution executes portions of work tasks towards achieving/maintaining Strategic Plan – Water and Wastewater Systems and Underground Infrastructure. The City of Grass Valley is devoted to providing a safe Place to Live, Work and Play.

Fiscal Impact: The Fiscal Impact to the Water Fund should minor, but if the drought continues for several years the impact could be more significant.

Funds Available: N/A **Account #:** N/A

Reviewed by: __ City Manager

City of Grass Valley
City Council
Agenda Action Sheet

Title: Local Emergency Proclamation (Winter Storm of December 27th, 2021)

Recommendation: Winter Storm of December 27th,2021 proclamation declaring a Local State of Emergency

Prepared by: Timothy M. Kiser, City Manager

Council Meeting Date: 1/25/2022 **Date Prepared:** 1/19/2022

Agenda: Consent

Background Information: Due to conditions of extreme peril to the safety of persons and property have arisen within the City of Grass Valley, caused by the winter storm of December 26 and 27, 2021 which has cut power, downed trees, blocked roads and created other hazards to health and human safety commencing on or about 12:00 midnight on the 26th day of December, 2021, at which time the City Council of the City of Grass Valley was not in session. The city found it necessary to proclaim the existence of a local emergency throughout the city.

Council Goals/Objectives: This resolution executes portions of work tasks towards achieving/maintaining Strategic Plan – Public Safety. The City of Grass Valley is devoted to providing a safe Place to Live, Work and Play.

Fiscal Impact: The Fiscal Impact of the December 2021 Storm is being estimated at $590,000 for City related property and public right of way. Hopefully, about 75% of these cost should be reimbursable due to the County of Nevada and the State of California declaring a State of Emergency for our area.

Funds Available: N/A **Account #:** N/A

Reviewed by: __ City Manager

City of Grass Valley
City Council
Agenda Action Sheet

Title: Second Reading of Ordinance 812 Amending Chapter 8.24 (Garbage Collection and Recycling) of the City of Grass Valley Municipal Code to ensure compliance with Senate Bill 1383 mandates.

Recommendation: That Council conduct the second reading, by title only, of Ordinance 812, which amends Chapter 8.24, Garbage Collection and Recycling.

Prepared by: Thomas Last, Community Development Director

Council Meeting Date: 1/25/2022 **Date Prepared:** 1/18/2022

Agenda: Consent

Background Information: On January 11, 2021, the City Council conducted a public hearing and introduced an ordinance to approve amendments to Chapter 8.24 of the Municipal Code. The amendments are required to implement the mandatory organic recycling requirements in Senate Bill 1383. A second reading is required to finalize the amendments.

Council Goals/Objectives: This action implements a state unfunded mandate that does not implement any specific goal or project in the Strategic Plan.

Fiscal Impact: These amendments are state unfunded mandates, and the City will need to fund implementation through its General Fund, fees, and/or with fines.

Funds Available: TBD **Account #:** TBD

Reviewed by: __ City Manager

Attachments: Ordinance 812

ORDINANCE NO. 812

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY REPEALING AND REPLACING CHAPTER 8.24 OF THE GRASS VALLEY MUNICIPAL CODE RELATED SOLID WASTE

Be it ordained by the council of the City of Grass Valley:

SECTION 1. CODE AMENDMENT. Chapter 8.24 of the Grass Valley Municipal Code is repealed and replaced as shown in Attachment 1.

SECTION 2. CODE AMENDMENT. California State Mandates. Assembly Bills 939 (1989), 341 (2011), 1826 (2014) and Senate Bill 1383 (2016), created a series of mandates that local jurisdictions must implement to increase recycling efforts and to reduce organic materials into landfills. The code amendments in this Ordinance are taken to reflect the requirements in these four bills.

SECTION 3. CODE AMENDMENT. CEQA Findings. This Ordinance is exempt under the California Environmental Quality Act (CEQA) Guideline Sections 15061(b)(3) and 15308 because it can be seen with certainty that the enhanced solid waste regulations, as provided in this Ordinance, will not have a significant effect on the environment and the new requirements, which strengthen the rules for handling of solid waste, represent actions by the City for the protection of the environment. Furthermore, this ordinance is consistent with the goals of the California State Assembly Bills 939, 341, and 1826, and Senate Bill 1383.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter.

SECTION 6. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the 11th day of January 2022.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting thereof held on the 25th day of January, 2022, by the following vote:
AYES:
NOES:
ABSENT:
ABSTAINING:

_____

Ben Aguilar, Mayor

APPROVED AS TO FORM:

_____

Michael G. Colantuono, City Attorney

ATTEST:

_____

Taylor Day, Deputy City Clerk

Chapter 8.24 GARBAGE COLLECTION AND RECYCLING

Sections:

Article I. Solid Waste

8.24.010 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section.

“Act” means the California Integrated Waste Management Act of 1989 (commencing with Section 40000 of the Public Resources Code), as amended, including, but not limited to, the Jobs and Recycling Act of 2011 (AB 341), SB 1016 (Chapter 343, Statutes of 2008 [Wiggins, SB 1016]), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short-Lived Climate Pollutants Bill of 2016 (SB 1383), and as implemented by the regulations of CalRecycle.

"Authorized collector" means a person, firm, partnership, corporation or other entity authorized under and by virtue of a contract, franchise, or permit with the city to collect, remove or dispose of solid waste generated in the city..

“California Code of Regulations” or “CCR” means the State of California Code of Regulations. CCR references in this Ordinance are preceded with a number that refers to the relevant Title of the CCR (e.g., “14 CCR” refers to Title 14 of CCR). “CalRecycle” means California’s Department of Resources Recycling and Recovery, which is charged with implementing and enforcing the Act.

“City” means the City of Grass Valley, the City Manager, or their designee which may include other city employees.

“Collection” shall mean the operation of gathering together and transporting to the point of disposal any garbage or refuse.

“Commercial” means a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a Multi-Family Residential Dwelling, or as otherwise defined in 14 CCR Section 18982(a)(6). A Multi-Family Residential Dwelling that consists of fewer than five (5) units is not a Commercial Business for purposes of implementing this chapter.

“Commercial Edible Food Generator” includes a Tier One or a Tier Two Commercial Edible Food Generator as defined in 14 CCR Section 18982(a)(73) and (a)(74).

"Compost" means the product resulting from the controlled biological decomposition of organic solid wastes that are source separated from the municipal solid waste stream, or which are separated at a centralized facility.

"Construction and demolition debris" or "C&D" means used or discarded materials resulting from construction, renovation, remodeling, repair, demolition, excavation or construction clean-up operations on any pavement or structure.

“Container” means a durable, corrosion-resistant, non-absorbent, leak-proof, watertight, odor-proof, rodent-resistant box, barrel, bin, canister, cart, dumpster, receptacle or other approved device used for the purpose of holding solid waste for collection.

"Designated collection location" means curbside or other place designated in the contract between the city and an authorized collector from which the authorized collector has contracted to collect solid waste.

“Designee” means a person or entity that the City designates, contracts with, or otherwise arranges to carry out any of the City’s responsibilities of this chapter authorized in 14 CCR Section 18981.2. A Designee may be a government employee or entity, a private entity, a franchised collector, or a combination of those entities.

“Edible Food” means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). For the purposes of this chapter or as otherwise defined in 14 CCR Section 18982(a)(18), “Edible Food” is not Solid Waste if it is recovered and not discarded. Nothing in this chapter or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.

“Enforcement Action” means an action of the relevant Enforcement Agency to address non-compliance with this chapter including, but not limited to, issuing abatement notices, administrative citations, fines, penalties, or using other remedies as authorized by Title 1 of the Grass Valley Municipal Code.

“Enforcement Agency” or “Enforcement Agent” means any person or entity authorized or directed by the City Manager to enforce any provision of this code, including any peace officer. Employees and agents of an Enforcement Agency may carry out inspections and enforcement activities pursuant to this chapter. Nothing in this chapter authorizing an entity to enforce its terms shall require that entity to undertake such enforcement except as agreed to by that entity and the City. The City is an Enforcement Agency for all Sections of this chapter. The City may choose to additionally delegate enforcement responsibility for certain sections, to other public entities, including the County of Nevada Environmental Health Department. In addition to any other powers conferred upon him/her by this code or by any other law, an Enforcement Agency shall have the authority to issue a notice to appear, (per Penal Code Section 948), or issue a notice of violation, as described in Title 1 of this code, if the Enforcement Agency has cause to believe that a violation of this code was, or is being, committed or that any nuisance conditions exist.

“Excluded Waste” means hazardous substances, hazardous waste, infectious waste, designated waste, waste that is volatile, corrosive or infectious, medical waste, regulated radioactive waste, and toxic substances or material that facility operator(s), which receive materials from the City and its Generators, reasonably believe(s) would, as a result of or upon acceptance, transfer, processing, or disposal, be a violation of local, State, or Federal law, regulation, or ordinance, including land use restrictions or conditions, including but not limited to: waste that cannot be disposed of in Class III landfills or accepted at the facility by permit conditions; waste that in the reasonable opinion of the City or its Designee would present a significant risk to human health or the environment, cause a nuisance or otherwise create or expose the City or its Designee to potential liability; but not including de minimis volumes or concentrations of waste of a type and amount normally found in Single-Family or Multi-Family Solid Waste after implementation of programs for the safe collection, processing, recycling, treatment, and disposal of batteries and paint in compliance with Sections 41500 and 41802 of the Public Resources Code. Excluded Waste does not include used motor oil and filters, or other materials defined as allowable materials for collection through the City’s collection programs and the Generator or customer has properly placed the materials for collection pursuant to instructions provided by the City, Authorized Collector or the Franchised Collector providing service to the Generator.

“Food Facility” has the same meaning as in Section 113789 of the Health and Safety Code.

“Food Recovery Organization” means an entity that engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities or as otherwise defined in 14 CCR Section 18982(a)(25), including, but not limited to:

(1) A food bank as defined in Section 113783 of the Health and Safety Code;

(2) A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and,

(3) A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

"Food Recovery Service" means a person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery, or as otherwise defined in 14 CCR Section 18982(a)(26). A Food Recovery Service is not a Commercial Edible Food Generator for the purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12 pursuant to 14 CCR Section 18982(a)(7).

"Food Scrapes" means all edible or inedible food such as, but not limited to, fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese, coffee grounds, and eggshells. Food Scraps excludes fats, oils, and grease when such materials are Source Separated from other Food Scraps.

"Food Service Provider" is a Tier 1 Commercial Edible Food Generator and means an entity primarily engaged in providing food services to institutional, governmental, Commercial, or industrial locations of others based on contractual arrangements with these types of organizations, or as otherwise defined in 14 CCR Section 18982(a)(27).

"Food Waste" means Food Scraps and food soiled paper.

"Franchised Collector" means such persons, firms or corporations collecting and delivering for disposal, recycling or processing Solid Waste (other than Solid Waste generated by a permitted building project) originating in the City and doing so under a franchise agreement with the City.

"Garbage" means those elements of the Solid Waste stream designated for the "Garbage Container", and excludes hazardous waste, Excluded Waste, materials designated for the "Organics Container" or "Recycling Container" or materials which have been separated for reuse.

"Garbage Container" has the same meaning as "Gray Container" in 14 CCR Section 18982(a)(28) and shall be used for the purpose of storage and collection of Garbage.

"Generator" means a person or entity that is responsible for the initial creation of Garbage, Organic Waste or Recyclable Materials.

"Grocery Store" is a Tier 1 Commercial Edible Food Generator and means a store primarily engaged in the retail sale of canned food; dry goods; fresh fruits and vegetables; fresh meats, fish, and poultry; and any area that is not separately owned within the store where the food is prepared and served, including a bakery, deli, and meat and seafood departments, or as otherwise defined in 14 CCR Section 18982(a)(30).

"High Diversion Organic Waste Processing Facility" means a facility that is in compliance with the reporting requirements of 14 CCR Section 18815.5(d) and meets or exceeds an annual average mixed waste organic content recovery rate of 50 percent between January 1, 2022 and December 31, 2024, and 75 percent after January 1, 2025, as calculated pursuant to 14 CCR Section 18815.5(e) for Organic Waste received from the "Mixed Waste Organic Collection Stream" as defined in 14 CCR Section 17402(a)(11.5); or, as otherwise defined in 14 CCR Section 18982(a)(33).

"Inspection" means a site visit where an enforcement agent reviews records, containers, and an entity's collection, handling, recycling, or landfill disposal of Organic Waste or Edible Food handling to determine if the entity is complying with requirements set forth in this Ordinance, or as otherwise defined in 14 CCR Section 18982(a)(35)

"Multi-Family Residential Dwelling" or "Multi-Family" means for the purpose of implementing this chapter, of, from, or pertaining to residential premises with five (5) or more dwelling units. Multi-Family premises are considered a distinct type of Commercial Business for the purposes of implementing SB 1383 requirements. Consistent with SB 1383 Regulations, residential premises that consist of fewer than five units are not "Multi-Family" and instead are "Single-Family" for the purposes of implementing this chapter. Multi-Family premises do

not include hotels, motels, or other transient occupancy facilities, which are considered Commercial Businesses that are not Multi-Family Residential Dwellings.

"Organics Container" has the same meaning as "Green Container" in 14 CCR Section 18982(a)(29) and shall be used for the purpose of storage and collection of Source Separated Organic Waste designated for Compost processing, including Food Waste and landscape and pruning waste accepted in the City's Organic Waste Collection program, and other organic materials as determined by the City as acceptable for the Organics Container

"Organic Waste" means Solid Waste containing material originated from living organisms and their metabolic waste products, including but not limited to Food Scraps, food soiled paper, landscape and pruning waste, organic textiles and organic carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in 14 CCR Section 18982(a)(46). Organic Waste does not include Rigid Compostable Plastic.

"Organic Waste Generator" means a person or entity that is responsible for the initial creation of Organic Waste, or as otherwise defined in 14 CCR Section 18982(a)(48).

"Person" shall include any individual, firm, company, corporation, or public entity or other organization.

"Premises" means any real property or estate which may be devised or granted by deed.

"Prohibited Container Contaminant" includes all of the following: (i) materials placed in the Recycling Container that are not identified as acceptable Source Separated Recyclable Materials for the City's Recycling Container; (ii) materials placed in the Organics Container that are not identified as acceptable Source Separated Organic Waste for the City's Organics Container; (iii) materials placed in the Garbage Container that are acceptable Source Separated Recyclable Materials and/or acceptable Source Separated Organic Waste that can be placed in the City's Organics Container and/or Recycling Container; and, (iv) Excluded Waste placed in any container.

"Property Owner" means the owner of real property.

"Recycling Container" has the same meaning as "Blue Container" in 14 CCR Section 18982.2(a)(5) and shall be used for the purpose of storage and collection of Source Separated Recyclable Materials.

"Recyclable Materials" has the same meaning as Source Separated Recyclable Materials below.

"Recycling" means the process of collecting and forming used products into new products by reprocessing or remanufacturing them.

"SB 1383" means Senate Bill 1383, the Short-lived Climate Pollutant Reduction Act of 2016.

"SB 1383 Regulations" means or refers to, for the purposes of this Ordinance, the Short-Lived Climate Pollutants: Organic Waste Reduction regulations developed by CalRecycle and adopted in 2020 that created 14 CCR, Division 7, Chapter 12 and amended portions of regulations of 14 CCR and 27 CCR.

"Self-hauler" means a generator who transports its own Solid Waste by using a vehicle owned by that generator and driven by the generator or the generator's employees, rather than the Franchised Collector. Self-hauler also includes a person or entity who back hauls waste, or as otherwise defined in 14 CCR Section 18982(a)(66). Back-haul means generating and transporting Organic Waste to a destination owned and operated by the Generator using the Generator's own employees and equipment, or as otherwise defined in 14 CCR Section 189881(a)(66)(A).

"Single-Family" means, of, from, or pertaining to any residential premises with fewer than five (5) units for the purposes of implementing this chapter.

"Solid Waste" means Garbage, Recyclable Materials, and Organic Waste and has the same meaning as defined in Public Resources Code Section 40191, which defines Solid Waste as all putrescible and non-putrescible solid, semisolid, and liquid wastes, including Garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, C&D

wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semisolid wastes, with the exception that Solid Waste does not include any of the following wastes:

(1) Hazardous waste, as defined in the Public Resources Code Section 40141.

(2) Radioactive waste regulated pursuant to the State Radiation Control Law (Chapter 8 (commencing with Section 114960) of Part 9 of Division 104 of the Health and Safety Code).

(3) Medical waste regulated pursuant to the State Medical Waste Management Act (Part 14 (commencing with Section 117600) of Division 104 of the Health and Safety Code). Untreated medical waste shall not be disposed of in a Solid Waste landfill, as defined in Public Resources Code Section 40195.1. Medical waste that has been treated and deemed to be Solid Waste shall be regulated pursuant to Division 30 of the Public Resources Code.

"Source Separated" means materials that have been kept separate from other materials in the Solid Waste stream, at the point of generation, for the purpose of additional sorting or processing in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4).

"Source Separated Organic Waste" means those organics that can be placed in a Organics Container for Compost processing, including Food Scraps, food soiled paper and landscaping and pruning waste, and any other items as determined by the City. The franchised collector may, in its discretion, designate additional categories of nonhazardous or toxic materials accepted in the Organics Container.

"Source Separated Recyclable Materials" means the same thing as "Recyclable Materials" and includes those Recyclable Materials that can be placed in the Recycling Container including but not limited to, glass and plastic bottles, aluminum, tin and steel cans, metals, unsoiled paper products, printing and writing paper, and cardboard, and any other items as determined by the City. The franchised collector may, in its discretion, designate additional categories of nonhazardous or toxic materials accepted in the Recycling Container.

"Supermarket" is a Tier 1 Commercial Edible Food Generator and means a full-line, self-service retail store with gross annual sales of two million dollars ($2,000,000), or more, and which sells a line of dry grocery, canned goods, or nonfood items and some perishable items, or as otherwise defined in 14 CCR Section 18982(a)(71).

"Tier One Commercial Edible Food Generator" means a Commercial Edible Food Generator that is one of the following, or as otherwise defined in 14 CCR Section 18982(a) and as amended:

(4) Supermarkets with gross annual sales of $2,000,000 or more, or as defined in 14 CCR Section 18982(a)(71).

(5) Grocery store with a total facility size equal to or greater than 10,000 square feet, as defined in 14 CCR Section 18982(a)(30).

(6) Food Service Provider which means an entity primarily engaged in providing food services to institutional, governmental, Commercial, or industrial locations of others based on contractual arrangements with these types of organizations, or as otherwise defined in 14 CCR Section 18982(a)(27).

(7) Wholesale food vendor which means a business or establishment engaged in the merchant wholesale distribution of food, where food (including fruits and vegetables) is received, shipped, stored, prepared for distribution to a retailer, warehouse, distributor, or other destination, or as otherwise defined in 14 CCR Section 189852(a)(76)

(8) Food Distributor which means a company that distributes food to entities including, but not limited to, supermarkets and grocery stores or as otherwise defined in 14 CCR Section 18982(a)(22).

"Tier Two Commercial Edible Food Generator" means a Commercial Edible Food Generator that is one of the following, or as otherwise defined in 14 CCR Section 18982(a) and as amended:

(1) Restaurant which means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption, or as otherwise defined in 14 CCR Section 18982(a)(64) and which has 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.

(2) Hotel with an on-site food facility and 200 or more rooms or as otherwise defined in 14 CCR Section 18982(a)(74)(B).

(3) Health facility with an on-site food facility and 100 or more beds, or as otherwise defined in 14 CCR Section 18982(a)(73)(C).

(4) Large Venue, which means a permanent venue facility that annually seats or serves an average of more than 2,000 individuals within the grounds of the facility per day of operation of the venue facility, or as otherwise defined in 14 CCR Section 18982(a)(39). For purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12, a venue facility includes, but is not limited to, a public, nonprofit, or privately owned or operated stadium, amphitheater, arena, hall, amusement park, conference or civic center, zoo, aquarium, airport, racetrack, horse track, performing arts center, fairground, museum, theater, or other public attraction facility. For purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12, a site under common ownership or control that includes more than one Large Venue that is contiguous with other Large Venues in the site, is a single Large Venue.

(5) Large Event, as defined in 14 CCR Section 18982(a)(38) means an event that serves an average of more than 2,000 individuals per day of operation of the event and either: 1) charges an admission price; or 2) is operated by a local agency.

(6) A state agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.

(7) A local education agency, which means a school district, charter school, or county office of education that is not subject to the control of city or county regulations related to Solid Waste, or as otherwise defined in 14 CCR Section 18982(a)(40), and which has an on-site food facility.

8.24.020 Detrimental material not allowed in neighborhoods.

It is unlawful and a nuisance, subject to abatement by the police department, for any person or entity to bring onto or place on any residential area, or to allow to be kept thereon, such materials whether on wheels or in place, which of their very nature will have a known physical detrimental effect upon the human senses and general well-being of the people residing in such area. This shall exclude the normal collection of solid waste in the exercise of the contract as franchised collector, provided the collection is done in a sanitary manner and in full compliance with the terms and conditions of the contract.

8.24.030 Littering.

No person or entity shall throw or deposit any solid waste, or cause the same to be thrown or deposited, upon any street, alley, gutter, park or other public place, or any bus, public conveyance or public building, or throw or deposit the same in or upon any vacant lot or backyard, or store or keep the same otherwise than in cans or receptacles as required by this chapter. It shall be unlawful to have, store, deposit or keep solid waste where rats can have access thereto or feed thereon.

8.24.040 Approved containers.

A. Every property owner, tenant, lessee or occupant of any premise in the city shall make available and at all times shall keep within such building, or on the lot on which such building is situated, suitable and sufficient watertight containers provided by the franchised collector, for receiving and holding without leakage or escape of odors, and without being filled to within four inches of the top, all the solid waste which would ordinarily accumulate on such premises within one week's time.

8.24.045 Unlawful use of containers.

A. It is unlawful for any person to dump or place any material into, or to utilize, any container without the express consent of the owner or lessee of the container or unless a notice has been placed on the container denoting that it is for the use of the public.

B. It is unlawful for any person, without the consent of the owner or lessee of the container, to enter into, or access, a container, whether or not a notice has been placed on such container, for the purpose of salvaging garbage, recyclable material or organic waste therein or for the purpose of utilizing the container to rest or sleep therein.

8.24.060 Container capacity.

A. Garbage containers for single-family premises, shall have a capacity of not less than ten gallons nor more than ninety-six gallons; and garbage containers at all other places including commercial businesses shall each have a capacity of not less than ten gallons.

B. Generators shall arrange for a size, quantity and collection frequency of containers to adequately store all solid waste generated in connection with the premise between the times designated for collection service. The City shall have the right to review the number and size of such containers to evaluate the adequacy of capacity provided for each type of collection service and to review the separation and containment of materials. Generators shall adjust service levels for their collection services as requested by the City in order to meet the standards set forth in this chapter.

8.24.070 Weekly collection.

All solid waste containers required by this chapter shall be emptied by the authorized collector at least once each week, or as otherwise directed by the city in the contract with the franchised collector.

8.24.080 Placement for collection.

A. Commercial containers required by this chapter for receiving solid waste shall be so placed as to be readily accessible for removing and emptying by the collector.

B. On the day for collection, residential containers required by the chapter, shall be placed on the portion of the resident's real property nearest the public right-of-way which is readily accessible for removing and emptying by the authorized collector. All persons who are physically unable to place such containers as required in this section shall be exempt from this requirement.

C. No container for receiving solid waste, shall be placed on any street, alley, sidewalk, footpath, or any public place, except in accordance with rules and regulations established under this chapter or an arrangement made with the City in consultation with the franchised collector for an alternate collection location. At no time shall such containers in any way be offensive to human senses or a public nuisance.

8.24.090 Mandatory use of containers.

No person shall keep, place or deposit solid waste including recyclable materials, organic waste or garbage on any private grounds or premises whatsoever, except in accordance with the rules and regulations established under this chapter. Persons approved to self-haul under Section 8.24.280 may keep, place or deposit solid waste including recyclable materials, organic waste or garbage for the purposes of separating recyclable materials and organic waste generated on-site prior to hauling organic waste to a High Diversion Organic Waste Processing Facility.

8.24.100 Contract for solid waste collection.

A. For the purpose of carrying out the provisions of this chapter, the city council, unless otherwise provided by resolution that the work be done by the city, shall provide for the entering into a contract with any suitable and responsible person for a term of years, not to exceed the maximum term set forth in Article XII of the Grass Valley Charter, as it may be amended from time to time, for the exclusive right to collect solid waste including recyclable materials, organic waste and garbage within the city, which person shall be known and designated as the franchised collector.

B. An authorized collector providing single-family, commercial, organic waste collection service to generators within the City shall meet the following requirements and standards in connection with collection of organic waste and recyclables:

(1) Through written notice or written report to the City annually identify the facilities to which they will transport organic waste including facilities for source separated recyclable materials and source separated organic waste.

(2) Transport source separated recyclable materials to a facility that recycles those materials and transport source separated organic waste to a facility, operation, activity, or property that recovers organic waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.

(3) Obtain approval from the City to haul organic waste, which can be through a franchise agreement or contract, unless it is transporting source separated organic waste to a community composting site or lawfully transporting C&D in a manner that complies with 14 CCR Section 18989.1.

8.24.110 Collection of fees.

The contract executed pursuant to this chapter shall provide that the franchised collector shall have the right to collect and receive the collection charges and fees provided in this chapter for the collection of garbage, recyclable material and organic waste in the city and no more, as and for his sole compensation.

8.24.120 Exclusivity to contractor.

At such time as there is in force a contract entered into by the city and any person or entity for the collecting and removal of garbage, recyclable material and organic waste in the city, it shall be unlawful for any person or entity other than the contractor having such contract, or his employees, to collect within the city, dispose of or transport, carry or convey through the streets, alleys, or public thoroughfares of the city, any garbage, recyclable material or organic waste or other matter offensive to the sight, or to interfere in any manner with any containers, or to remove such containers after they are placed by the lessees or owners thereof. This shall not prevent self-haulers in the City (City to be the City limits as they exist on 1/1/21 and includes any subsequent annexations of

land into the city limits from collecting, removing, or transporting their own solid waste in accordance with Section 8.24.280, but shall not allow such self-hauler to provide such services for pay.

8.24.130 Duty of collector.

It shall be the duty of the franchised collector to gather, collect and dispose of, by dumping, , distributing or sale, all solid waste within the city in a manner satisfactory to the city council, Section 8.24.100 and applicable laws.

8.24.140 Collector to furnish vehicles, equipment.

The franchised collector shall furnish at his own expense all the vehicles and all other equipment necessary for the collection and removal of solid waste in accordance with the provisions of this chapter; provided, that all such vehicles and equipment shall first be approved by the City.

8.24.150 Fees, rates and charges.

All solid waste service collection fees, charges, and rate schedules which are set by the city's franchised collector through the contract for solid waste collection described in subsection 8.24.100, shall not exceed the ceiling for such fees and charges as established and fixed by resolution; such resolution may be amended from time to time, upon majority vote of the city council.

8.24.160 Regulations governing collections.

The City manager, with the approval of the city council, shall have the power to establish sanitary rules and regulations governing the collection of solid waste in the city. Such rules and regulations, when published, shall become a part of this chapter, and any person violating any such rules shall be subject to the penalty provided for the violation of this chapter.

Article II. Recyclable Materials, Organic Waste and Edible Food Recovery

8.24.170 Purpose.

A. The city council finds and determines that a municipal program for the collection and recycling of recyclable materials and organic waste within the city and the licensing of persons engaged therein, is in the public interest and serves to promote the general welfare of the city.

B. This article is enacted to increase participation rates, improve recyclable material recovery rates, reduce landfill dependency, and ultimately maintain a cost effective overall recyclable material and organic waste collection service program for the citizens, businesses and institutions of the city.

C. It is also recognized that the recyclable material and organic waste collection service program established in this article may be victimized by unauthorized scavengers and that the theft of recyclable materials before they can be picked up by the authorized collector would be destructive to the economic interest of the city at large, and the citizens, businesses and institutions in particular. It is the additional purpose of this article to define clear ownership of recyclable materials and organic waste and to provide for the protection of those ownership rights.

8.24.180 Container requirements.

A. Pursuant to the terms and conditions of any exclusive contract between the city and the authorized collector, the authorized collector shall provide suitable and sufficient containers to store source separated recyclable materials and source separated organic waste for each premise to be made available for curbside pickup. The color, style and markings of the containers shall be determined by the authorized collector and subject to approval by the City.

B. All such containers shall be and remain the property of the authorized collector, and shall not be used for any purpose other than the separation and curbside placement of recyclable materials and organic waste. Participating persons relocating out of the city shall leave all containers at the premises.

C. It is the duty of every generator in the city to maintain containers in a reasonably safe and secure manner; and all such containers shall be so placed and kept at the designated collection location so as to be readily accessible for removal and collection therefrom and placed such that they will not be a public nuisance or in any degree offensive.

8.24.190 Authority to administer.

The city manager is empowered and directed to administer the provisions of this article, subject to such rules and regulations consistent herewith as may, from time to time, be established by the city council. The city manager shall further administer the provisions of this article subject to the terms of any agreement entered into by the city pertaining to recyclable material and organic waste collection and/or recycling, as such agreements may from time to time be amended. In the event that any provision of any such agreement is inconsistent with any provision of this article, the provisions of this article and this code shall prevail.

8.24.200 Ownership of recyclable material and organic waste.

Upon the collection of recyclable material and organic waste at a designated collection location by an authorized collector, the recyclable material and organic waste shall become the property of the authorized collector.

8.24.210 General requirements.

A. It is unlawful for any person to keep, deposit, bury or dispose of any recyclable material or organic waste, except as in this article provided, in or upon any private or public property, street, alley, sidewalk, gutter, park or upon the banks of any stream or creek in the city, or in or upon any of the waters of it; and every person in the city who disposes of recyclable material or organic waste shall dispose of same only in the manner provided in this article.

B. The City's designated enforcement agency is authorized to administer a SB 1383 permit system to monitor compliance with the requirements of this article. Generators are required to obtain an SB 1383 permit and pay associated application or enforcement fees, should such fees be incurred.

8.24.220 Collection service.

A. A recyclable material and organic waste collection service program is established and shall be available to all persons, residents, businesses and institutions in the city for the purpose of providing for the orderly and regular collection of recyclable material and organic waste within the city under this program.

B. Every single-family dwelling unit or commercial business (throughout this chapter, commercial business includes multi-family residential dwellings of five (5) or more units, unless otherwise excluded) in the city), except those single-family generators who meet the self-haul requirements contained in Section 8.24.280 of this chapter, shall be required to subscribe with the authorized collector for, recycling container and organics container collection; comply with the relevant sections of this chapter, state law and local ordinances; and to pay for the collection and disposal of such containers, unless commercial business owner receives a waiver as provided in this chapter.

C. No provision of this chapter shall be construed to prevent any person from self-hauling their own waste in their own vehicles or composting in the rear yard of their residence, provided that such composting does not constitute a nuisance to neighboring property because it is injurious to health or is offensive to the senses. Nor shall any provision of this chapter limit the right of any person to donate or sell recyclable materials.

D. Recyclable material and organic waste for donation, sale or collection by or to any person or entity other than the authorized collector, may not be stored or transferred by use of the containers described in this article, or any other containers used for recycling provided by the authorized collector. Storage of recyclable materials and organic waste at the designated collection location other than for pickup by the authorized collector as defined in this article, is prohibited.

8.24.230 Separation of recyclable materials and organic waste.

Generators subject to the requirements of the Act shall fully comply with all applicable requirements of the Act.

A. All generators in the city, except those that meet self-hauler requirements set forth in this chapter or Commercial Businesses that obtain a waiver pursuant to requirements in this chapter shall:

(1) Prepare and separate those recyclable materials and organic waste that the city has contracted to pick up by the authorized collector from other garbage and solid waste as required in this section, and thereafter have the separated recyclable materials and organic waste placed within containers as required by this article, or within the designated collection location, which shall be collected by the authorized collector.

(2) Participate in the collection services provided by the authorized collector, by placing designated materials in designated containers as described below, and not placing prohibited container contaminants in containers. Generators shall place source separated organic waste, in the organics container; source separated recyclable materials in the recycling container; and garbage in the garbage container. The franchised collector may, in its discretion, designate the categories of nonhazardous or toxic materials accepted in the organics container, recycling container or garbage container. Generators shall not place materials designated for the garbage container in the organics container or the recycling container.

(3) Place recycling containers and organics containers for single-family residential premises at curbside for collection by the authorized collector; but shall not be placed at curbside earlier than twelve hours prior to the date and time for scheduled collection, nor left remaining at curbside longer than twelve hours following the date and time for scheduled collection.

(4) Maintain garbage containers, recycling containers and organics containers in a sanitary condition at all times. Any bulky material must be reduced in size so that it may be placed in the appropriate container not overflowing and with the cover tightly closed and without excessive tamping, so that the container may be easily emptied.

(5) Recycling containers and organics containers for multi-family, commercial and/or institutional locations shall be of a size and serviceability agreed to by the parties and thereafter placed at the

designated collection location. Generators shall arrange for a sufficient number of such containers to adequately store all source separated recyclable materials and source separated organic waste generated in connection with the residence or business between the times designated for collection. The City shall have the right to review the number and size of such containers to evaluate the adequacy of capacity provided for each type of collection service and to require additional or larger containers (or additional service days) and to review the separation and containment of materials. Generators shall adjust service levels for their collection services as requested by the City in order to meet the standards set forth in this chapter.

(6) Generators may manage their organic waste by preventing or reducing their organic waste, managing organic waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c) to the extent permitted by other applicable laws.

(7) Organic waste may be fed to animals on the premises where such organic waste is produced, provided that the premises are always kept in a sanitary condition to the satisfaction of the City Manager; and provided further that the keeping and feeding of such animals shall at all times conform to the applicable regulations of those entities governing the same now in force or which thereafter may be enacted or promulgated.

B. In addition to the requirements in Section A above, commercial businesses shall also:

(1) Commercial business owners including multi-family, shall provide or arrange for garbage container, organics container and recycling container collection service for employees, contractors, tenants and customers, and supply and allow access to adequate number, size and location of collection containers with sufficient labels or colors as noted in B (2)(a) and (b) or, if self-hauling, in compliance with self-hauling requirements set forth in this chapter.

(2) Commercial business that are not multi-family residential dwellings shall provide containers for the collection of source separated organic waste and source separated recyclable materials in all areas where the commercial business provides disposal containers for employees, contractors, tenants, customers and other users of the Premises ("User Disposal Containers"). Such User Disposal Containers do not need to be provided in restrooms. If a commercial business does not generate, or has a waiver pertaining to, any of the materials that would be collected in one type of User Disposal Container, then the business does not have to provide that particular type of container in all areas where User Disposal Containers are provided. Pursuant to 14 CCR Section 18984.9(b), the User Disposal Containers provided by the business shall have either:

(a) A body or lid that conforms with the following container colors, with either lids conforming to these color requirements or bodies conforming to these color requirements, or both lids and bodies conforming to these color requirements: gray or black containers for garbage, blue containers for source separated recyclable materials, and green containers for organics containers. Notwithstanding the foregoing, a commercial business is not required to replace functional containers, including containers purchased prior to January 1, 2022, that do not comply with the color requirements of this Section prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first; **or**

(b) Container labels that include language or graphic images, or both, indicating the primary materials accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and

primary materials prohibited in the container. The container labeling requirements are required on new containers commencing January 1, 2022.

8.24.240 Commercial education and outreach requirements.

All commercial business owners are required to:

A. Excluding multi-Family residential dwellings, to the extent practical through education, training, inspection, and/or other measures, prohibit employees from placing materials in a container not designated for those materials per the recycling container, organics container, and garbage container collection service.

B. Excluding multi-family residential dwellings, periodically inspect recycling containers, organics containers, and garbage containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers.

C. Including multi-family residential dwellings, annually provide information to employees, contractors, tenants, building residents, and customers about organic waste recovery requirements and about proper sorting of organic waste and recyclable materials. A copy of such instructions shall be provided to the City or designee, upon request.

D. Including multi-family residential dwellings, provide information before or within fourteen (14) days of new occupation of the premises to new tenants and no less than fourteen (14) days before tenants move out of the premises, unless a tenant does not provide fourteen (14) or more days' notice to before moving out, that describes requirements to keep organics container organic waste and recyclable materials separate from each other and from garbage, the location of containers, and the rules governing their use at the premises.

E. Including multi-family residential dwellings, prominently post and maintain one or more signs where recyclable materials and/or organic waste are collected and/or stored that set forth what materials are required to be source separated, in addition to collection procedures for such materials.

8.24.250 Waivers.

A. De minimis waivers. The City or enforcement agency may waive commercial business' obligation to comply with some or all of the organic waste and recycling collection service requirements of this chapter if documentation is provided demonstrating that the commercial business generates below a certain amount of organic waste material, (de minimis) as described below.

A commercial business requesting a de minimis waiver shall:

(1) Submit an application to the City or enforcement agency specifying the service or requirements for which it is requesting a waiver. Applicant must supply all required proof of qualifications in writing together with the application submittal. Applicants may be required to provide information in forms provided by the City. Applicants are subject to one or more site inspection(s) prior to approval of a waiver.

(2) Provide documentation with the de minimis waiver application that either:

(a) The commercial business' total solid waste collection service is two cubic yards or more per week and organic waste subject to collection in a recycling container or organics container comprises less than 20 gallons per week per applicable container of the business' total waste; or,

(b) The commercial business' total solid waste collection service is less than two cubic yards per week and organic waste subject to collection in a recycling container or organics container comprises less than 10 gallons per week per applicable container of the business' total waste.

(3) For the purposes of subsections (2) (a) and (b) above, total solid waste shall be the sum of weekly garbage, source separated recyclable materials, and source separated organics container organic waste measured in cubic yards.

(4) If the de minimis waiver is granted, notify the City or enforcement agency granting the waiver if circumstances change such that the conditions under which the waiver was granted are no longer being met, in which case the waiver will be rescinded.

(5) If the waiver is granted, provide written verification of continued eligibility for de minimis waiver to the City or enforcement agency every five (5) years.

B. Physical space waivers. The City or enforcement agency may waive a commercial business' or property owner's obligation to comply with some or all of the organic waste collection service requirements of this chapter if the enforcement agency has evidence from a licensed contractor, licensed architect, licensed engineer, or other person authorized by the enforcement agency demonstrating that the premises lacks adequate space for the collection containers required for compliance with the organic waste collection service requirements set forth in this chapter.

A commercial business or property owner requesting a physical space waiver shall:

(1) Submit an application to the City or enforcement agency specifying the service or requirements for which it is requesting a waiver.

(2) Provide documentation with the application for a physical space waiver that the premises lacks adequate space for recycling containers and/or organics containers, which shall include documentation from its licensed contractor, licensed architect, licensed engineer, or other person authorized by the enforcement agency.

(3) If the waiver is granted, the commercial business or property owner, shall notify the City if the commercial business' physical space configurations or amounts of solid waste generation change, in which case the waiver may be rescinded.

(4) If the waiver is granted, the commercial business or property owner shall provide written verification to the City of continued eligibility for a physical space waiver every five (5) years.

C. Change of ownership of a premises automatically revokes a waiver and the new owner must comply with this chapter or obtain its own waiver.

D. Upon the determination of the City or enforcement agency a written notification of the approval or denial of a waiver shall be issued to the applicant.

8.24.260 Commercial Edible Food Generator requirements.

A. Tier one commercial edible food generators must comply commencing January 1, 2024, pursuant to 14 CCR Section 18991.3, or such later deadline established by State law or regulations.

B. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require food facilities, operating at the large venue or large event to comply with the requirements of this Section, commencing January 1, 2024, or such later deadline established by State law or regulations.

C. Commercial edible food generators shall comply with the following requirements:

(1) Arrange to safely recover for human consumption the maximum amount of edible food that would otherwise be disposed.

(2) Enter into a contract or other written agreement with food recovery organizations or food recovery services for: (i) the collection for food recovery of edible food that would otherwise be disposed; or (ii) acceptance of edible food that would otherwise be disposed that the commercial edible food generator self-hauls to the food recovery organization for food recovery.

(3) Use best efforts to abide by all contractual or written agreement requirements specified by the food recovery organizations or food recovery services on how edible food should be prepared, packaged, labeled, handled, stored, distributed or transported to the food recovery organizations or food recovery services.

(4) Not intentionally donate food that has not been prepared, packaged, handled, stored and/or transported in accordance with the safety requirements of the California Retail Food Code.

(5) Not intentionally spoil edible food that is capable of being recovered by a food recovery organizations or food recovery services

(6) Allow the enforcement agency to review records upon request, including by providing electronic copies or allowing access to the premises.

(7) Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4:

(a) A list of each food recovery organizations or food recovery services that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).

(b) A copy of all contracts and written agreements established under 14 CCR Section 18991.3(b) and/or this chapter.

(c) A record of the following information for each of those food recovery organizations or food recovery services:

(i) The name, address and contact information of the food recovery organizations or food recovery services.

(ii) The types of food that will be collected by or self-hauled to food recovery organizations or food recovery services.

(iii) The established frequency that food will be collected or self-hauled.

(iv) The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery organizations or food recovery services for food recovery.

(8) If it has not entered into a contract or written agreement with food recovery organizations or food recovery services, a record that describes (i) its direct donation of edible food to end recipients (including employees) and/or (ii) its food waste prevention practices that result in it generating no surplus edible food that it can donate.

(9) Tier one commercial edible food generators and tier two commercial edible food generators shall provide, upon request, a food recovery report to the enforcement agency that includes the information in C(7)(c). Entities shall provide the requested information within sixty (60) days of the request.

D. Nothing in this chapter shall be construed to limit or conflict with (1) the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017; or (2) otherwise applicable food safety and handling laws and regulations.

E. Nothing in this chapter prohibits a Commercial Edible Food Generator from donating Edible Food directly to end recipients for consumption, pursuant to Health and Safety Code Section 114432(a).

8.24.270 Food Recovery Organizations and Service requirements.

A. Food recovery services collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records:

(1) The name, address, and contact information for each commercial edible food generator from which the service collects edible food.

(2) The quantity in pounds of edible food collected from each commercial edible food generator per month. This may also include the total quantity in pounds of food collected that was spoiled when received from a commercial edible food generator or otherwise not able to be used to feed people.

(3) The quantity in pounds of edible food transported to each food recovery organization per month.

(4) The name, address, and contact information for each food recovery organization to which the food recovery service transports edible food for food recovery.

B. Food recovery organizations collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records:

(1) The name, address, and contact information for each commercial edible food generator from which the organization receives edible food.

(2) The quantity in pounds of edible food received from each commercial edible food generator per month. This may also include the total quantity in pounds of food collected that was spoiled when received from a commercial edible food generator or otherwise not able to be used to feed people.

(3) The name, address, and contact information for each food recovery service that the organization receives edible food from for food recovery.

C. Food recovery organizations or food recovery services that have their primary address physically located in the City and contract with or have written agreements with one or more commercial edible food generators shall report to the City, or its enforcement agency, the total pounds of edible food recovered from the tier one commercial edible food generators and tier two commercial edible food generators they have established a contract or written agreement with (regardless of whether those commercial edible food generators are located in the City) according to the following schedule:

(i) no later than August 15, 2022, submit an initial report covering the period of January 1, 2022, to June 30, 2022; and

(ii) no later than March 31, 2023, and no later than every March 31 thereafter, submit a report covering the period of January 1 to December 31 of the previous calendar year.

C. In order to support edible food recovery capacity planning assessments and similar studies, food recovery services and food recovery organizations operating in the City shall provide, upon request, information and consultation to the City and Nevada County regarding existing, or proposed new or expanded, food recovery capacity in a form that can be provided to or that can be accessed by the City and County and commercial edible food generators. A food recovery service or food recovery organization contacted by an enforcement agency shall respond to such request for information within sixty (60) days, unless a shorter timeframe is otherwise specified by the enforcement agency.

8.24.280 Self-hauler requirements.

Self-haulers shall:

A. Source separate their recyclable materials and organic waste generated on-site from solid waste in a manner consistent with this section or haul organic waste to a High Diversion Organic Waste Processing Facility.

B. Haul their source separated recyclable materials to a facility that recovers those materials; and haul their source separated organic waste to a solid waste facility, operation, activity, or property that processes or recovers source separated organic waste or to a High Diversion Organic Waste Processing Facility; and haul their garbage to a fully permitted solid waste facility.

C. Self-haulers, which are commercial businesses including multi-family residential dwellings, shall keep a record of the amount of organic waste delivered to each solid waste facility, operation, activity, or property that processes or recovers organic waste for a minimum of five (5) years; this record shall be subject to inspection by the City.

(1) The records shall include the following information:

(a) Delivery receipts and weight tickets from the entity accepting the waste.

(b) The amount of material in cubic yards or tons transported by the generator to each entity.

(c) If the material is transported to an entity that does not have scales on-site or employs scales incapable of weighing the self-hauler's vehicle in a manner that allows it to determine the weight of materials received, the self-hauler is not required to record the weight of material but shall keep a record of the entities that received the organic waste.

D. Self-haulers that are commercial businesses including multi-family residential dwellings, shall provide these records, upon request, to the City or designee. Self-haulers shall provide the requested information within sixty (60) days.

E. Landscapers, who self-haul organic waste generated at a customer's site, must also meet the requirements in this section.

F. A single-family organic waste generator that self-hauls organic waste is not required to record or report this information.

8.24.290 Unauthorized collection prohibited.

It is unlawful for any person other than an authorized collector to remove recyclable material or organic waste which has been placed at a designated collection location.

8.24.300 Individual may dispose of recyclables.

Nothing in this article shall limit the right of an individual person, organization, or other entity to donate, sell or otherwise dispose of recyclable material and organic waste; provided, that any such disposal is in accordance with the provisions of this article.

8.24.310 Theft of authorized receptacle.

Theft or the unauthorized diversion from its designated purpose of any designated recycling container or organics container of an authorized collector constitutes a misdemeanor and shall be punishable as such.

8.24.310 Inspections and investigations.

A. The city manager shall be designated as an enforcement agent for purposes of enforcing this chapter. Said enforcement agent may deputize one or more employees of the city to carry out the duties of enforcement agent.

B. The City and enforcement agent is authorized to conduct any inspections, remote monitoring, or other investigations as reasonably necessary to further the goals of this chapter, subject to applicable laws. This may include Inspections and investigations, at random or otherwise, of any collection container, collection vehicle load, or transfer, processing, or disposal facility to confirm compliance with this chapter, subject to applicable laws. This section does not allow entry in a private residential dwelling unit for Inspection. For the purposes of inspecting commercial business containers for compliance, the City or designee may conduct container inspections for prohibited container contaminants using remote monitoring, and commercial businesses shall accommodate and cooperate with the remote monitoring.

C. A person subject to the requirements of this chapter shall provide or arrange for access during all inspections (with the exception of the interior a private residential dwelling unit) and shall cooperate with

the City or designee during such inspections and investigations. Such inspections and investigations may include confirmation of proper placement of materials in containers, inspection of edible food recovery activities, review of required records, or other verification or inspection to confirm compliance with any other requirement of this chapter, inspection of County-run transfer stations, McCourtney Road landfill and any other landfills that the County may establish or acquire. Failure to provide or arrange for: (i) access to the premises; (ii) installation and operation of remote monitoring equipment, if a remote monitoring program is adopted; or (iii) access to records for any Inspection or investigation is a violation of this chapter.

D. Any records obtained by the City or designee during inspections, remote monitoring, and other reviews shall be subject to the requirements and applicable disclosure exemptions of the California Public Records Act as set forth in Government Code Section 6250 et seq.

E. The City or designee shall accept written complaints from persons regarding an entity that may be potentially non-compliant with this chapter. Written complaints may be submitted using the city form for code complaints.

8.24.270 Violations, enforcement and penalty.

A. Any section of this chapter may be enforced by the City, or, if agreed to, by another enforcement agency designated by the City.

B. Violation of all provisions of this chapter, unless otherwise specified, shall constitute an infraction and shall be subject to enforcement action pursuant to Title 1 of the Grass Valley Municipal Code.

C. A violation of this chapter may be punishable by administrative penalty, in amounts that shall not exceed the following:

(1) For a first violation, the amount of the base penalty shall be $50-$100 per violation.

(2) For a second violation, the amount of the base penalty shall be $100-$200 per violation.

(3) For a third or subsequent violation, the amount of the base penalty shall be $250-14 $500 per violation of the same provision within a 12-month period. This remedy is not exclusive and is in addition to any other remedy or penalty provided by law.

D. The maximum penalties described in subsection (C) of this section shall be increased automatically if the maximum penalties established 14 C.C.R. section 18997.2 are amended.

E. Nothing in this section shall be construed as preventing the City from revoking, suspending, or denying a permit, registration, license, or other authorization consistent with local requirements in addition to the imposition of penalties authorized under this Section.

F. Any person engaged in the unauthorized collection or theft of recyclable materials or organic waste is guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed five hundred dollars or incarceration in the county jail for a period not to exceed six months or both.

G. As an alternative to criminal enforcement, both the city and the authorized collector have the independent authority to civilly enforce any provisions of this article, to and including the authority to seek treble damages pursuant to California Government Code Section 66764. The city administrator may invoke these remedies, or any of them whenever he or she deems it appropriate.

City of Grass Valley
City Council
Agenda Action Sheet

Title: Hinderliter de Llamas & Associates (HdL) Sales, Use and Transactions Tax Services Contract Amendment

Recommendation: It is recommended that the City Council adopt Resolution No. 2022-05 approving a contract amendment between the City of Grass Valley and Hinderliter de Llamas & Associates (HdL) for Sales, Use and Transactions Tax Services

Prepared by: Andy Heath

Council Meeting Date: 01/25/2022 **Date Prepared:** 01/13/2022

Agenda: Consent

Background Information: Hinderliter de Llamas & Associates (HdL) has provided sales, use and transactions tax audit and information services to the City since 2001. This contract has allowed HdL to work the State of California Department of Tax and Fee Administration (CDTFA) to monitor sales tax records and identify misallocations of sales tax to other jurisdictions, while also providing in depth quarterly analysis on sales taxes received by the City. Since 2001, HdL's team of consultants have provided a high level of sales tax expertise and auditing services, working to assure the City regularly receives it's appropriate share of sales tax.

The City currently collects two components of sales, use and transactions tax – (1) the local 1% share provided to all incorporated cities, and (2) the Measure E 1% transactions tax. Although HdL's current contract provide allows for the provision of sales tax services for the local 1% share, it does not allow such services for the Measure E transactions tax. As such, a contract amendment is required before HdL can begin providing sales tax and auditing services.

The terms and conditions in the First Amendment to the 2001 HdL contract remain the same as those noted in the stand-alone 2012 contract between the City and HdL for the Measure N 1% transactions tax. The 2012 Measure N contract became inactive with the passage of the Measure E tax on June 5, 2018. The new amended contract requires payment of $100 quarterly for sales tax services in addition to a payment of 25% of new sales tax revenues received by the City as a result of audit services provided by HdL.

Council Goals/Objectives: The approval of the amended contract between HdL and the City executes a portion of the work tasks towards achieving Economic Development and Vitality; and High Performance Government and Quality Service.

Fiscal Impact: Annual costs of $400 for Measure E transactions tax administration will be borne by the Measure E Fund (Fund 200). Funds paid to HdL resulting from audits performed will be paid from new Measure E transactions taxes generated from the audits as they are collected by the City.

Funds Available: Yes **Account #:** Measure E Fund (Fund 200)

Reviewed by: City Manager

Attachments:

- Resolution 2022-05 - Sales Tax Services Contract Amendment
- First Amendment to Agreement for Sales, Use and Transactions Tax Service – City of Grass Valley and HdL
- 2001 Agreement for Sales Tax and Information Service – City of Grass Valley and HdL

RESOLUTION NO. 2022-05

RESOLUTION OF THE GRASS VALLEY APPROVING A CONTRACT AMENDMENT BETWEEN THE CITY OF GRASS VALLEY AND HINDERLITER DE LLAMAS & ASSOCIATES (HDL) FOR SALES, USE AND TRANSACTIONS TAX SERVICES

WHEREAS, the City of Grass Valley and HdL entered into an Agreement for Sales, Use and Transactions Tax services dated September 25, 2001; and

WHEREAS, on June 5, 2018, the City of Grass Valley electorate passed Measure E providing for the collection of a one-percent (1%) transactions sales tax consistent with California Department of Tax and Fee Administration guidelines; and

WHEREAS, the City of Grass Valley and HdL desire to amend the 2001 Agreement for Sales, Use and Transactions Tax services by adding a provision for services related to the Measure E transactions tax;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, as follows:

1. The above recitals are true and correct and are a substantive part of this Resolution.

2. The City Council of the City of Grass Valley hereby approves the contract amendment between the City of Grass Valley and Hinderliter de Llamas & Associates (HdL) for Sales, Use and Transactions Tax Services.

ADOPTED as a Resolution of the City of Grass Valley City Council at a meeting thereof held on the 25th day of January 2022 by the following vote:

AYES: Board Member
NOES: Board Member
ABSENT: Board Member
ABSTAINING: Board Member

_____
Ben Aguilar, Mayor

ATTEST:

_____
Taylor Day, City Clerk

APPROVED AS TO FORM:

_____
Michael Colantuono, City Attorney

CITY OF GRASS VALLEY

FIRST AMENDMENT TO

AGREEMENT FOR SALES, USE AND TRANSACTIONS TAX SERVICES

1. PARTIES AND DATE.

This First Amendment to the Agreement for Sales, Use and Transactions Tax Services ("First Amendment") is entered into on the____day of_____, 2021, by and between the CITY of Grass Valley, organized under the laws of the State of California, with its principal place of business at 125 East Main Street, Grass Valley, CA 95945, ("CITY") and Hinderliter de Llamas and Associates, a California corporation, with its principal place of business at 120 S. State College Blvd., Suite 200, Brea, CA 92821 ("Consultant")**.** CITY and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into that certain Agreement for Sales, Use and Transaction Tax Services dated September 25, 2001 ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement for ongoing consultation for Transaction and Use Tax Services for Measure E.

See Exhibit A for Scope of Services and Compensation for Measure E.

2.3 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

CITY OF GRASS VALLEY

By: _____
City Manager

HINDERLITER DE LLAMAS & ASSOC.

By: _____
Andrew Nickerson, President

APPROVED AS TO FORM:

By: _____
City Clerk

EXHIBIT A

SCOPE OF SERVICES

A. DEFICIENCY/ALLOCATION REVIEWS AND RECOVERY

1. CONTRACTOR shall conduct on-going reviews to identify and correct unreported transactions and tax payments and distribution errors thereby generating previously unrealized revenue for the CITY. Said reviews shall include:

   (i) Comparison of county-wide local tax allocations to transactions tax for brick and mortar stores and other cash register-based businesses, where clearly all transactions are conducted on-site within the Measure "E" CITY boundaries, and therefore subject to transactions tax.
   (ii) Review of any significant one-time use tax allocations to ensure that there is corresponding transaction tax payments for taxpayers with nexus within the CITY boundaries.
   (iii) Review of state-wide transactions tax allocations and patterns to identify any obvious errors and omissions.
   (iv) Identification and follow-up with any potentially large purchasers of supplies and equipment (e.g. hospitals, universities, manufacturing plants, agricultural operations, refineries) to ensure that their major vendors are properly reporting corresponding transactions tax payments to the Measure "E" Transactions Tax District.

2. CONTRACTOR will initiate, where the probability of an error exists, contacts with the appropriate taxpayer management and accounting officials to verify whether current tax receipts accurately reflect the local sales activity. Such contacts will be conducted in a professional and courteous manner so as to enhance CITY's relations with the business community.

3. CONTRACTOR shall prepare and submit to the Department of Tax and Fee Administration all information necessary to correct any allocation errors and deficiencies that are identified, and shall follow-up with the individual businesses and the California Department of Tax and Fee Administration to ensure that all back quarter payments due the CITY are recovered.

B. DATA BASE MANAGEMENT, REPORTS AND STAFF SUPPORT

1. CONTRACTOR shall establish a database containing all applicable Department of Tax and Fee Administration (CDTFA) registration data for each business within the Measure "E" District boundaries holding a seller's permit account. Said database shall also identify the quarterly transactions and use tax allocations under each account for the most current and previous quarters where available.

2. CONTRACTOR shall provide updated reports each quarter identifying changes in allocation totals by individual businesses, business groups and by categories. Quarterly aberrations due to State audits, fund transfers, and receivables, along with late or double payments, will also be identified. Quarterly reconciliation worksheets to assist finance officer with budget forecasting will be included.

3. CONTRACTOR shall advise and work with CITY Staff on planning and economic questions related to maximizing revenues, preparation of revenue projections and general information on sales, transactions and use tax questions.

4. CONTRACTOR shall make available to CITY the HdL proprietary software program and Measure "E" database containing all applicable registration and quarterly allocation information for CITY business outlets registered with the Department of Tax and Fee Administration. The database will be updated quarterly.

COMPENSATION

CONTRACTOR shall be paid **$100** monthly billed quarterly for the transaction district tax reports that we include with the quarterly sales tax analyses. CONTRACTOR shall be paid **25%** of the initial amount of new transactions or use tax revenue received by the CITY as a result of audit and recovery work performed by CONTRACTOR (hereafter referred to as "audit fees"). New revenue shall not include any amounts determined and verified by CITY or CONTRACTOR to be increment attributable to causes other than CONTRACTOR'S work pursuant to this agreement. In the event that CONTRACTOR is responsible for an increase in the tax reported by businesses already properly making tax payments to the CITY, it shall be CONTRACTOR'S responsibility to separate and support the incremental amount attributable to its efforts prior to the application of the audit fee. Said audit fees will apply to state fund transfers received for those specific quarters identified as being missing and/or deficient following completion of the audit by CONTRACTOR and confirmation of corrections by the California Department of Tax and Fee Administration but shall not apply prospectively to any future quarter. CONTRACTOR shall provide CITY with an itemized quarterly invoice showing all formula calculations and amounts due for audit fees.

CONFIDENTIALITY

A. Section 7056 of the State of California Revenue and Taxation Code specifically limits the disclosure of confidential taxpayer information contained in the records of the California Department of Tax and Fee Administration. Section 7056 specifies the conditions under which a CITY may authorize persons other than CITY officers and employees to examine State Sales and Use Tax records.

B. The following conditions specified in Section 7056-(b), (1) of the State of California Revenue and Taxation Code are hereby made part of this Agreement:

1. CONTRACTOR is authorized by this Agreement to examine sales, use or transactions and use tax records of the Department of Tax and Fee Administration provided to CITY pursuant to contract under the Bradley-Burns Uniform Sales and Use Tax Law Revenue and Taxation Code section 7200 et.seq.

2. CONTRACTOR is required to disclose information contained in, or derived from, those sales, use or transactions and use tax records only to an officer or employee of the CITY who is authorized by resolution to examine the information.

3. CONTRACTOR is prohibited from performing consulting services for a retailer, as defined in California Revenue & Taxation Code Section 6015, during the term of this Agreement.

4. CONTRACTOR is prohibited from retaining the information contained in, or derived from those sales, use or transactions and use tax records, after this Agreement has expired. Information obtained by examination of Department of Tax and Fee Administration records shall be used only for purposes related to collection of local sales and use tax or for other governmental functions of the CITY as set forth by resolution adopted pursuant to Section 7056 (b) of the Revenue and Taxation Code. The resolution shall designate the CONTRACTOR as a person authorized to examine sales and use tax records and certify that this Agreement meets the requirements set forth above and in Section 7056 (b), (1) of the Revenue and Taxation Code.

C-29031
CW 11/19/01

AGREEMENT FOR SALES TAX AUDIT AND INFORMATION SERVICES

This Agreement is made and entered into as of the 25th day of SEPTEMBER, 2001 by and between the CITY OF GRASS VALLEY, a municipal corporation hereinafter called CITY, and HINDERLITER, DE LLAMAS AND ASSOCIATES a California Corporation, hereinafter called CONTRACTOR.

I. RECITALS

WHEREAS, sales tax revenues can be increased through: a system of continuous monitoring, identification and correction of "point of sale" allocation errors, and

WHEREAS, an effective program of sales tax management will improve identification of sales tax opportunities as they relate to economic development and provide for more accurate sales tax forecasting; and

WHEREAS, City desires the combination of data entry, report preparation, and data analysis necessary to effectively manage the municipal sales tax base and recover revenues erroneously allocated to other jurisdictions and allocation pools; and

WHEREAS, Contractor has the programs, equipment and personnel required to deliver the sales tax services referenced herein;

THEREFORE, City and Contractor, for the consideration hereinafter described, mutually agree as follows:

II. SERVICES

The Contractor will perform the following services:

A. Allocation Audit and Recovery

1. Contractor will conduct an initial and on-going sales tax audit in order to identify and correct "point-of-sale" distribution errors and thereby generate previously unrealized sales tax income for the City. Common errors that will be monitored and corrected include: transposition errors resulting in misallocations; erroneous consolidation of multiple outlets; misreporting of "point of sale" from the wrong location; delays in reporting new outlets; misidentifying transactions as a "use tax" rather than a "sales tax," and erroneous fund transfers and adjustments.

2. Contractor will initiate contacts with the appropriate sales management and accounting officials in companies that have businesses where a probability of error exists to verify whether current tax receipts accurately reflect the local sales activity. Such contacts will be conducted in a professional and courteous manner so as to encourage local business retention and expansion.

3. Contractor shall prepare and submit to the Board of Equalization all information necessary to correct any allocation errors that are identified and shall follow-up with the individual businesses and the State Board of Equalization to ensure that all back quarter payments due the City are recovered.

4. If during the course of its audit, Contractor finds businesses located in the City that are properly reporting sales tax but have the potential for modifying their operation to provide an even greater share to the City, Contractor shall so advise

City and upon request, shall work with those businesses and the City to encourage such changes.

III. Optional Services

At City's option and on written request from the City Manager:

B. Sales Tax and Economic Analysis

1. Contractor will establish a special database that identifies the name, address and quarterly allocations of the major sales tax producers within the City for the most current and previous five quarters from the date of this agreement, or longer, if the City has historical sales tax data available on computer readable magnetic media that extends beyond the most recent five quarters. A second database covering the same period will be established showing total sales tax receipts for each business category identified by the Board of Equalization. These databases will be utilized to generate special reports to the City on: major sales tax producers by rank and category, analysis of sales tax activity by category, business district or redevelopment area specified by City, analysis of reporting aberrations, and per capita and outlet comparisons with state wide sales.

2. Contractor will provide up-dated reports each quarter identifying changes in sales by major outlets and by category; area growth and decline comparisons; and current graphics, tables, and top 100 listings. Quarterly aberrations due to State audits, fund transfers, and receivables along with late or double payments will be identified. Quarterly reconciliation worksheets to assist finance officer with budget forecasting will be included.

3. Contractor will additionally provide an analysis for the City or its Redevelopment Agency to share with Chambers of Commerce and other economic development interest groups that analyze City's sales tax trends by major groups, and geographic areas without disclosing confidential information.

4. Contractor will make available to City Staff the HdL DATA computer program and database containing sellers permit information for all in-city business outlets registered with the Board of Equalization. In addition, contractor shall process for City the monthly registration and allocation files provided by the Board in magnetic media. Printouts of registration changes and dollars allocated by business name and number will be provided from these files on a monthly basis.

5. Throughout the term of this agreement, Contractor shall advise and work with City and City Redevelopment Agency staff on questions related to tenant mix alternatives for maximum sales tax returns; advise City business license staff on utilization of reports to enhance business license collection efforts; provide sales tax projections on specific projects for redevelopment negotiation and city budget purposes; and provide data support to enhance the sales tax base through improved economic development efforts.

IV. CONFIDENTIALITY

Section 7056 of the State of California Revenue and Taxation code specifically limits the disclosure of confidential taxpayer information contained in the records of the State Board of Equalization. This section specifies the conditions under which a City may authorize persons other than City officers and employees to examine State Sales and Use Tax records.

The following conditions specified in Section 7056 (b), (1) of the State of California Revenue and Taxation Code are hereby made part of this agreement.

A. Contractor is authorized by this Agreement to examine sales or transactions and use tax records of the Board of Equalization provided to City pursuant to contract under the Bradley-Burns Uniform Sales and Use Tax Law.

B. Contractor is required to disclose information contained in, or derived from, those sales or transactions and use tax records only to an officer or employee of the City who is authorized by resolution to examine the information.

C. Contractor is prohibited from performing consulting services for a retailer, as defined in California Revenue & Taxation Code Section 6015, during the term of this Agreement.

D. Contractor is prohibited from retaining the information contained in, or derived from those sales or transactions and use tax records, after this Agreement has expired. Information obtained by examination of Board of Equalization records shall be used only for purposes related to collection of local sales and use tax or for other governmental functions of the City as set forth by resolution adopted pursuant to Section 7056 (b) of the Revenue and Taxation Code. The resolution shall designate the Contractor as a person, authorized to examine sales and use tax records and certify that this Agreement meets the requirements set forth above and in Section 7056 (b), (1) of the Revenue and Taxation Code.

V. PROPRIETARY INFORMATION

In performing its duties under this agreement, Contractor will produce reports, technical information and other compilations of data to City. These reports, technical information and compilations of data are derived by Contractor using methodologies, formulae, programs, techniques and other processes designed and developed by Contractor at a substantial expense. Contractor's reports, technical information, compilations of data, methodologies, formulae, programs, techniques and other processes designed and developed by Contractor shall be referred to as 'Proprietary Information. Contractor's Proprietary Information is not generally known by the entities with which Contractor competes.

Contractor desires to protect its Proprietary Information. Accordingly, City agrees that neither it nor any of its employees, agents, independent contractors or other persons or organizations over which it has control, will at any time during or after the term of the Agreement, directly or indirectly use any of Contractor's Proprietary Information for any purpose not associated with Contractor's activities. Further, City agrees that it nor any of its employees, agents, independent contractors or other persons or organizations over which it has control, will disseminate or disclose any of Contractor's Proprietary Information to any person or organization not connected with Contractor, without the express written consent of Contractor. The City also agrees that it will undertake all necessary and appropriate steps to maintain the proprietary nature of Contractor's Proprietary Information.

VI. CONSIDERATION

A. Contractor shall be paid 15% of all new Sales and/or Use tax revenue received by the City as a result of audit and recovery work performed by Contractor (hereafter referred

to as "audit fees"). New sales and/or use tax revenue shall not include any amounts determined by City or Contractor to be increment attributable to causes other than Contractor's work pursuant to this agreement. In the event that Contractor is responsible for an increase in the tax reported by businesses already properly making tax payments to the City, it shall be Contractor's responsibility to separate and support the incremental amount attributable to its efforts prior to the application of the audit fee. Said audit fees will apply to state fund transfers received for back quarter reallocations and monies received in the first eight consecutive reporting quarters following completion of the audit by Contractor and confirmation of corrections by the State Board of Equalization. Contractor shall provide City with an itemized quarterly invoice showing all formula calculations and amounts due for audit fees.

Contractor shall obtain City approval prior to beginning the work of correcting tax reporting methodology or "point of sale" for specific businesses where said payment of the percentage fee will be expected. Said approval shall be accomplished by the City Administrator or his designated representative on the Sales Tax Audit Authorization form, a copy of which is attached as "Exhibit A." City shall pay audit fees upon Contractor's submittal of evidence of State Fund Transfers and payments to City from businesses identified in the audit and approved by the City.

B. Above sum shall constitute full reimbursement to Contractor for all direct and indirect expenses incurred by Contractor in performing audits including the salaries of Contractor's employees, and travel expenses connected with contacting local and out-of-state businesses and Board of Equalization representatives.

C. The City may at anytime during the contract, exercise the option to receive the additional services outlined in Section III (page 3). Contractor shall establish the sales tax and audit databases, will provide the ongoing reports and analysis and will make

available the computer program and databases referenced above for a fee of $325.00 per month, invoiced quarterly (hereafter referred to as "monthly fee").

VII. CITY MATERIALS AND SUPPORT

City shall adopt a resolution in a form acceptable to the State Board of Equalization and in compliance with Section 7056 of the Revenue and Taxation Code, authorizing Contractor to examine the confidential sales tax records of City. City further agrees to provide any information or assistance that may readily be available such as business license records within the City and to provide Contractor with proper identification for contacting businesses. City further agrees to provide copies of the monthly allocation reports received for the most recent five quarters from the execution of this agreement and to continue to provide copies of future allocation reports on computer readable magnetic media until such time as all audit adjustments have been completed by the State Board of Equalization and audit fees due the Contractor have been paid.

VIII. TERMINATION

This Agreement may be terminated by either party by giving 30 days written notice to the other of such termination and specifying the effective date thereof. Upon the presentation of such notice, Contractor may continue to work through the date of termination. Upon termination as provided herein, Contractor shall be paid the value of all tax analysis and reporting work performed less payments previously made by City. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to amounts due for any unpaid invoices, and to businesses identified by Contractor which make tax payments after termination of this Agreement as a result of Contractor's work. After City receives said tax payments for such businesses, Contractor shall be paid the audit fees resulting from tax payments made by the business for back quarter reallocations

and the first eight consecutive reporting quarters following completion of the audit by Contractor and confirmation of corrections by the State Board of Equalization. Compensation for any audit work previously authorized and satisfactorily performed shall be made at the times provided in the preceding section entitled "Consideration."

All documents, data, surveys and reports prepared by Contractor pursuant to this Agreement shall be considered the property of the City and upon payment for services performed by Contractor, such documents and other identified materials shall be delivered to City by Contractor.

IX. INDEPENDENT CONTRACTOR

Contractor shall perform the services hereunder as an independent contractor and shall furnish such services in his own manner and method, and under no circumstances or conditions shall any agent, servant, or employee of Contractor be considered as an employee of City.

X. NON-ASSIGNMENT

This Agreement is not assignable either in whole or in part by Contractor without the written consent of City.

XI. ATTORNEY'S FEES

In the event a legal action is commenced to enforce any of the provisions of this Agreement, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees.

XII. GOVERNING LAW

The laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall also govern the interpretation of this agreement.

XIII. INDEMNIFICATION

Contractor hereby agrees to, and shall hold City, its elective and appointive boards, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for breach of confidentiality or property damage which may arise from Contractor's willful or negligent acts, errors or omissions or those of its employees or agents. Contractor agrees to and shall defend City and its elective and appointive boards, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid willful or negligent acts, errors or omissions.

City hereby agrees to, and shall hold Contractor, its officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for breach of confidentiality or property damage which may arise from City's negligent acts, errors or omissions under this Agreement. City agrees to and shall defend Contractor and its officers, agents and employees from any suits or actions at law or in equity for damage caused, or alleged to have been caused, by reason of any of the aforesaid negligent acts, errors or omissions.

XIV. NOTICE

All notices required by this Agreement shall be given to City and Contractor in writing, by personal delivery or first class mail postage prepaid, addressed as follows:

City: CITY OF GRASS VALLEY
125 E Main Street
Grass Valley, California 95945

Contractor: HINDERLITER, DE LLAMAS, & ASSOCIATES
1340 Valley Vista Drive, Suite 200
Diamond Bar, CA 91765

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the date first above written by their respective officers duly authorized in that behalf.

CITY:

CITY OF GRASS VALLEY

Mayor

City Clerk

CONTRACTOR:

HINDERLITER, DE LLAMAS & ASSOCIATES
A California Corporation

APPROVED AS TO FORM:

City Attorney

SAMPLE SAMPLE

EXHIBIT A

Sales Tax Audit

Work Authorization No. _____

The following business or businesses, located in the City of _____, have been identified as having the potential for generating additional sales tax revenue to the City of _____. Contractor is hereby authorized to contact the given business(s) and the State Board of Equalization to verify the accuracy of the current reporting methodology and obtain the necessary documentation for the Board of Equalization, to modify allocation formulas, and to return previous misallocated revenue that may be due to City.

Contractor's compensation shall be 15% of the new sales and/or use tax revenue received by the City as a result of audit and recovery work performed by Contractor, as set forth in the Agreement between Contractor and City.

CITY OF GRASS VALLEY

By:_____

Date_____

HINDERLITER, DE LLAMAS AND ASSOCIATES

By:_____

Date_____

City of Grass Valley
City Council
Agenda Action Sheet

Title: Grass Valley RV Park Resort and Annexation Project consisting of a 147 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ±45 acres into the City.

Recommendation: The Planning Commission recommends that the City Council approve the Grass Valley RV Park Resort and Annexation Project, as presented, or as modified by the City Council, which includes the following actions:

1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adoption of a Mitigation Monitoring & Reporting Plan (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented;

4. Adoption of an Ordinance Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented.

Prepared by: Lance E. Lowe, AICP, Principal Planner

Council Meeting Date: January 25, 2022 **Date Prepared:** January 18, 2022

Agenda: Public Hearing

Background Information: The Planning Commission considered the Grass Valley RV Park Resort and Annexation Project at its November 16, 2021, Planning Commission meeting. After receiving public comment, the Planning Commission continued the public hearing to December 21, 2021, and directed staff to provide further public outreach.

A neighborhood meeting occurred at the RV Park Resort site on December 8, 2021, with the applicant providing a site plan, landscaping, and architectural exhibits. The applicant

discussed the history and scope of the project to the 40+ attendees. City staff in attendance included City Manager Tim Kiser, Fire Chief, Mark Buttron and Principal Planner Lance E. Lowe.

At its continued public hearing on December 21, 2021, the Planning Commission recommended approval of the Grass Valley RV Park Resort and Annexation Project by a 4/1 vote (*Motion: Vice Chair Warren-Rhodes; Seconded: Bulanti; Ayes: Coots, Bulanti, Vice Chair Warren Rhodes and Chairman Arbaugh; Noes: Robins*) including the following amendments:

- Prohibition of portable generators and wood burning fire pits;
- The removal of 3 RV spaces from 150 to 147 RV spaces;
- Relocation of the pond from the center of the site to north of the clubhouse;
- Additional bioretention areas north of the existing landmark tree;
- Additional berming/landscape screening areas around the perimeter of the site;
- An additional gated emergency ingress/egress on McCourtney Road with Knox Box;
- Solar panel array adjoining the southeastern property line.

See **Attachments 1 and 2** for December 21, 2021, Planning Commission Staff Report and Response to Comments. See **Attachment 3** for November 16, 2021, Planning Commission Staff Reports for Project Background, Project Description, Site and Environmental Setting, Public and Agency Comments, General Plan and Zoning, Economic Analysis, Analysis of Site Plan/Off Site Improvements, RV Park Tenancy, Fencing, State Housing and Community Development, Fire Service and Suppression, Sanitary Sewer, Annexation Areas, and Impact Fee Deferral/Reimbursement Agreement.

Environmental Determination: Based upon comments in **Attachment 9** and the revised project, staff revised the Initial Study/Negative Declaration in **Attachment 4**, thereby providing additional information addressing comments received to date. The revised Initial Study need not be recirculated for public review in accordance with Section 15073.5 of the CEQA Guidelines under the following circumstances:

1. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
2. New project revisions are added in response to written and verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
3. Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
4. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

The revisions provided adhere to the above criteria. New information added to the Mitigated Negative Declaration merely clarifies, amplifies, or makes insignificant modifications to the Mitigated Negative Declaration.

The project revisions include amendments to the site plan added in response to written comments on the project's effects, which are not new avoidable effects and are not necessary to mitigate an avoidable significant effect.

Council Goals/Objectives: The RV Park Resort and Annexation Project executes portions of work tasks towards achieving/maintaining Strategic Plan – Economic Development and Vitality.

Fiscal Impact: The applicant has paid the City's application processing fees. No impact to the General Fund is anticipated.

Funds Available: N/A **Account #:** N/A

Reviewed by: : _____Community Development Director _____ City Manager

ATTACHMENTS:

Attachment 1 – Planning Commission Staff Report dated December 21, 2021
Attachment 2 – Response to Comments
Attachment 3 – Planning Commission Staff Report dated November 16, 2021
Attachment 4 – Initial Study/Mitigated Negative Declaration
Attachment 5 – Mitigation Monitoring and Reporting Plan
Attachment 6 – Findings and Conditions of Approval
Attachment 7 – Resolution No. R2022-04 Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented
Attachment 8 – Ordinance No. _____ Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

ON FILE WITH CITY CLERK AND PROVIDED TO CITY COUNCIL UNDER SEPARATE COVER
Attachment 9 – Project Comments

ATTACHMENTS

PLANNING COMMISSION
STAFF REPORT
December 21, 2021

Prepared by:	Lance E. Lowe, AICP, Principal Planner
Reviewed by:	Thomas Last, Community Development Director

DATA SUMMARY:

Application Number:	20PLN-29
Subject:	Continued Public Hearing for Grass Valley RV Park Resort and Annexation consisting of a 150 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ±45 acres into the City
Location:	11425 McCourtney Road and ±25 acres generally located north and east of McCourtney Road/Old Auburn Road
Applicant:	Rob Wood, Millennium Planning & Engineering
Zoning/General Plan:	No City Prezone/Office Professional
Entitlements:	Sphere of Influence Amendment, Annexation, Pre-Zone, Development Review and Use Permit
Environmental Status:	Initial Study/Mitigated Negative Declaration

RECOMMENDATION:

That the Planning Commission recommend that the City Council approve the Grass Valley RV Park Resort and Annexation Project, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented;

4. Adoption of an Ordinance Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented.

BACKGROUND:

On November 16, 2021, the Planning Commission held a noticed public hearing to consider the RV Park Resort and Annexation Project. After receiving written testimony and Planning Commission discussion regarding: 1) Fire Safety/Evacuation Planning; 2) Sewer and Water Services; 3) Noise Impacts; 4) Bicycle/Pedestrian/Bus Stop Linkages to Downtown; 5) Traffic Impacts; 6) City of Grass Valley 2020 General Plan Consistency/LAFCO Consistency; 7) Air Quality/Greenhouse Gas Mitigation, including fire pits and generators; 8) Aesthetics, including light and glare, fencing and landscaping buffers; 9) Economic Impact on the Fairgrounds; 10) Drainage impacts; 11) Oak Tree Preservation; and 12) Land Use Compatibility, the Planning Commission continued the public hearing to the December 21, 2021, Planning Commission meeting and directed staff to provided additional public outreach and additional analysis regarding the aforementioned topics (*Motion: Vicechair Warren-Rhoades; Seconded: Coots; Ayes: Bulanti, Coots, Vice Chair Warren-Rhodes, and Chairman Arbaugh; Abstain: Robins*).

A Response to the Planning Commission and Public Comments to the above noted project topics 1 through 12 are attached as **Attachment 2**.

See November 16, 2021, Planning Commission Staff Report for discussion of Background, Project Description, Site and Environmental Setting, Environmental Determination, Public and Agency Comments, General Plan and Zoning, Economic Analysis, Analysis of Site Plan/Off Site Improvements, RV Park Tenancy, Fencing, State Housing and Community Development, Fire Service and Suppression, Sanitary Sewer, Annexation Areas, and Impact Deferral/Reimbursement Agreement (**Attachment 3** – November 16, 2021, Planning Commission Staff Report, with Attachments and Exhibits).

ANALYSIS:

Additional Public Outreach – Following the Planning Commission Public Hearing, staff contacted each of the individuals providing public comment at the November 16, 2021, Planning Commission meeting to notify them of a planned on-site neighborhood meeting. Notices were sent out on November 29, 2021, with the on-site neighborhood meeting occurring on December 8, 2021, from 2:30 to 5:00 p.m.

Rob Wood of Millennium Planning and Engineering provided a site plan, landscaping and architectural exhibits and discussed the history and scope of the project to the 40+ attendees. City staff in attendance included City Manager Tim Kiser, Fire Chief, Mark Buttron and Principal Planner Lance E. Lowe.

Comment letters on the project are in **Attachment 9** – *Project Comments.*

ATTACHMENTS:

Attachment 1 – December 21, 2021, Planning Commission Staff Report
Attachment 2 – Response to Comments
Attachment 3 – Planning Commission Staff Report dated November 16, 2021
Attachment 4 – Initial Study/Mitigated Negative Declaration with the following Exhibits, Tables, and Attachments:

Exhibits
Exhibit A – Vicinity Map
Exhibit B – Aerial Photograph
Exhibit C – Annexation Map
Exhibit D – Site Photographs
Exhibit E – Pre-zoning Exhibit
Exhibit F – RV Park Resort Site Plan
Exhibit G – RV Space Landscaping Detail
Exhibit H – RV Park Landscaping Plan
Exhibit I – Architectural Elevations
Exhibit J – Monument Sign Designs
Exhibit K – Phasing Map

Tables
Table 1 – Assessor's Parcel Numbers
Table 2 – Project Construction and Operational Emissions Estimates
Table 3 – Predicted On-site Truck Circulation Noise Levels at the Nearest Existing Residential Uses
Table 4 – Predicted Air-Conditioning Unit Noise Levels from Nearest RV Sites
Table 5 – Predicted Cumulative Air-Conditioning Unit Noise Exposure from Nearest Sites
Table 6 – Predicted Guest Outdoor Conversation Noise Levels from Nearest RV or Glamping Sites
Table 7 – Predicted Cumulative Guest Outdoor Conversion Noise Exposure from Nearest 5 Sites
Table 8 – Predicted Swimming Pool Activity Noise Levels at the Nearest Existing Residential Uses
Table 9 – Predicted Dog Park Noise Levels at Nearest Residential Uses
Table 10 – Vibration Source Levels for Construction Equipment and Predicted Levels at 60 feet
Table 11 – Trip Generation Forecasts
Table 12 – Existing Peak Hour Levels of Service at Intersections
Table 13 – Project Vehicle Miles Traveled

Attachments
Attachment 1 – Project Plans dated October 2020
Attachment 2 – Wetlands and Water Features Map
Attachment 3 – NID Potential Wetlands Delineation Map

ATTACHMENTS
Attachment 5 – Mitigation Monitoring and Reporting Plan
Attachment 6 – Findings and Conditions of Approval
Attachment 7 – Resolution No. 2022-_____Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented
Attachment 8 – Ordinance No. _____ Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

ON FILE WITH CITY CLERK AND PROVIDED TO CITY COUNCIL UNDER SEPARATE COVER
Attachment 9 – Project Comments

In response to the comments received on the RV Park Resort and Annexation Project (20PLN-29), staff offers the following for Planning Commission and City Council consideration. The following pages identify the environmental comments/concerns received followed with a staff response addressing each of the specific environmental issues raised including: 1) Fire Safety/Evacuation Planning; 2) Sewer and Water Services; 3) Noise Impacts; 4) Bicycle/Pedestrian/Bus Stop Linkages to Downtown; 5) Traffic Impacts; 6) City of Grass Valley 2020 General Plan Consistency/LAFCO Consistency; 7) Air Quality/Greenhouse Gas Mitigation, including fire pits and generators; 8) Aesthetics, including light and glare, fencing and landscaping buffers; 9) Economic Impact on the Fairgrounds; 10) Drainage impacts; 11) Oak Tree Preservation; and 12) Land Use Compatibility.

The referenced information is taken from the Initial Study/Negative Declaration with supplemental analysis supporting the conclusions contained in the Initial Study/Mitigated Negative Declaration prepared for the project (SCH#2021090541).

1. Fire Safety/Evacuation Planning –

The City's Fire Chief, Mark Buttron, provided an analysis of the City's Services and Fire Evacuation Planning for the area including Wildfire Response, Determining Evacuation for Wildfire and Evacuation Routes:

Wildfire Response – The City of Grass Valley and immediate surrounding areas benefit from strategically located fire stations and response agreements with the City's partner emergency response agencies. Grass Valley Fire Station No. 1 is ±0.7 miles from the proposed RV Park and can be dispatched to the site in ±2 minutes or less during the day under normal traffic conditions. Dispatch service may take longer at night if crews are asleep.

Additionally, the City has automatic aid agreements with neighboring fire agencies and a boundary drop agreement with Nevada County Consolidated Fire Department. These agreements leverage all the resources of the agencies in response to fires locally. Wildfire responses are a combination of City, County and Cal Fire resources initially with additional resources upon request of the Incident Commander, which had occurred in local incidents this year.

Dispatch Levels determine the response to a wildland fire including Medium and High Dispatch Levels:

- Medium Dispatch Level – 7 Fire Engines, 1 Water Tender, 1 Dozer, 1 Hand crew, 2 Battalion Chiefs, 2 air tankers, 1 helicopter, 1 air tac.
- High Dispatch Level – 9 Fire Engines, 1 Water Tender, 2 Dozers, 2 Hand crews, 2 Battalion Chiefs, 2 air tankers, 1 helicopter, 1 air tac.

Moreover, on a regional level, Grass Valley and Cal Fire entered into a Mutual Threat Zone agreement in 2019 that leveraged the resources of both agencies and partner agencies in response to wildfires. The agreement includes Cal Fire aircraft from the Grass Valley Air Attack Base located at the Nevada County Airport, ±4.2 miles from the proposed RV Park. Initial

response to the area for wildfires could include up to 9 fire apparatus, bulldozers, hand crews, aircraft, and Chiefs.

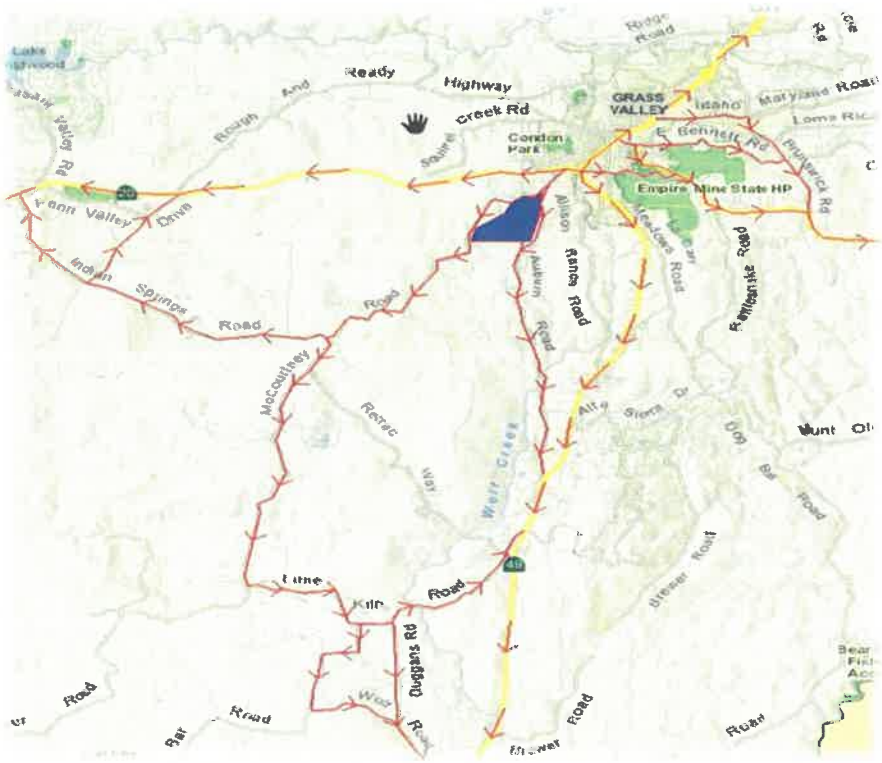
Determining Evacuation for Wildfire – Multi agency coordination of Fire and Law Enforcement officials at the incident will determine areas to be evacuated depending on the location of the incident, its behavior, and expected progression. This is an ongoing process throughout the incident to provide as much notice as possible to areas potentially affected by an approaching fire. Typically, local law enforcement will be responsible for conducting evacuations especially in the early stages of a fire. Notification to the affected area may come in several forms including:

- Use of Hi-Lo sirens by law enforcement or fire agencies. This notification is specifically intended for the immediate threat to life during the initial stages of a fire.

- Code Red. An opt-in notification system used by Nevada County Office of Emergency Services. Visit www.mynevadacount.com to register.

- Wireless Emergency Alert (WEA). No registration required. This system uses your cell phone location to determine your proximity to an area under an Evacuation Order or Evacuation Warning Local Media/Emergency Alert System.

Evacuation Routes – Emergency Officials will determine evacuation routes out of the impacted area based on the incident and other factors. Normal traffic patterns and traffic rules may be altered to aid in the evacuation. Specifically, four out of town evacuation routes from the RV Park are in proximity to the project:



- Old Auburn Road south
- McCourtney Road southwest
- Highway 20 west/east
- Highway 49 north/south

McCourtney Road, leading to Highway 20 and Highway 49 access points, is a two-lane road with center turn lane and shoulders on each side. Evacuation traffic flow could be configured to exit in two lanes allowing opposing traffic (emergency equipment) access to the area without hindering evacuation.

Highway 20 and Highway 49 are within ±0.6 miles from the property. Shoulders allow for breakdowns to be pushed to the side of the road.

Based on the location of the fire and its behavior, shelter in place may also be an option for the project. This option may be chosen if the fire can be contained to protect structures/facility. The Fire Department has witnessed this recently with the Bennett and Dorsey Fires. It is sometimes safer to shelter and protect rather than place people and vehicles on the roadways. Use of the fairgrounds for a shelter in place or safe refuge area is also possible, however, if the fire is anticipated to impact the RV Park, the Fairgrounds is also likely to be impacted.

The pace of an evacuation, if ordered, is different for each person. The City's Fire Department witnessed this locally and in other areas for not only fires but other emergencies. Should the RV Park Resort be at full capacity, 150 RVs/15 glamping vehicles will not all be on the road at one time as the evacuation pace for each person varies.

If a fire is in proximity to the RV site and an Evacuation Order has been given, it is expected that people will leave in a mode of transport that affords them the quickest opportunity for evacuation. Arranging a shuttle such as a bus would be logistically difficult and potentially slow an evacuation of people as they wait for a shuttle, so this is not advised.

2. Sewer and Water Services –

Sanitary sewer will be provided by City of Grass Valley upon annexation. The closest tie-in to the City's sewer system is approximately ±2000 feet from the site, near the Brighton Street/McCourtney Road intersection. A pump station will be constructed on the RV Park Resort site with a combination of force main/gravity to be installed from the project site to the City's existing sewer system.

Sewer connection fees are collected with the issuance of a building permit or at a request to connect to the City's sewer system. Sewer service connection fees for new development are currently due at the time of building permit issuance. However, the City is entering into a Repayment/Reimbursement Agreement with the applicant for the upsizing of the sewer line. The Repayment/Reimbursement Agreement will be required to be ratified prior to or concurrently with approval of the project.

Treated water is available and will be provided by Nevada Irrigation District (NID). There is an 8-inch water line along McCourtney Road and a 12-inch ductile iron water main along Old Auburn Road. Tie-in(s) to the water main are proposed from Old Auburn Road in coordination with NID. Irrigation water will be provided by NID via the existing canal on the southwest portion of the property. A portion of the canal onsite is proposed to be encased prior to the construction of Phase 3 of the RV Park Resort to avoid conflicts between development and the open NID canal.

NID modeling identified a total of 500 gallons per minute (gpm) from their existing water system. This gpm is not sufficient for new development fire suppression. Accordingly, the RV project is proposing to supplement fire flow via an approximate ±60 foot wide by ±180-foot-long pond area. The pond will be required to be deep enough to accommodate 1,500 gpm for a 2-hour duration

in accordance with City of Grass Valley Fire Department standards. The design of the system shall be completed concurrently with approval of improvement plans for the project. This is a similar approach for fire suppression currently used at the Nevada County Fairgrounds.

3. Noise impacts –

An *Environmental Noise & Vibration Assessment was prepared by Bollard Acoustical Consultants, Inc. (BAC, Inc.) dated December 20, 2019.* The purpose of the Noise & Vibration Assessment is to quantify the existing noise and vibration environments, identify potential noise and vibration impacts resulting from the project, identify appropriate mitigation measures, and provide a quantitative and qualitative analysis of impacts associated with the project. Specifically, the following potential noise impacts were examined:

- On-site truck circulation noise levels at the nearest existing residential uses
- Air-conditioning unit noise levels from nearest RV sites
- Cumulative air-conditioning unit noise exposure from nearest sites
- Guest outdoor conversation noise levels from nearest RV or Glamping sites
- Cumulative guest outdoor conversion noise exposure from nearest 5 sites
- Swimming pool activity noise levels at the nearest residential uses
- Dog Park noise levels at nearest residential uses
- Vibration source levels for construction equipment and predicted levels at 60 feet

Based upon the analysis, noise Mitigation Measures relating to construction noise and noise from outdoor speakers/stereos/amplified music have been imposed on the project. Although determined to be less than significant, recommendations were also provided for Dog Park noise. Potential Dog Park noise is determined to be less than significant and is best delt with via RV Park Management.

Based upon the evaluation of noise impacts, noise is determined to be less than significant with the incorporation of Mitigation Measures as noted above.

4. Bicycle/Pedestrian/Bus Stop Linkages to Downtown –

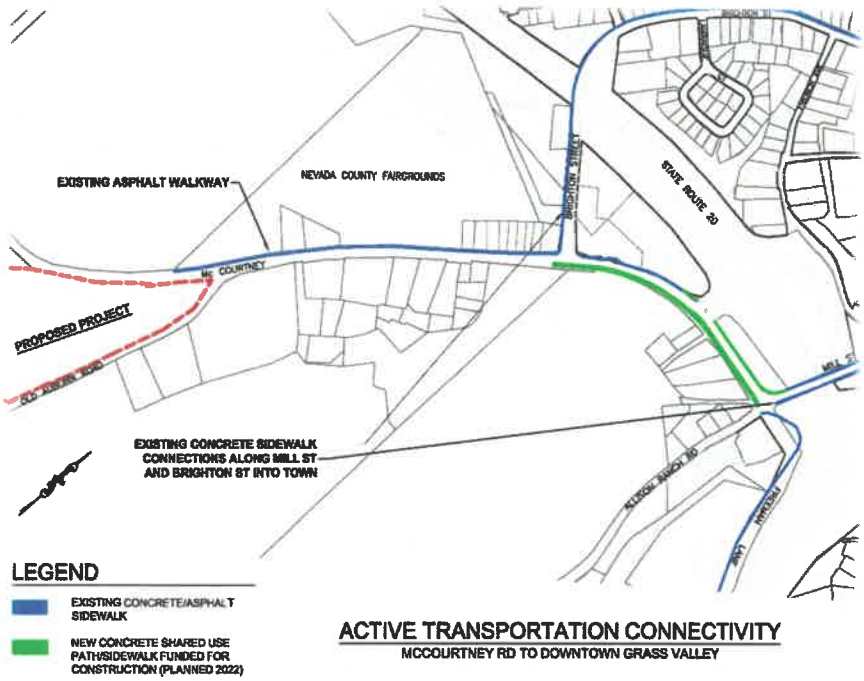
A class III Bicycle Route exists on McCourtney Road from Old Auburn Road thence eastly terminating at Mill Street. The class III bike path also extends from McCourtney Road to the east side of Brighton Street terminating generally at the Brighton Street/Packard Drive intersection.

The RV Park project includes the following construction of pedestrian improvements at the intersection of McCourtney Road/Old Auburn Road:

a. Curb, gutter, sidewalk, and ADA improvements along Old Auburn Road from project entrance to McCourtney Road intersection.
b. Design right-turn-lane into project on Old Auburn Road.
c. Pedestrian crossing improvements at McCourtney Road/Old Auburn Road Intersection.

Sidewalks exist along the north side of McCourtney Road from the fairgrounds eastly to SR 20 Eastbound ramps and continues to Mill Street. From Mill Street, a continuous path of sidewalks, on either side of the street, connects with Downtown.

As illustrated, Public Works Department has secured funding for additional sidewalk improvements along Mill and McCourtney Streets. The construction is planned to precede development of the RV Park Resort Project improvements.



ACTIVE TRANSPORTATION CONNECTIVITY
MCCOURTNEY RD TO DOWNTOWN GRASS VALLEY

There are two bus stops in the vicinity of the RV Park project: One at McCourtney Road at Allison Ranch Road and one at Brighton Street at Fairgrounds Gate 8. The Grass Valley Transit Loop Number 3 serves the project vicinity with transit service on an hourly schedule.

5. Traffic impacts –

Traffic impacts from both a General Plan Level of Service (LOS) and Vehicle Miles Traveled (VMT) standpoint have been determined to be less than significant based upon City of Grass Valley and Nevada County Transportation Planning Agency thresholds.

From a General Plan level (Citywide) perspective, the Office Professional General Plan Land Use Designation making up the RV Park Resort and Annexation Project Area was contemplated in the *City's 2020 General Plan and Certified Environmental Impact Report* (SCH#98082023) prepared for the *City of Grass Valley 2020 General Plan.*

Considering that the project site was included in the traffic analysis provided by the General Plan and General Plan EIR, vehicle trips have been anticipated in the cumulative impact totals of the General Plan buildout and accounted for in the Levels of Service analysis on nearby roadways and intersections.

Accordingly, the "cumulative impact" associated with Citywide development has been previously addressed in the 2020 General Plan and Environmental Impact Report prepared for the General Plan. The traffic analysis provided for the RV Park Resort and Annexation Project is therefore limited to the site-specific effects on the environment which are peculiar to the property in accordance with Section 21083.3 of the CEQA Guidelines. From a California Environmental

Quality Act (CEQA) perspective, the environmental review in accordance with Section 21083.3 of the California Environmental Quality Act restricts the CEQA analysis that is specific to the project. In accordance with Section 21065.3, a "Project-specific-effect" means all the direct or indirect environmental effects of a project other than cumulative effects and growth-including effects.

Taking into consideration that the property was previously evaluated under the General Plan, the vehicle trips generated by the RV Park Resort and Annexation project are below the thresholds that require a traffic study by the City of Grass Valley. Moreover, it is important to note that the RV Park is expected to generate less overall daily vehicle trips than a fully developed business park or other similar office professional use contemplated in the City's General Plan and General Plan EIR. Nevertheless, a *Traffic Impact Analysis has been prepared by KD Anderson and Associates, Inc. dated December 24, 2019, for the RV Park Resort.* The objective of the Traffic Impact Analysis is to provide technical analysis to support the project's environmental review under the California Environment Quality Act (CEQA) by identifying those roads and street intersections that may be impacted by development and suggesting strategies for mitigating the impacts of the project.

The TIA study addresses traffic conditions on the state highways and Nevada County roads that will be used to access the site. The limits of the study area were identified through discussions with Nevada County Public Works staff and City of Grass Valley staff based on their knowledge of the area and initial consideration of the amount and nature of project traffic. The facilities included in the analysis include the following study area roadways:

- State Route 20 (SR 20)
- State Route 49 (SR 49)
- McCourtney Road
- Old Auburn Road

Study Area Intersections – The quality of traffic is often governed by the operation of major intersections. For the RV Park Resort project, seven intersections in the area were evaluated including:

- McCourtney Road/Old Auburn Road intersection
- McCourtney Road/Brighton Road Street intersection
- McCourtney Road/Mill Street/Freeman Lane/Allison Ranch Road intersection
- Mill Street/SC 49 Westbound Ramps intersection
- SR 20/SR 49 Southbound Ramps intersection
- SR 20/49 Northbound Ramps intersection

Intersection Level of Service (LOS) Analysis has been employed to provide a basis for describing existing traffic conditions and for evaluating project related impacts. Level of Service measures the quality of traffic flow and is represented by letter designations from "A" to "F", with a grade of "A" referring to the best conditions, and "F" representing the worst conditions.

Nevada County, City of Grass Valley and Caltrans adopt minimum Level of Service standards for their facilities. Nevada County, City of Grass Valley and Caltrans identify LOS "D" as an acceptable Level of Service. LOS D is defined as "significant congestion of critical approaches, but intersection is functional. Cars are required to wait through more than one cycling during short peaks. No long queues formed."

Intersection Level of Service analysis makes use of methodologies contained in the Highway Capacity Manuel 6th Edition, and the methodologies were implemented using *SYNCHRO* software. These methodologies based the evaluation of signaled intersections on the average length of overall vehicle delays and consider factors such as traffic volume, intersection timing and lane geometry and the evaluation of intersections where vehicles are required to yield the right-of-way. The movement experiencing the longest delays is judged to be the "worst case" and is used for determining significance. This is typically the average delay experienced by motorists wanting to turn onto the main street.

SimTraffic simulation was conducted to evaluate the operation of the closely spaced intersections on the SR 49/SR 20 interchange. It is important to note the simulation process injects a degree of "randomness" into the delay calculations as it accounts of driver characteristics and traffic patterns. Thus, very small volume changes can result in increases or decreases in the delay at an individual location.

Table 12 summarizes current weekday p.m. peak hour Levels of Service at the study area intersections. As indicated, with one exception all locations operate with Level of Service that fall within the minimum LOS D threshold and are considered adequate in accordance with the Nevada County, City of Grass Valley and Caltrans standards. The exception is McCourtney Road/SR 20 Eastbound ramps intersection where the delays experienced by motorists waiting to turn onto McCourtney Road are indicative of LOS F. To a degree the HCM LOS calculation may overstate the length of delays at this location. Because there are two eastbound lanes beyond the intersection, some motorists turn left into the inside through lane while other eastbound traffic is proceeding, thus reducing the length of delay. However, this analysis conservatively assumes that turning traffic will wait for a gap in eastbound traffic before proceeding.

Table 12 – Existing Peak Hour Levels of Service at Intersections

Location	Control	AM Peak Hour		PM Peak Hour		Meets Traffic Signal Warrants?
		LOS	Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	
McCourtney Rd / Old Auburn Rd	NB Stop					
Average Delay		(A)	(1.7)	(A)	(2.2)	No
Northbound approach		B	11.9	B	10.1	
McCourtney Rd / Brighton St						
Average delay	SB Stop	(A)	(6.3)	(A)	(3.9)	No
Southbound approach		C	24.2	C	16.8	
McCourtney Rd / SR 20 EB ramps						
Average Delay	SB Stop	(B)	(13.9)	(A)	(8.7)	No
Southbound approach		F	106.3	F	70.3	
McCourtney Rd / Mill St / Allison Ranch Rd	All-Way Stop	C	15.7	C	22.0	Yes-PM
Mill St / SR 20 WB ramps	All-Way Stop	B	13.9	C	17.6	Yes-PM
SR 20 / SR 49 / Southbound ramps	Signal	B	20	C	17	n.a.
SR 20 / SR 49 Northbound ramps	Signal	B	20	C	25	
BOLD values exceed the minimum LOS D standard						

The impacts of operating the project have been identified by superimposing project traffic onto Year 2019 background conditions resulting in intersections Levels of Service (LOS). 95th percentile queues were than calculated and signal warrants were assessed, and this information was used as the basis for evaluating potential project impacts.

As indicated, the addition of the project traffic does not change the Level of Service at any intersection, and the minimum LOS D standard will continue to be met at all locations except the McCourtney Road/SR 20 Eastbound ramps intersection, which will continue to operate at LOS F.

The significance of the project's impact has been considered based on City of Grass Valley traffic study guidelines. The City's guidelines lack a specific incremental measure for change that can be applied when background conditions already exceed the minimum LOS D standard. Thus, any additional traffic at an intersection with a deficient LOS is a significant impact. Projected traffic volumes do not reach the level that satisfies peak hour traffic signal warrants. A roundabout is included in the City CIP/fee program, but the Level of Service could be improved by restriping eastbound McCourtney Road beyond the intersection to provide a receiving lane for left turning traffic. Alternatively, simply restriping the east leg of the intersection to create a formal receiving – merge lane for left turns from the ramp would yield LOS C on that approach.

According to comments by Caltrans dated December 14, 2020, "After reviewing the Traffic Impact Analysis (TIA) report, it was concluded there are existing and future concerns at SR 20 EB ramps and McCourtney Road. This TIA was specifically focused on the Peak Hour analysis of the study intersections. A 12+ hour count analysis would have provided the opportunity to explore a range of near-term alternatives. The Grass Valley RV Resort, by itself, is not expected to have significant transportation impacts but it will add to the delay already experienced at the SR 20 EB Ramp at McCourtney Road. We support this project's fair-share contribution towards City of Grass Valley's impacts fees for future improvements at this location. The City's proposed roundabout will require a full transportation study which will include a CalTrans ICE evaluation. Until the funding for such project is secured, Nevada County and City of Grass Valley, in coordination with Caltrans, will need to explore near-term improvements to minimize potential queuing of the EB ramp onto mainline SR 20."

To mitigate this impact, the project proponents will contribute to the cost of improving the intersection by paying the applicable City of Grass Valley impact fee. The City impact fee and Regional transportation impact fee for the project is approximately $78,000. A payment of impact fees is appropriate for this type of project as they are paying their proportionate share in accordance with the *Nolan/Dolan* case law doctrine.

The project would not generate the need for intersection or roadway improvements above and beyond those identified in the adopted *Grass Valley Traffic Impact Fee* and *Capital Improvement Plan (CIP)* programs. The following improvements are included in the City's CIP and fee program:

- McCourtney Road/Brighton Street – traffic signal
- McCourtney Road/SR 20 Eastbound ramps – roundabout

- McCourtney Road/Mill Street/Freeman Lane – traffic signal
- Mill Street/SR 20 westbound ramps – traffic signal

No additional mitigation measures are necessary at the intersections noted above resulting from the traffic generated by RV Park Resort and Annexation project. LOS Traffic impacts are therefore less than significant.

CEQA Section 15064.3 establishes Vehicle Miles Traveled (VMT) as the CEQA threshold for land use projects. Section 15064.3 notes that generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact according to the *CEQA Guidelines*. Moreover, projects that decrease vehicle miles traveled in the project area compared to existing conditions should also be presumed to have a less than significant transportation impact.

The geographic distribution of vehicle trips associated with travel to and from the site would typically follow routes used by visitors to reach Nevada County's visitor attractions, shopping, or to reach regional transportation facilities. As noted in the VMT discussion, the trips associated with the project could have destinations through the Nevada County area, including locations as close as the immediate downtown Grass Valley and as distant as rural recreational areas.

As noted, CEQA requirements have changed assessment of traffic impacts from a LOS based roadway capacity analysis to assessment of a projects contribution to total Vehicle Miles Traveled (VMT). Many jurisdictions, including *Nevada County Transportation Commission (NCTC)* have adopted VMT to satisfy the January 2020 requirements of SB 743. Much of that work has addressed the VMT characteristics of residential development and of employment centers as the primary generators of new VMT, while retail and service uses are assumed to simply capture the trips caused by residential and employment uses.

For this analysis the average daily Vehicle Miles Traveled (VMT) associated with the project has been estimated on the project's trip generation characteristics, the project trip distribution, and the average distance to typical destinations with that distribution. As shown, the project may generate 446 daily trips. Those trips will be spread throughout the Grass Valley/Nevada City area as guests visit local attractions, but other trips to regional destinations or to the visitor's primary residence will also be made. Applying these parameters yields an annual total of 6,058 daily vehicle miles of travel as outlined in **Table 13.**

TABLE 13 - PROJECT VEHICLE MILES TRAVELED

Direction	% Distribution	Typical Destination	Distance	Daily Trips	Vehicle Miles
SR 20 West of Grass Valley	15%	Penn Valley/Yuba City/Marysville	24	66	1,608
SR 49/SR 20 north of South SR 20 Junction	25%	Nevada City, Bullards Bar Reservoir, etc.	12	112	1,344
SR 49 south of SR 20	15%	Auburn	29	67	1,943
Empire Street east of SR 49	10%	Empire Mine State Park	2	45	90
Brighton Street north of McCourtney Road	5%	Downtown Grass Valley	2	22	44

Mill Street north of SR 20 ramps	10%	Downtown Grass Valley	2	45	90
Freeman Lane east of Mill Street	5%	Pine Creek Center	2	22	44
Old Auburn Road south of McCourtney Road	10%	Combie Road/LOP	15	45	675
McCourtney Road west of Old Auburn Road	5%	Rural Nevada County	10	22	220
Total:	**100%**			**446**	**6,058**

On a regional basis it is reasonable to assume that the project guest would have elected to visit Nevada County regardless of the presence of the Grass Valley RV Resort Project. Thus, the trips to and from the project represent diversion of travel that would otherwise be made to other existing RV parks. By providing another facility that is central to the Grass Valley/Nevada City area the project would allow visitors to stay closer to the communities' attractions. Thus, development of the project is likely to incrementally reduce regional VMT.

Applying these parameters yields an annual total of 6,058 daily vehicle miles of travel. The project site is located in proximity to existing transit stops. Specifically, there are two transit stops located along Brighton Street and McCourtney Road in the project vicinity. The project is therefore consistent with CEQA Section 15064.3 for Vehicle Miles Traveled.

Additionally, from a CEQA perspective, VMT can be measured in a variety of ways depending on whether the intent is to capture the amount of vehicle travel generated by a project (i.e. number of vehicle trips multiped by their corresponding trip lengths) or a project's effect on VMT within a defined study area. Project effect information is more meaningful for VMT analysis because land use projects and land use plans often influence the vehicle travel associated with neighboring land uses. VMT is a preferred metric for environmental effects because it captures how a project influences the environment related to fuel consumption and emissions while also serving as an indicator of potential impacts to pedestrians, bicyclists, transit riders, and travel safety.

The *OPR Technical Advisory on Evaluating Transportation Impacts in CEQA* recognizes that areas outside of metropolitan planning areas, especially rural counties, have fewer options for reducing VMT. Analysis of projects can be undertaken using a screening process. If a project meets any of the following criteria, it may be presumed to cause a less than significant VMT impact without further study:

- The project generates less than 630 VMT per day and is consistent with the general plan.
- The project is a work-related land use, located in a TAZ with similar land uses and travel demand characteristics, and the TAZ VMT per service population is equal to or less than 14.3 below the subarea mean.

To support the screening process, a screening tool was developed for western Nevada County. The tool uses data from the *Nevada County Travel Demand Model* to compare the VMT per service population for the Travel Analysis Zone (TAZ) in which a study parcel is located to the VMT for the subarea in which the parcel is located. Thus, a project can be evaluated for screening without additional runs of the Nevada County Transportation Commission travel demand model.

The RV Park Resort and Annexation project was evaluated through the screening process provided by the *Nevada County Transportation Commission (NCTC)*. The following results were verified, based upon project specific screening:

- The project is located in Travel Analysis Zone (TAZ) 1211. (The number of the travel analysis zone from Nevada County Travel Demand Model in which the parcel is located)
- TAZ 1211 VMT is 8.9 miles per vehicle (The metric average for the entire TAZ)
- Subarea VMT is 16.5 miles per vehicle (the VMT metric average for the entire subarea)
- % Difference is –46.1 (compares TAZ results to subarea results; positive values indicate TAZ results are greater than the subarea; 0% indicates TAZ and subarea results are equal; and, negative values indicate TAZ results are less than the subarea)

Total VMT per Service Population
- Threshold 14.2 (the maximum VMT metric to pass screening)
- Within a low VMT Yes (The project passes screening)

Using the VMT screening method, the project passes the VMT thresholds established by NCTC and is therefore determined to have a less than significant impact.

According to comments from Caltrans dated December 14, 2020, "According to the traffic impact analysis, the development will add an approximate 6,058 VMT to the area which has been distributed to specific routes in the region. Regardless of the impacts that the development has on the surrounding intersections, the added VMT will not have a significant impact on any of the major arterial or highways in the region."

Furthermore, the project would provide new sidewalks along the project frontage. In addition, pedestrian walkways would be provided throughout the project site. Thus, the proposed project would improve the pedestrian network on-site and in the project area.
The applicant will be subject to the payment of AB 1600 traffic mitigation fees, (i.e. City of Grass Valley and regional traffic impact fees) which is the acceptable form of traffic mitigation for this type of infill project in accordance with *Nolan/Dolan* doctrine of nexus and rough proportionality. These fees are used exclusively for projects identified in the City's Capital Improvement Program to finance needed infrastructure improvements to achieve the LOS anticipated with the City's 2020 General Plan.

The City intends to mitigate any roadway deficiencies through the collection of local and regional impact fees to finance its Capital Improvement Program. The City of Grass Valley collects development impact fees prior to building permit issuance to fund their Capital Improvement Program. The mitigation fee programs ensure that future development will pay their fair share of traffic impact fees to partially fund the construction of planned transportation improvements identified in the City's Capital Improvement Program.

The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Vehicle Miles Traveled Impacts are therefore considered less than significant.

6. City of Grass Valley 2020 General Plan/LAFCO Annexation Consistency –

The City's 2020 General Plan designates this area Office Professional (OP). The General Plan specifically identifies OP and CBP as the consistent zoning to implement the General Plan (*City of Grass Valley 2020 General Plan page 3-4 and Table 3 – 1*).

The RV Park Resort property is proposed to have a Corporate Business Park (CBP) Zoning designation. Pursuant to Table 2 – 10 of the City's Development Code, Campground, Recreational Vehicle Parks are listed as requiring approval of a Use Permit with the requisite Use Permit Findings per Section 17.72.070 of the City's Development Code.

The remaining annexation areas from Mill Street to the RV Park Property are slated for the Neighborhood Center Flex (NC-Flex) Zone. The NC-Flex Zone and standards may apply to properties designated with a variety of existing zoning districts, including OP, R-1, C-1, C-2 and R-3, provided that the zone:

1. May use the name of the applicable neighborhood or area (e.g. "NC-Flex-S. Auburn Corridor");
2. Allows for medium/high density housing near mixed-use centers to help support the centers and promote a walkable neighborhood;
3. Allows residential or commercial on ground floors; and,
4. Anticipates that frontages are likely to vary (between 0 feet and 12 feet) by specific area based on existing conditions.

Accordingly, the RV Park Resort and Annexation Zoning Designations of Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) are consistent with the 2020, City of Grass Valley General Plan Office Professional Land Use Designation for the area.

The Community Development Department has consulted with Nevada County's Local Agency Formation Commission (LAFCO) at the on-set of the RV Park Resort and Annexation Project. Although a discretionary process, based upon preliminary discussions with LAFCO's Executive Director, SR Jones, there is no indication that annexation of the property into the City limits is at issue.

According to *City of Grass Valley Sphere of Influence Plan adopted the Local Agency Formation Commission dated April 11, 2011*, the area from Mill Street to the corner of McCourtney Road/Old Auburn Road is in the City's "near term annexation" schedule, which was anticipated to be annexed into the City limits several years ago (i.e., years 2000 – 2005).

The RV Park Resort property is outside of the City's Sphere of Influence in an area formally identified as "Area of Concern", now referred to "Area of Interest." In accordance with the *City of Grass Valley Sphere of Influence Plan dated April 11, 2011*, the LAFCO Commission may designate areas beyond the City's Sphere of Influence. This designation includes those areas within the City-established "Planning Area" that are not included in the City's Sphere of Influence

and are appropriate when land use decisions or other actions of one agency may have the potential to impact directly or indirectly on the subject agency.

Fire Services will be annexed to the City of Grass Valley Fire Department and detached from Nevada County Consolidated Fire District. Also, the extension of City sewer along McCourtney Road to the RV Park Resort project site will occur. The existing properties along McCourtney Road will be able, but not required to, connect to City sewer with the extension of City sewer to the RV project site. Except for Fire and City sewer, all services exist.

On July 7, 2020, the Community Development Department conduced an Annexation Meeting with owners/residents of the McCourtney Road area. The meeting also included LAFCO Executive Director SR Jones. No significant comments occurred at the meeting to suggest that annexation of the property is at issue.

7. Air Quality/Greenhouse Gas Mitigation, including fire pits and generators –

Air Quality/Greenhouse Gas impacts were evaluated and determined to be less than significant based upon Northern Sierra Air Quality Management District adopted thresholds. Analysis of Air Quality and Greenhouse Gas impacts are evaluated in the Initial Study prepared for the project on pages 26 and 43 respectively.

At the November 16, 2021, Planning Commission meeting, the applicant clarified that wood fire pits would not be permitted for each of the RV and Glamping Sites and a common gas fire pit is proposed to be installed in the pool area of the community center. The applicant also withdrew consideration of the use of generators from the 15 glamping sites. Condition of Approval No. A – 11 removes from consideration individual wood fire pits and generators from the 15 glamping sites.

8. Aesthetics, including light and glare, fencing and landscape buffers –

Lights to be installed at RV Park Resort project site include building lighting on the clubhouse, parking lot and driveway lighting, pedestrian path bollard lighting and monument signage. Per City standards, all lighting is required to contain down shields thereby directing light downward. The project lighting must be directed so as not to spill light onto neighboring properties. To this end, a photo-metric plan confirms the project is in compliance with the City's lumen standards. Accordingly, light spillover is not anticipated to cause a significant impact to neighboring properties. Overall, potential lighting impacts associated with the project are determined to be less than significant.

Fencing consists of an existing three rail vinyl rail fence around the north and east perimeter of the property. The rural agricultural/residential property to the south shares a t-post, barbed wire fence with the project site. The residential property to the west contains no fencing separating the residential uses and project site.

Condition of Approval No. A – 6 requires that concurrently with site improvements, the applicant shall install a 3-rail vinyl fence along the south property line. A wood fence shall be installed

along the west property line. The applicant shall coordinate with the adjoining property owners for the installation of the fencing. The fencing shall be shown on the improvement plans for the project to the satisfaction of the Community Development Director.

Landscaping consists of trees and shrubs along the western property line shielding the homes from the RV Park property. The properties to the south are shielded by pine and cedar trees along the southwestern portion of the property. Condition of Approval A – 10 requires that landscaping shall be installed along the south property line to shield the RV Park Resort from the properties to the south. The final landscaping shall be to the satisfaction of the Community Development Department.

9. Economic Impact on the Fairgrounds –

According to the applicant, consultation with the Nevada County Fairgrounds has occurred. To date, notices have been sent to the Nevada County Fairgrounds regarding the environmental review, Planning Commission public hearing, and neighborhood meeting. However, no comments have been received on the project by the Nevada County Fairgrounds.

From a CEQA perspective, in accordance with the CEQA Guidelines, Section 15131, Economic or Social Effects of a project are not considered a Significant Impact on the Environment unless the Economic or Social Effect relates to physical changes on the environment. No physical changes are anticipated with the Fairgrounds property resulting from the RV Park.

10. Drainage impacts –

A Preliminary Drainage Analysis was prepared by *Millennium Planning & Engineering in January 2020*. Storm water treatment facilities were sized using a storage requirement of one inch of the total impervious area. By incorporating on-site treatment utilizing bio-retention basins and landscaping, post development peak runoff leaving the site will not exceed pre-development runoff, therefore there will be no impact to downstream properties. Based upon the preliminary drainage study, drainage impacts are anticipated to be less than significant.

Condition of Approval No. C – 10, requires the applicant to submit final drainage plans and hydrologic calculations prior to the issuance of a grading permit for the project.

11. Oak Tree Preservation –

Of the ±75 trees identified on the 20-acre property; the RV project is anticipated to remove ±24 of the trees from the site (32%). The City's Design Guidelines suggest a 20% tree retention for all other types of development in the City. The RV Park Resort project proposes to retain 68% of the trees on the 20-acre site.

As shown on the project plans, the ±36-inch California Black Oak is to be protected as part of the site planning. No development will occur within the dripline of the Black Oak located adjacent to the proposed bioretention area.

The applicant shall be required to mitigate for the loss of trees by replanting on site in accordance with Chapter 12.36 of the City's Municipal Code. The replanting will make up for the ±24 trees removed as there is ±42 trees to be planted along the periphery of the property according to the landscape plans. The additional trees and landscaping soften the appearance of the RV Park Resort project on neighboring properties, passing motorists and pedestrians alike. These impacts are therefore considered less than significant.

12. Land Use Compatibility –

The subject 20-acre property is in an area slated for Office Professional Uses, surrounded by rural residential uses to the south; Nevada County Fairgrounds to the north and west; and the North Star Property to the south and east, according to the City of Grass Valley General Plan. The RV Park property represents the City's fringe of development with rural residential uses to remain to the south. However, the RV park recreational use adjoins and is consistent with the existing and anticipated recreational/open space uses in the vicinity, including but not limited to:

- North Star Development – 175 acres of open space;
- Nevada County Fairgrounds – 110 RV sites on Fairgrounds ±90 acres;
- Nevada County Land Use designation south and east of Auburn Road (IDR-PD) 75 acres of open space;
- City of Grass Valley concept regional park – 187 acres south of RV Park. The Planning Commission found the regional park concept was consistent with the City's General Plan at its November 16, 2021, meeting.

PLANNING COMMISSION
STAFF REPORT
November 16, 2021

Prepared by:	Lance E. Lowe, AICP, Principal Planner
Reviewed by:	Thomas Last, Community Development Director

DATA SUMMARY:

Application Number:	20PLN-29
Subject:	Grass Valley RV Park Resort and Annexation consisting of a 150 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ±45 acres into the City.
Location:	11425 McCourtney Road and ±25 acres generally located north and east of McCourtney Road/Old Auburn Road (**Exhibits A & B** of **Attachment 4**).
Applicant:	Rob Wood, Millennium Planning & Engineering
Zoning/General Plan:	No City Prezone/Office Professional
Entitlements:	Sphere of Influence Amendment, Annexation, Pre-Zone, Development Review and Use Permit
Environmental Status:	Initial Study/Mitigated Negative Declaration

RECOMMENDATION:

That the Planning Commission recommend that the City Council approve the Grass Valley RV Park Resort and Annexation Project, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented;

4. Adoption of an Ordinance Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented.

BACKGROUND:
The RV Park site has been used for truck and equipment parking by PG&E and parking for various events at the Nevada County Fairgrounds.

The applicant initially submitted the RV Park Resort Project application to Nevada County Community Development Agency for processing in the county. However, connection to City services is a necessity of the project and the applicant is now seeking City approvals and annexation.

On July 7, 2020, the Community Development Department conduced an Annexation Meeting with owners/residents of the McCourtney Road area. Based upon the discussion, several owners were in favor to the NC-Flex Zoning designation and annexation into the City.

On August 24, 2021, the City Council authorized the City Manager to negotiate and sign an agreement that allows the deferral and repayment plan for development impact fees, and for reimbursement for upsizing a sewer line that is repaid by transient occupancy tax payments.

PROJECT DESCRIPTION:
The Grass Valley RV Resort and Annexation Project entitlements include a Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit as further described:

Sphere of Influence Amendment and Annexation – The Sphere of Influence Amendment will add the RV Park Resort property into 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 includes segments of McCourtney Road and Old Auburn Road and the entirety of the ±45 acres identified as Annexation areas 1 – 3. Annexation area 1 consists of ±40 acres of developed and undeveloped lands; Annexation area 2 consists of ±2.2 acres of office and residential uses; and Annexation Area 3 consists of 2 acres of office and residential uses (See **Exhibit C** of **Attachment 4**).

General Plan Designation – The City of Grass Valley General Plan land use designation is Office Professional (OP) for the entirety of the ±45 acres. No General Plan Amendment is necessary for the project as the uses and pre-zoning designations of Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone are compatible with the Office Professional General Plan designation.

Pre-zone – A Pre-zone of Corporate Business Park (CBP) is proposed for the 20-acre RV Park property identified as half 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 and 3 (**Exhibit E** of **Attachment 4** – *Pre-Zoning Exhibit*).

Except for the RV Park Resort 20-acre property, no development is proposed within the remaining Annexation areas.

Development Review and Use Permit – In the CBP Zone, a Development Review Permit is required for the site planning and architectural design review of the RV Park Resort. A Use Permit is also required for RV Parks in the CBP Zone subject to Findings in Section 17.72.060 of the City's Development Code. The Findings required relate to compatibility of the use with the neighborhood.

The RV Park Resort project plans dated October 20, 2020, include the following details:

Site Plan – The site plan illustrates the development of a 150 space Recreational Vehicle (RV) park with 15 no hookup "glamping" spaces for short term camping on ±20 acres. "Glamping" is a form of camping involving accommodation and facilities more luxurious than those associated with traditional tent camping (See **Exhibit F** of **Attachment 4** – *RV Park Resort Site Plan*).

Access, Parking and Circulation – Primary access is located on Old Auburn Road approximately 500 feet south of the McCourtney Road intersection. Secondary emergency access connecting to Old Auburn Road is proposed at the southeast corner of the site and will be gated. Interior roadways will be 24 feet in width for 2-way traffic and 16 feet wide for 1-way roads. The only 1-way road is proposed within the interior of Phase 1 for the pull-through spaces. All roadways within Phases 1 & 2 will be paved and the access driveway within Phase 3 is proposed to be gravel. As noted, typical pull-through spaces are 56 feet in length and 15 feet in width. All pull-through spaces will be concrete with landscaping and a concrete lounging pad (see Preliminary Landscape Plan **Exhibit H** of **Attachment 4**). Typical back-in spaces are concrete, 45 feet in length and 14 feet in width and include a minimum 8 foot by 20-foot gravel space for vehicle parking.

Clubhouse – User amenities within the clubhouse building of ±4,565 square feet include restrooms, laundry facilities, recreation room, lounge area, check-in services, and a mini store to provide essential supplies for guests of the RV Resort. The clubhouse is proposed for guests of the RV Park Resort solely.

Recreational Amenities – The RV Park Resort will offer many amenities including a walking path throughout, a dog-friendly area, restrooms with showers, office check in, game room, coin laundry, general store, Electric Vehicle (EV) charging station, an outdoor pool & hot tub, and BBQ/picnic areas and pond. The pond is required to supplement fire suppression and may also be used for fishing. The RV Park spaces will include full-service hookups, including electric water and sewer. Each space will consist of a concrete pad with landscaping framing each of the sites. The 15 no hookup glamping sites include tents in a

wooded setting (western section of the property). Three (3) restroom facilities with showers will be situated throughout the site, including the clubhouse.

Landscaping – A landscape plan has been prepared for the RV Park Resort property. The landscaping plan includes ground cover, shrubs, and decorative trees throughout the RV Park Resort project site. A typical RV pad detail is provided illustrating concrete lounging areas framed by trees, shrubs, and ground cover plantings (See **Exhibit G** of **Attachment 4** – *RV Park Landscaping*).

Architectural Building Design – The project proposes a clubhouse building of approximately ±4,565 square feet plus two additional restroom buildings of approximately ±398 square feet each. Architectural details have been incorporated into the design consistent with the City's Design Standards. The clubhouse is approximately ±20 feet in height from finished grade to the ridgeline of the building and approximately ±23 feet to the top of the boxed frame chimney. Various materials are proposed such as ashlar stone at the entry way, natural stained re-sawn wood posts, charcoal gray Hardi-board & batten siding, and dark charcoal corrugated metal roofing.

The restrooms are approximately ±14 feet in height to the ridgeline. Materials consist of vertical Hardi-board & batten siding, horizontal Corten metal siding with a corrugated metal roof. Each restroom will contain 4 toilets, 4 sinks and 4 shower stalls, including an ADA accessible toilet room and ADA accessible shower room.

Lighting – Outdoor lighting is proposed around the parking areas and restrooms. A photometric plan and calculations are provided reflecting a standard lumen package for the main parking areas. Pedestrian bollards are proposed around the glamping parking area. The pedestrian bollards are intended to define the hardscape boundaries and to reduce light from extending into the glamping areas. The restrooms each have a 12-foot pole height and single luminaire with a highly diffused lens to minimize glare.

Signage – A monument sign is proposed near the intersection of Old Auburn Road and McCourtney Road. The monument sign will include the name of the RV Park Resort and a website. The dimensions of the monument sign are ±10 feet in width by ±5 feet in height. The monument sign will be placed on a footing and Cement Masonry Unit (CMU) block wall base.

Grading and Retaining Walls – The preliminary grading plan calls for ±24,823 cubic yards of cut and ±19,198 cubic yards of fill resulting in an excess of ±5,625 cubic yards of soil. The excess material is proposed to be used on-site for landscaping. Due to the relatively level topography, no retaining walls are proposed with the project. The site will be graded in compliance with ADA site accessibility standards.

Tree Removal – According to the tree removal plan (inset Sheet C1.0), twenty-four trees are to be removed from the site located on the westerly portion of the property. Based upon the site surveys, the project area does not contain any landmark oak trees that will

be removed or disturbed. The ±36-inch Black Oak, located in the center of the site, is to be protected as a mapped landmark tree and will not be disturbed as part of the project.

Fencing – Fencing consists of an existing three rail vinyl rail fence around the north and east perimeter of the property. The fencing will remain with the RV Park Resort.

Drainage – A Preliminary Drainage Analysis was prepared by *Millennium Planning & Engineering in January 2020*. Storm water treatment facilities were sized using a storage requirement of one inch of the total impervious area. By incorporating on-site treatment utilizing bio-retention basins and landscaping, post development peak runoff leaving the site will not exceed pre-development runoff, therefore there will be no impact to downstream properties.

Water Quality Treatment Methods – Storm drainage will be collected and routed through a storm drain system that will direct runoff to multiple bioretention treatment areas and a storm drainage swale. Overflow runoff will be directed to the existing roadside ditch on McCourtney Road. Best Management Practices (BMPs) will be used prior to discharge of flow to existing drainage facilities and creeks.

Utilities – Water Supply: Treated water is available and will be provided by Nevada Irrigation District (NID). There is an 8-inch water line along McCourtney Road and a 12-inch ductile iron water main along Old Auburn Road. Tie-in(s) to the water main are proposed from Old Auburn Road in coordination with NID. Irrigation water will be provided by NID via the existing canal on the southwest portion of the property. A portion of the canal onsite is proposed to be encased prior to the construction of Phase 3 of the RV Park Resort to avoid conflicts between development and the open NID canal.

NID modeling identified a total of 500 gallons per minute (gpm) from their existing system. Offsite upgrades needed to NID's water infrastructure to serve the project site for fire suppression are financially prohibitive for the RV Park Resort Project. Accordingly, the project is proposing to supplement fire flow via an approximate ±60 foot wide by ±180-foot-long pond area. The pond will be required to be deep enough to accommodate 1,500 gpm for a 2-hour duration in accordance with City of Grass Valley Fire Department standards.

Sanitary Sewer: Sanitary sewer will be provided by City of Grass Valley upon annexation. The closest tie-in to the City's sewer system is approximately ±2,000 feet from the site, near the Brighton Street/McCourtney Road intersection. A pump station will be constructed on-site and a combination of force main/gravity will be installed from the project site to the City's existing sewer system. The sewer main will transition from a 2-inch force main to a 6-inch gravity main from the high point of McCourtney Road to the tie-in near Brighton Street to allow future properties along McCourtney Road to tie into the new sewer main.

RV Disposal: A proposed RV dump station is located at the southeast corner of the property. The dump station will tie into the sanitary sewer system for the property.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located along McCourtney and Old Auburn Roads. The existing overhead powerlines that run north/south through the property will be undergrounded and rerouted on-site concurrently with site development.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The RV Resort Park parcel is relatively flat ranging between ±2,425 feet above Mean Sea Level (MSL) in the western area adjacent to the NID canal to ±2,465 feet along the southern border along Auburn Road. In general, the project site slopes towards the northwest within the far western section of the subject parcel and from the east to west within the eastern section of the subject parcel towards the center of the project area where a swale crosses the subject parcel from north to south.

The project area to the east is mostly developed with commercial and residential uses with the Nevada County Fairgrounds located to the west and California Highway Patrol Office located to the north. East and south of the project area is generally larger parcels that contain open space and rural residential development. State Route 49/20 is located approximately ±0.6 miles to the east/northwest from the subject parcel (**Exhibit D** of **Attachment 4** – *Site Photographs*).

ENVIRONMENTAL DETERMINATION:

Based upon the Initial Study, Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Hydrology/Water Quality and Noise 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.

In accordance with CEQA Section 15097, the Mitigated Negative Declaration includes a Mitigation Monitoring and Reporting Plan (MMRP). The MMRP identifies the mitigation measures that reduce potential project impacts to a less than significant level.

PUBLIC AND AGENCY COMMENTS:

Public notice of Intent to Adopt a Negative Declaration and Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law. The Negative Declaration was circulated through the Office of Planning & Research for a 30-day public review period commencing on September 30, 2021, and ending close of business on October 29, 2021 (**Attachment 4** – *Initial Study/Mitigated Negative Declaration*).

Comment letters on the project are in **Attachment 9** – *Comments on Initial Study/Negative Declaration.*

GENERAL PLAN AND ZONING:

General Plan: Multiple 2020 General Plan policies, goals and objectives support recreational facilities; in-fill development; economic development; and preservation of existing neighborhoods. The policies, goals and objectives include but are not limited to:

2-LUG – Promote infill as an alternative to peripheral expansion where feasible.
3-LUO – Reduction in the amount of land necessary to accommodate future growth.
4-LUO – Reduction in the environmental impacts associated with peripheral growth.
10-LUO – Preservation of existing neighborhoods.
3-CG – Provide for the safe and efficient movement of people and goods in a manner that respects existing neighborhoods and the natural environment.
9-CO – Use of traffic calming techniques to protect neighborhoods and residents from adverse traffic impacts.
10-CO – Protection of stream courses, riparian areas and other natural features.

Zoning: The City has two zoning designations that permit RV Parks: the Open Space Zone and Corporate Business Park. The RV Park site is proposed to be designated as Corporate Business Park (CBP). The CBP Zone is applied to areas of the City appropriate for employment with a "campus" type character, which includes landscaped open space between buildings, screened service areas, uniform signage and street lighting standards and maintenance of a landscaped theme throughout.

The City Pre-zone is Neighborhood Center Flex (NC-Flex) for half of Area 1 and all of Areas 2 and 3 along McCourtney Road. The primary intent of the NC-Flex Zone is to work in combination with the NC Zone to promote the vitality of corridors and centers within different neighborhoods. The zone intends flexibility of use, allowing the market to determine ground floor character while establishing the building form in order to ensure neighborhood compatibility.

Economic Analysis: An Economic Analysis was prepared for the project by Hansford Economic Consulting, LLC dated December 2019. Based upon preliminary estimates, ±$325,000 in new tax revenue would accrue annually at buildout of the property as an RV Park. The report also makes the following key findings:

1. The property has a much higher likelihood of being developed within the next twenty years as an RV park than it does as office professional. The office market is sluggish in Western Nevada County and shows no signs of change.
2. Barring some very specialized use of the parcel that falls under the Office Professional definition, the parcel would not develop for many years. A parcel of 20 acres could generate ±120,000 building square feet of office space; it would take many years to absorb this quantity of new office space.
3. Even if there was a financial incentive to develop the property as Office Professional, the location of the parcel does not lend itself to office professional uses, unless the use were highly specialized.

4. It is estimated that development of the property as an RV park would bring in new revenue to the City.
5. There are unquantifiable economic benefits to be gained from an RV park at the proposed location. A synergy of recreation uses would be created with the Fairgrounds, which would result in increased attendance at the Fairgrounds.
6. The jobs to housing ratio would not be affected if the property developed as an RV park. With an estimated 8 new jobs and no new housing units, there would not be any noticeable change in the jobs to housing ratio.

ANALYSIS:

Staff offers the following for Planning Commission and City Council consideration:

Annexation – Annexation includes segments of McCourtney Road and Old Auburn Road and the entirety of the ±45 acres identified as Annexation areas 1 – 3. Annexation does not include the North Star property consisting of ±700 acres fronting McCourtney Road and south of the annexation areas. Although this area is anticipated to be annexed into the City limits, the timing is not consistent with the RV Park Resort applicant's timing.

Prior to the issuance of permits for the RV Park, Condition of Approval No. B – 1 requires an application to LAFCO and annexation approval.

Site Plan/Off Site Improvements – The applicant is proposing the following offsite improvements concurrently with RV Park site development:

a. Curb, gutter, sidewalk, and ADA improvements along Old Auburn Road from project entrance to McCourtney Road intersection.
b. Design right-turn-lane into project on Old Auburn Road.
c. Pedestrian crossing improvements at McCourtney Road/Old Auburn Road Intersection.
d. Increase in City sewer from 2-inch to 6-inch and extension of City sewer lines from Brighton Street to RV Park Resort project site.

Condition of Approval No. C – 2 requires the above noted improvements to be shown on the improvement plans and completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

RV Park Tenancy – The RV Park Resort Project is a short-term transient use. As such, Condition of Approval No. A – 4 notes that the RV Park Resort is approved as a Transient Occupancy Use as defined in Chapter 3.16 et. seq. of the City's Municipal Code and shall be subject to the City's Transient Occupancy Tax. As a Transient Occupancy Use, tenants shall not occupy the RV and Glamping sites for a duration exceeding thirty (30) consecutive days. Within each of the RV and Glamping Sites, no permanent structures, including, but not limited to decks, storage buildings, awnings, etc. shall be constructed.

Fencing – Fencing consists of an existing three rail vinyl rail fence around the north and east perimeter of the property. The rural agricultural property to the south shares a t-post, three barbed wire fence with the project site. The residential property to the west contains no fencing separating the residential uses and project site.

Condition of Approval No. A – 6 requires that concurrently with site improvements, the applicant shall install a 3-rail vinyl fence along the south property line. A wood fence shall be installed along the west property line. The applicant shall coordinate with the adjoining property owners for the installation of the fencing. The fencing shall be shown on the improvement plans for the project to the satisfaction of the Community Development Director.

State Housing and Community Development (HCD) – Although the City has land use control upon annexation, HCD permits special occupancies such as Mobile Home and RV Parks. In this capacity, HCD serves as the building department and will plan check and inspect private improvements within the RV Park Resort site, in conjunction with City Fire, Engineering and Planning staff. Condition of Approval B – 2 requires the applicant to obtain the requisite building, electrical, plumbing, and mechanical permits from State HCD prior to construction.

Fire Service and Suppression – The approval by the Local Agency Formation Commission (LAFCO) and annexation into the City is contingent upon collaboration with City of Grass Valley Fire Department and NCCFD in accordance with the interagency agreements, which assure that adequate fire service is provided by the respective agency. The City of Grass Valley Fire Department acknowledges that the City has served and has the capacity to service the project area.

Sanitary Sewer – Sanitary sewer will be provided by City of Grass Valley upon annexation. The closest tie-in to the City's sewer system is approximately ±2,000 feet from the site, near the Brighton Street/McCourtney Road intersection. A pump station will be constructed on-site, and a combination of force main/gravity will be installed from the project site to the City's existing sewer system. The sewer main will transition from a 2-inch force main to a 6-inch gravity main from the high point of McCourtney Road to the tie-in near Brighton Street to allow future properties along McCourtney Road to tie into the new sewer main.

Annexation Area – Presently, the properties have an array of both commercial and residential land uses. The Nevada County Land Use Designation is Office Professional (OP). As a result, many of the properties are considered "legally non-conforming" and may not expand or intensify the legally non-conforming use in any manner.

The proposed City Zoning designation is Neighborhood Center Flex (NC-Flex) Zone. The City's NC Flex Zone is more befitting of the types of mixed commercial and residential uses existing than the County's Office Professional (OP) Zone designation. That is, the

NC-Flex Zone permits both commercial and residential uses and combinations thereof. The City's NC-Flex Zone will allow expansion of the existing uses in accordance with the City's Development Code standards. Other than Annexation and Prezoning designations, no development is proposed in the Annexation areas.

Accordingly, the Community Development Department has received a favorable response from many of the property owners in the annexation areas.

Impact Deferral/Reimbursement Agreement – The agreement allows the applicant to reduce the upfront costs related to impact fees and sewer installation costs. The agreement defers the development impact fees estimated at $900,000 with a repayment schedule over a seven-year period with interest. The applicant proposes to impose a $5.00/night surcharge and pay the City's impact fees with this surcharge over the next seven years.

The RV Park Resort project also requires an extension of a sewer line from the Brighton Street area. The City has requested this line be upsized to accommodate additional connections along McCourtney Road and the City would reimburse the developer for the upsized line (2-inch to 6-inch) pipe. This upsized additional cost is ±$217,000. To reimburse the applicant, the City Council authorized reimbursement of a portion of the transit occupancy tax until the reimbursement is repaid in ±2-1/2 years.

ATTACHMENTS:

Attachment 1 – December 21, 2021, Planning Commission Staff Report
Attachment 2 – Response to Comments
Attachment 3 – Planning Commission Staff Report dated November 16, 2021
Attachment 4 – Initial Study/Mitigated Negative Declaration with the following Exhibits, Tables, and Attachments:

Exhibits

Exhibit A – Vicinity Map
Exhibit B – Aerial Photograph
Exhibit C – Annexation Map
Exhibit D – Site Photographs
Exhibit E – Pre-zoning Exhibit
Exhibit F – RV Park Resort Site Plan
Exhibit G – RV Space Landscaping Detail
Exhibit H – RV Park Landscaping Plan
Exhibit I – Architectural Elevations
Exhibit J – Monument Sign Designs
Exhibit K – Phasing Map

Tables

Table 1 – Assessor's Parcel Numbers
Table 2 – Project Construction and Operational Emissions Estimates
Table 3 – Predicted On-site Truck Circulation Noise Levels at the Nearest Existing Residential Uses
Table 4 – Predicted Air-Conditioning Unit Noise Levels from Nearest RV Sites
Table 5 – Predicted Cumulative Air-Conditioning Unit Noise Exposure from

Nearest Sites
Table 6 – Predicted Guest Outdoor Conversation Noise Levels from Nearest RV or Glamping Sites
Table 7 – Predicted Cumulative Guest Outdoor Conversion Noise Exposure from Nearest 5 Sites
Table 8 – Predicted Swimming Pool Activity Noise Levels at the Nearest Existing Residential Uses
Table 9 – Predicted Dog Park Noise Levels at Nearest Residential Uses
Table 10 – Vibration Source Levels for Construction Equipment and Predicted Levels at 60 feet
Table 11 – Trip Generation Forecasts
Table 12 – Existing Peak Hour Levels of Service at Intersections
Table 13 – Project Vehicle Miles Traveled

Attachments
Attachment 1 – Project Plans dated October 2020
Attachment 2 – Wetlands and Water Features Map
Attachment 3 – NID Potential Wetlands Delineation Map

ATTACHMENTS
Attachment 5 – Mitigation Monitoring and Reporting Plan
Attachment 6 – Findings and Conditions of Approval
Attachment 7 – Resolution No. 2022-_____Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented
Attachment 8 – Ordinance No. _____ Prezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

ON FILE WITH CITY CLERK AND PROVIDED TO CITY COUNCIL UNDER SEPARATE COVER
Attachment 9 – Project Comments

CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Revised Initial Study & Mitigated Negative Declaration – Grass Valley RV Resort and Annexation Project – Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit

11425 McCourtney Road and ±25 acres generally located north and east of McCourtney Road/Old Auburn Road (20PLN-29)

SCH# 2021090541

~~September 30, 2021~~
Revised January 13, 2022

ATTACHMENT 4

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INITIAL STUDY *AND MITIGATED NEGATIVE DECLARATION*

This Initial Study constitutes a revised environmental analysis addressing comments received during the environmental public review period and supplementing the analysis and conclusions of the September 30, 2021, Initial Study/Mitigated Negative Declaration. For clarity, the revisions contained herein are identified as bold text for text that has been inserted and ~~strikeout text~~ for text has been deleted. All comment letters and associated responses are attached herewith as Attachment 9 – *Comments on Initial Study/Mitigated Negative Declaration.*

Specifically, the revised Initial Study/Mitigated Negative Declaration reflects the site plan amendments recommended at the December 21, 2021, Planning Commission meeting including:

- **Prohibition of portable generators and wood burning fire pits.**
- **The removal of 3 RV spaces from 150 to 147 RV spaces;**
- **Relocation of the pond from the center of the site to north of the clubhouse;**
- **Additional bioretention areas north of the existing landmark tree;**
- **Additional berming/landscape screening areas around the perimeter of the site;**
- **An additional gated emergency ingress/egress on McCourtney Road with Knox Box;**
- **Solar panel array adjoining the southeastern property line.**

Moreover, additional information is provided thereby addressing comments received. The supplemental environmental review clarifies and amplifies the information contained in the IS/MND circulated for the project initially on September 30, 2021.

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study), the City of Grass Valley has prepared this Initial Study to assess the potential environmental impacts of the proposed Grass Valley RV Park Resort and Annexation Project including entitlements consisting of a Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit. On the basis of the Initial Study, the City finds that the proposed project will not have a significant adverse effect on the environment and will not require the preparation of an Environmental Impact Report. Therefore, this Mitigated Negative Declaration has been prepared as the appropriate level of environmental review in accordance with CEQA and the CEQA Guidelines Sections 15063 and 15070 et. seq.

Public and Agency Review:

This Initial Study/Mitigated Negative Declaration is being circulated for a **30-day** public and agency review commencing **September 30, 2021**, and ending on close of business on **October 29, 2021**. Copies of this Initial Study and cited references may be obtained at the City of Grass Valley Community Development Department at the address noted below. Written comments on this Initial Study/Mitigated Negative Declaration may also be addressed as noted below.

The revised Initial Study need not be recirculated for public review in accordance with Section 15073.5 of the CEQA Guidelines under the following circumstances.

1. **Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.**

2. **New project revisions are added in response to written and verbal comments on the project's**

2. **New project revisions are added in response to written and verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.**

3. **Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.**

4. **New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.**

The revisions provided herein adhere to the above criteria. New information added to the Mitigated Negative Declaration merely clarifies, amplifies or makes insignificant modifications to the Mitigated Negative Declaration.

The project revisions include amendment to the site plan added in response to written comments on the project's effects, which are not new avoidable effects and are not necessary to mitigate an avoidable significant effect.

Project title: Grass Valley RV Park Resort and Annexation Project – Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit **(20PLN-29)** – located at 11425 McCourtney Road and north and east of McCourtney and Old Auburn Roads.

Lead agency name and address:

City of Grass Valley Community Development Department
125 E. Main Street
Grass Valley, CA 95945

Contact person, phone number, and e-mail:

Lance E. Lowe, AICP, Principal Planner
125 E. Main Street
Grass Valley, CA 95945
530-274-4716
lancel@cityofgrassvalley.com

Project Location and Site Description:

The project site contains ±45 total acres consisting of 33 legal parcels. The project site is in Section 26, Township 16N, Range 8E Mt. Diablo Base Meridian on City of Grass Valley 7.5-minute USA quadrangle. Approximate coordinates of the center of the site are 39° 21′ 59″ north and -121° 05′ 27″ west (**Exhibit A** – *Vicinity Map* and **Exhibit B** – *Aerial Photograph*).

The subject RV Park Resort site is located at 11425 McCourtney Road and the Annexation properties are generally located north and east of McCourtney Road and Old Auburn Road with the following APNs and acreage (See **Exhibit C** – *Project Annexation Map and* **Table 1** *-Assessor's Parcel Numbers*):

Exhibit A – Vicinity Map

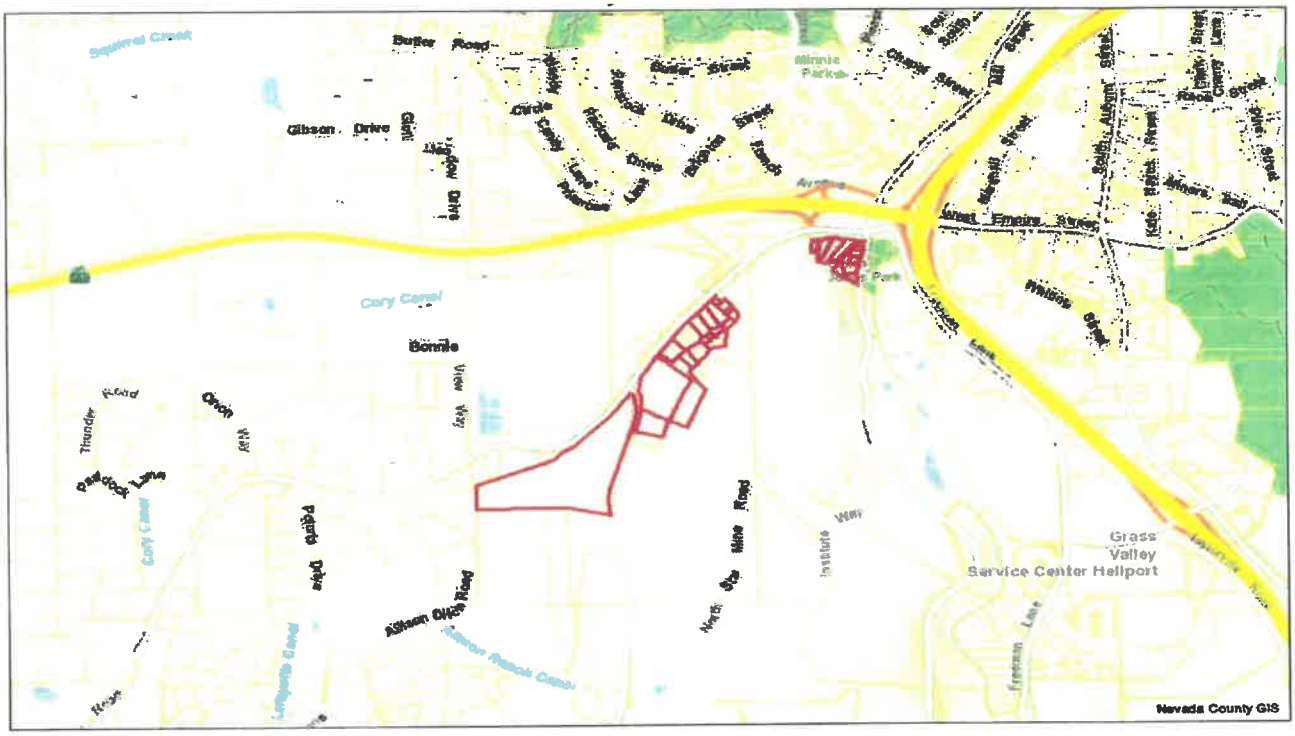


Exhibit B – Aerial Photograph

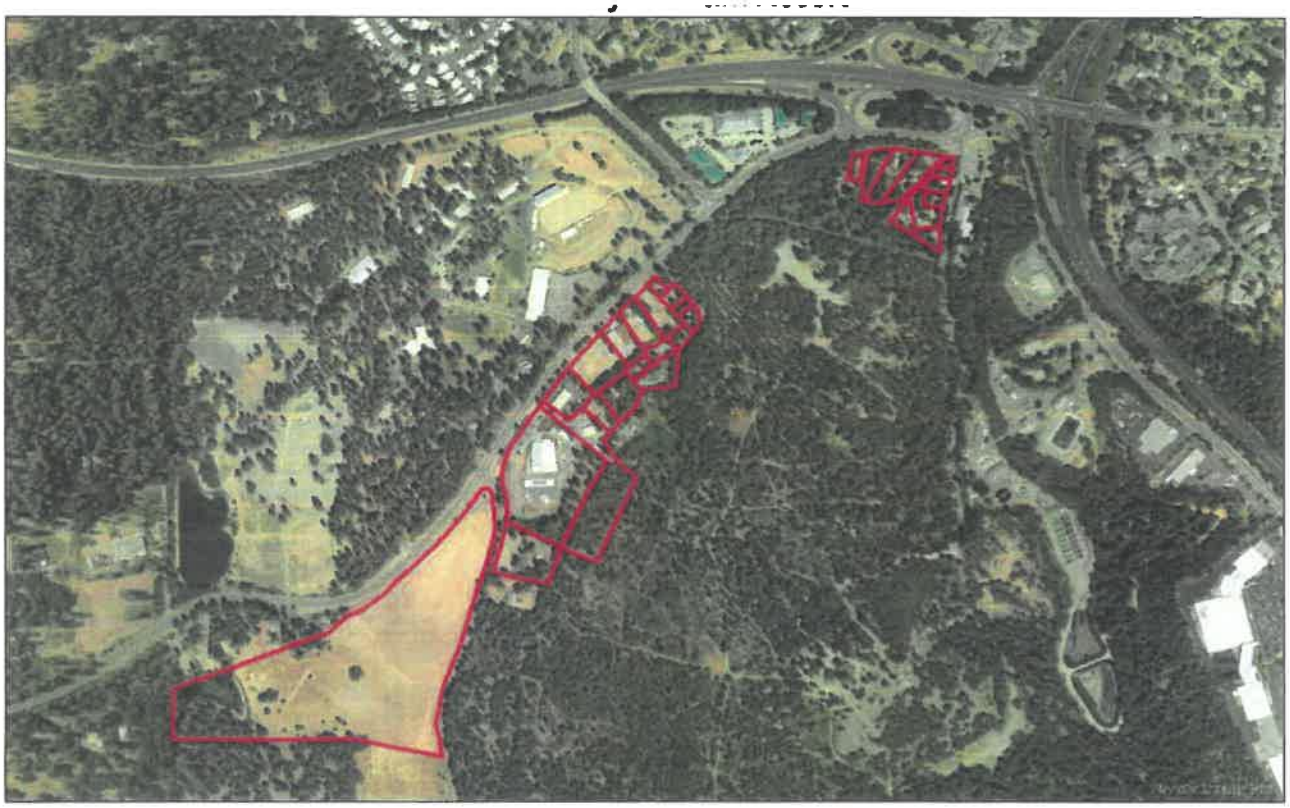


Exhibit C – Annexation Map

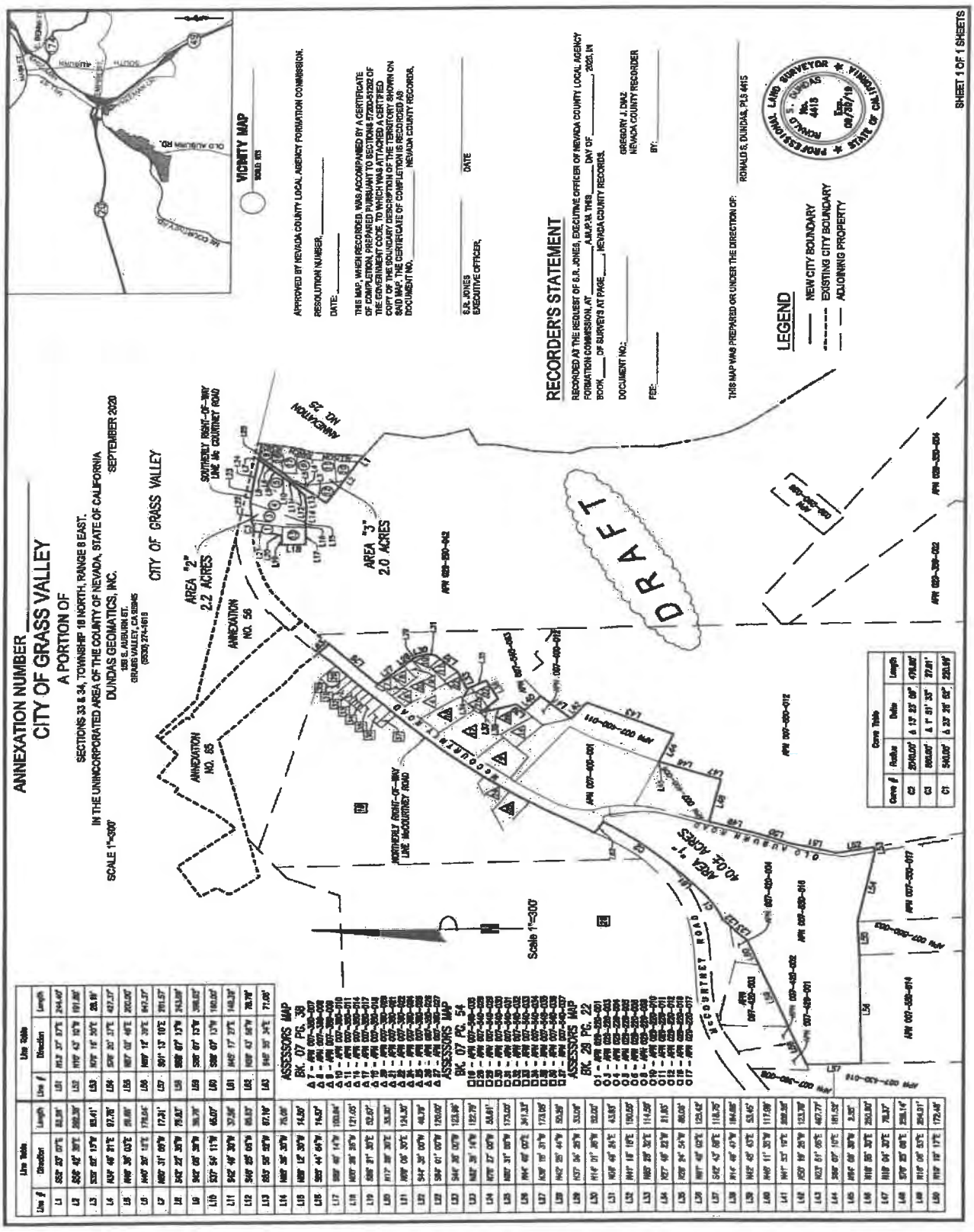


Table 1 – Assessor's Parcel Numbers

AREA 1 – ±40 ACRES		AREA 2 – ±2.2 ACRES		AREA 3 – ±2 ACRES	
APN:	Acreage	APN:	Acreage	APN:	Acreage
007-550-016	20.02	029-220-001	0.19	029-220-006	0.9
007-400-001	4.88	029-220-003	0.37	029-220-008	0.21
007-400-006	1.42	029-220-004	0.71	029-220-010	0.21
007-400-011	2.76	029-220-005	0.76	029-220-011	0.40
007-400-001	4.87			029-220-012	0.22
007-400-012	0.52			029-220-016	0.10
007-380-007	0.10			029-220-017	0.17
007-380-002	0.72				
007-380-004	0.57				
007-380-006	0.11				
007-380-008	0.19				
007-380-009	0.11				
007-380-010	0.19				
007-380-011	0.20				
007-380-014	0.38				
007-380-017	1.08				
007-380-018	0.61				
007-380-020	0.62				
007-380-021	0.18				
007-380-022	0.25				
007-380-026	0.66				
007-380-027	0.56				
Total Acreage	**41**		**2.03**		**2.21**

Surrounding Land Uses:

The project area to the east is mostly developed with commercial and residential uses with the Nevada County Fairgrounds located to the west and California Highway Patrol Office located to the north. East and south of the project area is generally larger parcels that contain open space and partial rural residential development. The project area is located southwest of downtown Grass Valley with the developed areas of Grass Valley located east, southeast, and northwest from the project site. State Route 49/20 is located approximately ±0.6 miles to the east/northwest from the subject parcel (**Exhibit C** – *Site Photographs*).

Exhibit D – RV Site Photographs/Annexation Areas Photographs

Photo 1: Looking southwest from corner of McCourtney Road and Auburn Road

Looking west towards future glamping area

Looking south along Auburn Road

2: Looking southwest from corner of McCourtney Road and Auburn towards center of parcel

Looking north towards existing homes

Looking west along McCourtney Road

Photo 9: Looking northeast

Photo 8: Looking southwest

o 11: Looking northwest

Photo 6: Looking north

Photo 10: Looking south

o 12: Looking west

Project Objective:

There are two objectives of the project: 1) Annexation and Pre-zone of half of Annexation Area 1 identified as the Grass Valley RV Park Resort, including development of the Grass Valley RV Resort on a ±20-acre parcel. The objective of the RV Park is to fill the void of transit occupancy accommodations in the City of Grass Valley and surroundings. The RV Park Resort would provide an additional ~~150~~ **147** recreational vehicle (RV) spaces with full hookups and up to 15 glamping sites for short term camping. 2) Annexation and Pre-zone of half of Annexation Area 1 and all of Annexation Areas 2 & 3. These areas are to have a City of Grass Valley General Plan designation of Office Professional (OP) and a City of Grass Valley Zoning designation of Neighborhood Center Flex (NC-Flex) Zone for the ±25 acres. Presently, the properties have an array of both commercial and residential land uses. The Nevada County Land Use Designation is Office Professional (OP). The City's NC Flex Zone is more befitting of the types of mixed commercial and residential uses existing than the County's Office Professional (OP) Zone designation. Other than Annexation and City General Plan and Zoning designations, no development is proposed in the Annexation areas.

Project sponsor's name and address:

Millennium Planning & Engineering
471 Sutton Way, Suite 210
Grass Valley, CA 95959
Attn: Rob Wood, AICP, Principal Planner
(530) 446-5765

PROJECT DESCRIPTION:

The Grass Valley RV Resort and Annexation Project includes entitlements including a Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit as further described:

Sphere of Influence Amendment and Annexation – The Sphere of Influence Amendment will add the RV Park Resort property into the City's Sphere of Influence and re-designate the project area from the City's Long-Term to the Near-Term Annexation Schedule.

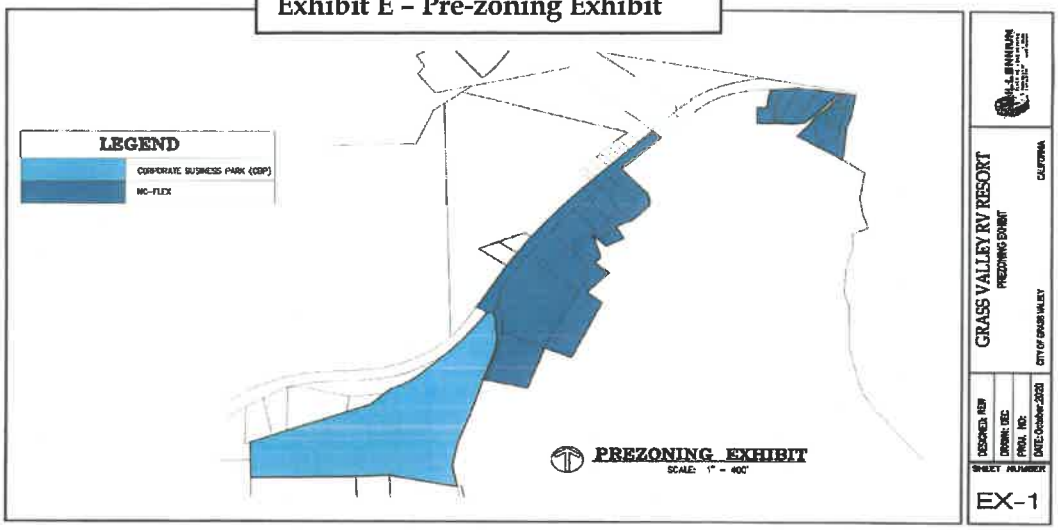
Annexation includes segments of McCourtney Road and Old Auburn Road and the entirety of the ±45 acres identified as Annexation areas 1 – 3. Annexation area 1 consists of ±40 acres of developed and undeveloped lands; Annexation area 2 consists of ±2.2 acres of office and residential uses; and, Annexation Area 3 consists of 2 acres of office and residential uses.

General Plan Designation – The City of Grass Valley has a General Plan land use designation of Office Professional (OP) for the entirety of the ±45 acres. No General Plan Amendment is necessary for the project.

Pre-zone – A Pre-zone of Corporate Business Park (CBP) is proposed for the 20-acre RV Park property identified as part of Annexation Area 1. The Corporate Business Park (CBP) Zone is applied to areas of the City appropriate for employment with a "campus" type character, which

includes landscaped open space between buildings, screened service areas, uniform sign and street lighting standards and maintenance of a landscape theme throughout.

Exhibit E – Pre-zoning Exhibit



A Pre-zone of the properties is proposed to the Neighborhood Center (NC-Flex) Zone for approximately half of Annexation Area 1 and all of Annexation Areas 2 and 3. The NC-Flex Zone is intended to promote flexibility of use, allowing the market to determine ground floor character while establishing the built form in order to ensure neighborhood compatibility. The NC-Flex Zone permits both commercial, residential as well as mixed uses. No specific development is proposed for these properties (**Exhibit E** – *Pre-Zoning Exhibit*).

The current Nevada County land use designation is Office Professional (OP). As such, many of the existing residential land uses are considered "legal non-conforming" and may not be expanded or further developed. Conversely, the existing land uses, consisting of a mix of residential and commercial land uses consistent with the NC-Flex Zone, may be expanded in accordance with the Development Standards of the City's Development Code.

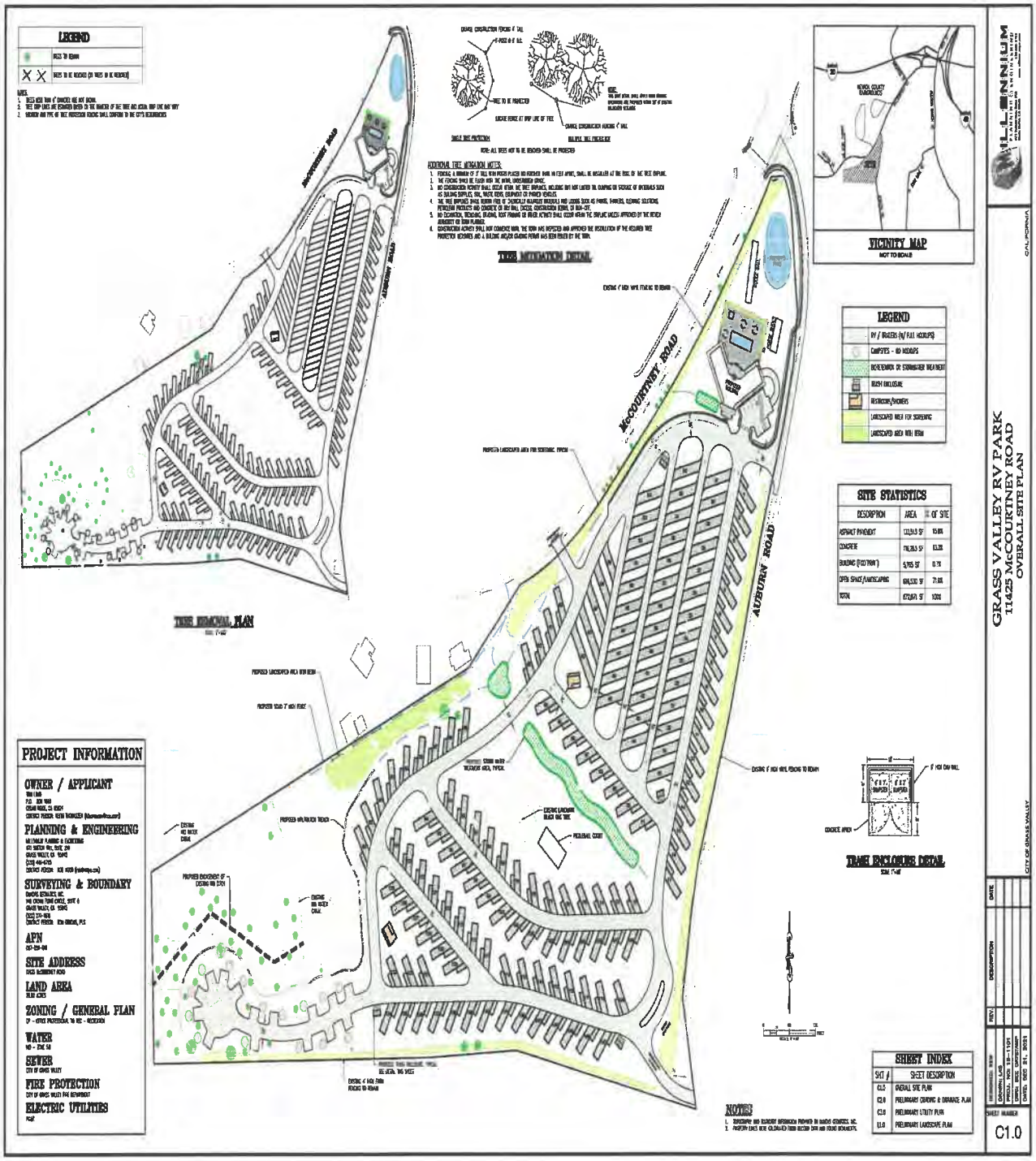
Development Review and Use Permit – In the CBP Zone, A Development Review Permit is required for the site planning and architectural design review of the RV Park Resort. A Use Permit is also required for RV Parks in the CBP Zone subject to Findings in Section 17.72.060 of the City's Development Code. The Findings required relate to compatibility of the use with the neighborhood.

The RV Park Resort project plans dated October 20, 2020, include the following details:

Site Plan – The **revised** site plan shows the development of a ~~150~~ **147** space Recreational Vehicle (RV) park with 15 no hookup "glamping" spaces for short term camping on ±20 acres. "Glamping" is a form of camping involving accommodation and facilities more luxurious than those associated with traditional tent camping (See **Exhibit F** – *RV Park Resort Site Plan*).

The typical RV spaces are 15 feet wide by 56 feet in length. The back in RV pads are 14 feet in width by 45 feet in length. A gravel vehicle parking area of 8 feet by 20 feet in length adjoins the RV parking facilities for owner vehicles.

Exhibit F – Revised RV Site Plan



Access, Parking and Circulation – Primary access is located on Old Auburn Road approximately 500 feet south of the McCourtney Road intersection. Secondary emergency access connecting to Old Auburn Road is proposed at the southeast corner of the site and will be gated. **An additional emergency access is also provided on McCourtney Road, at the center of the site, and will also be gated.** Interior roadways will be 24 feet in width for 2-way traffic and 16 feet wide for 1-way roads. The only 1-way road is proposed within the interior of Phase 1 for the pull-through spaces. All roadways within Phases 1 & 2 will be paved and the access driveway within Phase 3 is proposed to be gravel. As noted, typical pull-through spaces are 56 feet in length and 15 feet in width. All pull-through spaces will be concrete with landscaping and a concrete lounging pad (see Preliminary Landscape Plan). Typical back-in spaces are concrete, 45 feet in length and 14 feet in width and include a minimum 8 foot by 20-foot gravel space for vehicle parking (See Cross Sections A-A, B-B, & C-C of Sheet C2.0).

Clubhouse – Additional user amenities will be located within the main clubhouse building of approximately ±4,565 square feet including restrooms laundry facilities, recreation room, lounge area, check-in services, and a mini store to provide essential supplies for guests of the RV Resort. The clubhouse is proposed for guests of the RV Park Resort solely.

Recreational Amenities – The RV Park Resort will offer many amenities including a walking path throughout, a dog-friendly area, restrooms with showers, office check in, game room, coin laundry, electric bike and scooter rentals, general store, Electric Vehicle (EV) charging station, an outdoor pool & hot tub, **pickle ball court, horseshoes, Bocce Ball court** and BBQ/picnic areas and pond. The pond is to supplement fire suppression and may also be used for fishing. The RV Park spaces will include full-service hookups, including electric water and sewer. Each space will consist of a concrete pad with landscaping framing each of the sites. The 15 no hookup glamping sites include tents in a wooded setting (western section of the property). Three (3) restroom facilities with showers will be situated throughout the site, including the clubhouse.

Visual & Landscaping – The site was most recently used for truck and equipment parking by PG&E and parking for various events at the Nevada County Fairgrounds. The majority of the property is an open field that has been covered in gravel. The western section of the property is tree covered of ±2.6 acres with NIDs Allison Ranch Canal traversing this section of property.

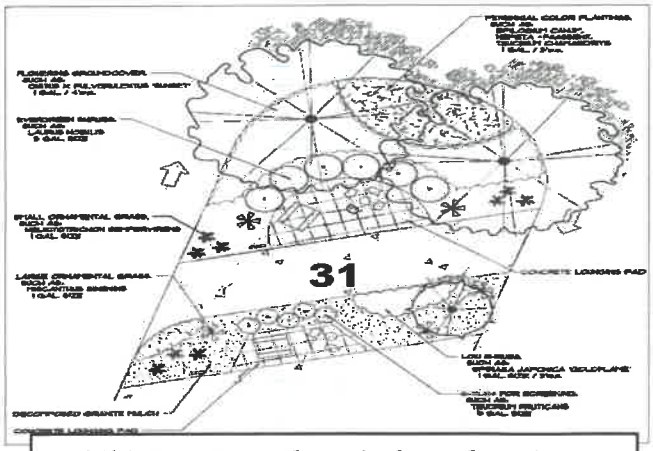
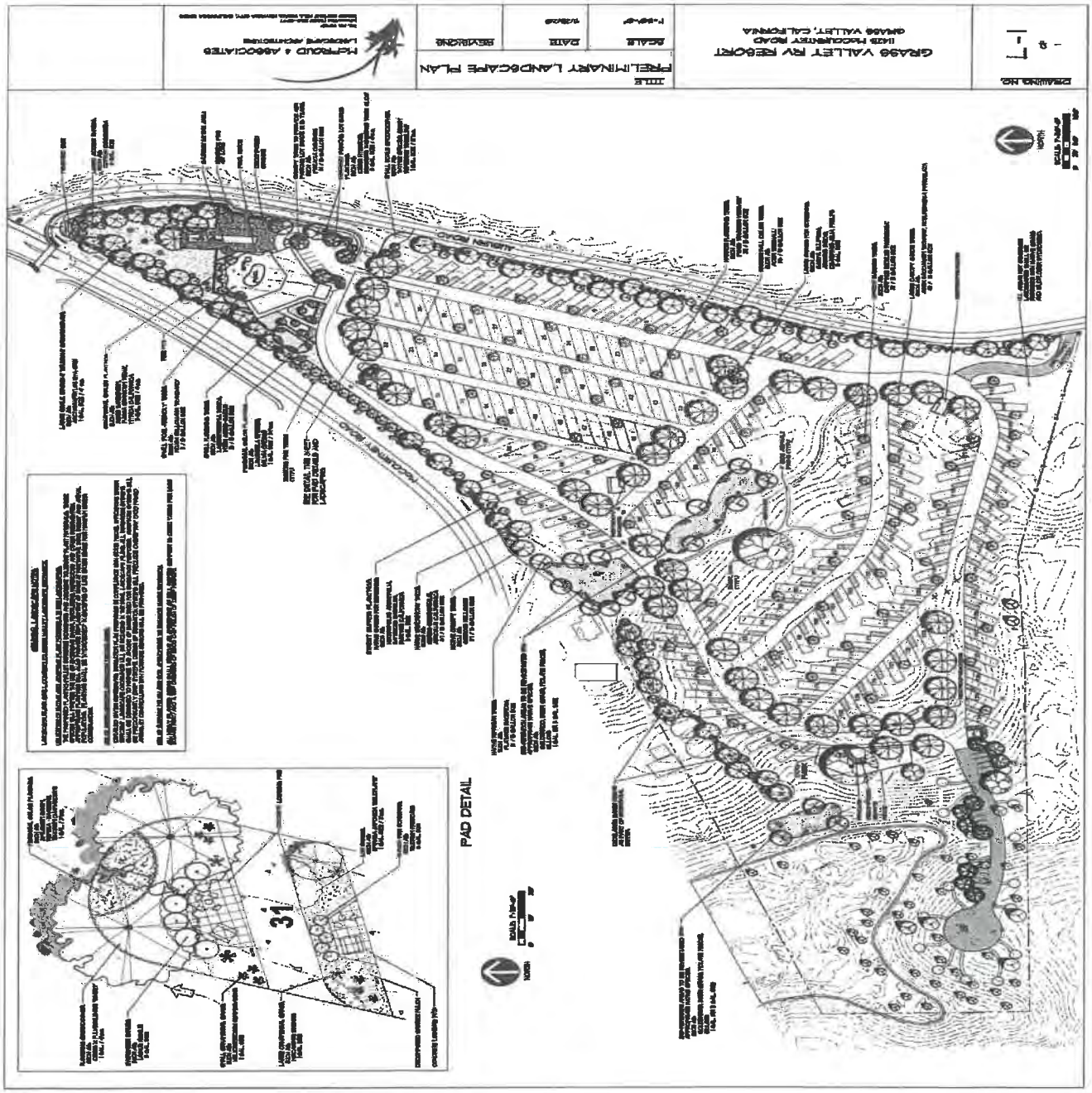


Exhibit G – RV Pad Typical Landscaping

The RV Park Resort will be visible from both Auburn Road and McCourtney Road. The topography of the site and surrounding areas are gentle to rolling slopes. Landscaping has been designed to screen the RV Park Resort along Auburn Road and McCourtney Road and parking areas.

A **revised** landscape plan has been prepared for the RV Park Resort property (Sheet L – 1). The **revised** landscaping plan includes ground cover, shrubs, ~~and~~ decorative trees **and landscape berms** throughout the RV Park Resort project site. A typical RV pad detail is provided illustrating concrete lounging areas framed by trees, shrubs and ground cover plantings (See **Exhibit G** – *RV Park Landscaping*).

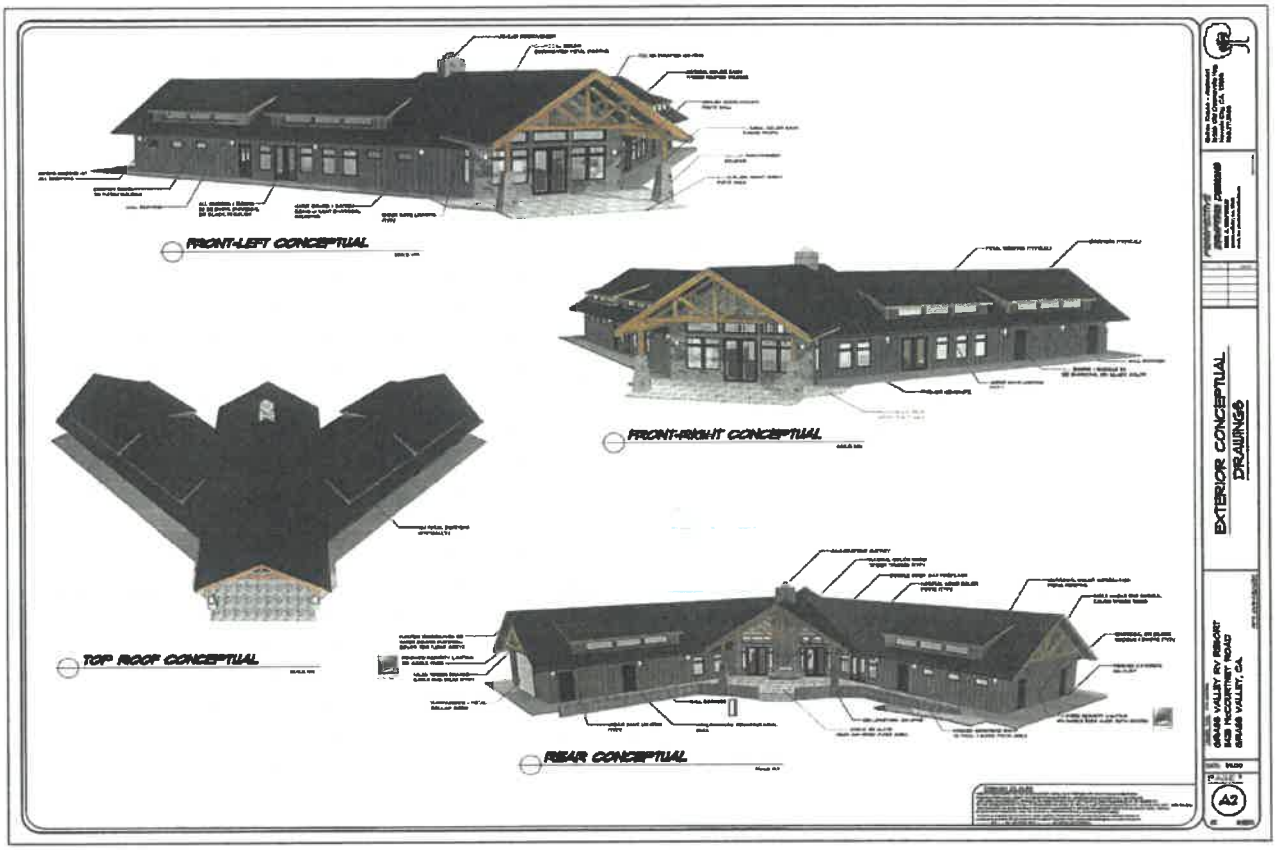
Exhibit H – RV Park Resort Landscaping Plan



Architectural Building Design – The project proposes a clubhouse building of approximately ±4,565 square feet plus two additional restroom buildings of approximately ±398 square feet each. Architectural details have been incorporated into the design consistent with the City's Design Standards. The clubhouse is approximately ±20 feet in height from finished grade to the ridgeline of the building and approximately ±23 feet to the top of the boxed frame chimney. Various materials are proposed such as ashlar stone at the entry way, natural stained re-sawn wood posts, charcoal gray Hardi-board & batten siding, and dark charcoal corrugated metal roofing.

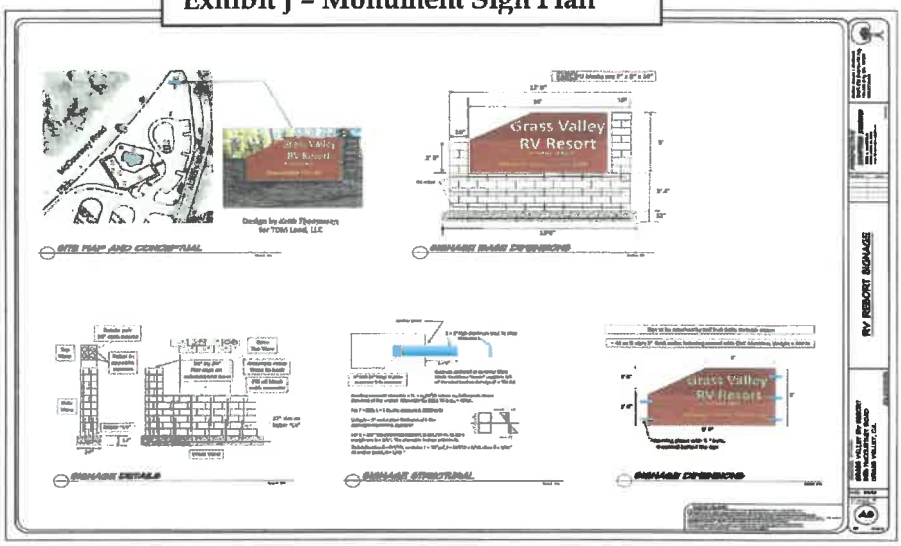
The restrooms are approximately ±14 feet in height to the ridgeline. Materials consist of vertical Hardi-board & batten siding, horizontal Corten metal siding with a corrugated metal roof. Each restroom will contain 4 toilets, 4 sinks and 4 shower stalls, including an ADA accessible toilet room and ADA accessible shower room.

Exhibit I – Architectural Elevations



Lighting – Outdoor lighting is proposed around the parking areas and restrooms. A photometric plan and calculations are provided reflecting a standard lumen package for the main parking areas. Pedestrian bollards are proposed around the glamping parking area. The pedestrian bollards are intended to define the hardscape boundaries and to reduce light from extending into the glamping areas. The restrooms each have a short 12-foot pole and single luminaire with a highly diffused lens to minimize glare.

Exhibit J – Monument Sign Plan



Signage – A monument sign is proposed near the intersection of Auburn Road and McCourtney Road. The monument sign will include the name of the RV Resort Park and a website. The dimensions of the monument sign proposed are ±10 feet in width by ±5 feet in height. The monument sign will be placed on a footing and Cement Masonry Unit (CMU) block wall base.

Topography – The RV Resort Park parcel is relatively flat ranging between ±2,425 above Mean Sea Level (MSL) in the western area adjacent to the NID canal to ±2,465 along the southern border along Auburn Road. In general, the project site slopes towards the northwest within the far western section of the subject parcel and from the east to west within the eastern section of the subject parcel towards the center of the project area where a swale area crosses the subject parcel from north to south. In general, the western section of the parcel that contains gravel slopes slightly toward the east where the swale crosses the parcel.

Grading and Retaining Walls – The preliminary grading plan calls for ±24,823 cubic yards of cut and ±19,198 cubic yards of fill resulting in an excess of ±5,625 cubic yards of soil. The excess material is proposed to be used on-site for landscaping. Due to the relatively level topography, no retaining walls are proposed with the project. The site will be graded in compliance with ADA site accessibility standards.

Tree Removal – According to the tree removal plan (inset Sheet C1.0), twenty-four trees are to be removed from the site located on the westerly portion of the property. Based upon the site surveys, the project area does not contain any landmark oak trees that will be removed or disturbed.

The ±36-inch Black Oak, located in the center of the site, is to be protected as a mapped landmark tree and will not be disturbed as part of the project. The tree will be protected as part of the project site planning and no development will occur within the dripline of the tree.

Fencing – Fencing consists of existing three rail vinyl rail fencing around the perimeter of the property. The fencing will remain with the RV Park Resort.

Drainage – A Preliminary Drainage Analysis was prepared by *Millennium Planning & Engineering in January 2020*. Storm water treatment facilities were sized using a storage requirement of one inch of the total impervious area. By incorporating on-site treatment utilizing bio-retention basins and

landscaping, post development peak runoff leaving the site will not exceed pre-development runoff, therefore there will be no impact to downstream properties.

Water Quality Treatment Methods – Storm drainage will be collected and routed through a storm drain system that will direct runoff to multiple bioretention treatment areas and a storm drainage swale. Overflow runoff will be directed to the existing roadside ditch on McCourtney Road. The following list includes Best Management Practices (BMPs) used prior to discharge of flow to existing drainage facilities and creeks.

BMP#

TC-30 Vegetated swales and rock-lined swales will provide pre-treatment by collecting and slowly conveying runoff to downstream treatment facilities. They are designed to treat runoff through filtering and trapping sediment and other pollutants with angular rock lining or vegetation in the channel, filtering through a subsoil matrix and infiltration into the underlying soils.

TC-32 Bioretention areas remove pollutants by filtering runoff through plants and engineered subsurface soil, which restores groundwater levels, and reduces peak runoff by capturing and filtering stormwater.

TC-50 Initial water quality treatment is provided in each Storm Drain Inlet utilizing a 12-inch deep sump. The sump, located below the storm drain inlet, captures sand and sediment and includes weep holes and infiltration.

Utilities – Water Supply: Treated water is available and will be provided by Nevada Irrigation District (NID). There is an 8-inch water line along McCourtney Road and a 12-inch ductile iron water main along Old Auburn Road. Tie-in(s) to the water main are proposed from Old Auburn Road in coordination with NID. Irrigation water will be provided by NID via the existing canal on the southwest portion of the property. A portion of the canal onsite is proposed to be encased prior to the construction of Phase 3 of the RV Park Resort to avoid conflicts between development and the open NID canal.

NID modeling identified a total of 500 gallons per minute (gpm) from their existing system. Offsite upgrades needed to NID's water infrastructure to serve the project site for fire suppression are financially prohibitive for the RV Park Resort Project. Accordingly, the project is proposing to supplement fire flow via **a** ~~an approximate ±60 foot wide by ±180 foot long~~ pond area. The pond **has been relocated north of the clubhouse and** will be required to be deep enough to accommodate 1,500 gpm for a 2-hour duration in accordance with City of Grass Valley Fire Department standards.

Sanitary Sewer: Sanitary sewer will be provided by City of Grass Valley upon annexation. The closest tie-in to the City's sewer system is approximately ±2,000 feet from the site, near the Brighton Street/McCourtney Road intersection. A pump station will be constructed on-site and a combination of force main/gravity will be installed from the project site to the City's existing sewer system. The sewer main will transition from a 2-inch force main to a 6-inch gravity main from the high point of McCourtney Road to the tie-in near Brighton Street to allow future properties along McCourtney Road to tie into the new sewer main.

RV Disposal: A proposed RV dump station is located at the southeast corner of the property. The dump station will tie into the sanitary sewer system for the property.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located along McCourtney and Old Auburn Roads. The existing overhead powerlines that run north/south through the property will be undergrounded and rerouted on-site concurrently with site development. **An array of solar panels are also proposed along the southeastern property line.**

General Plan Land Use Designation

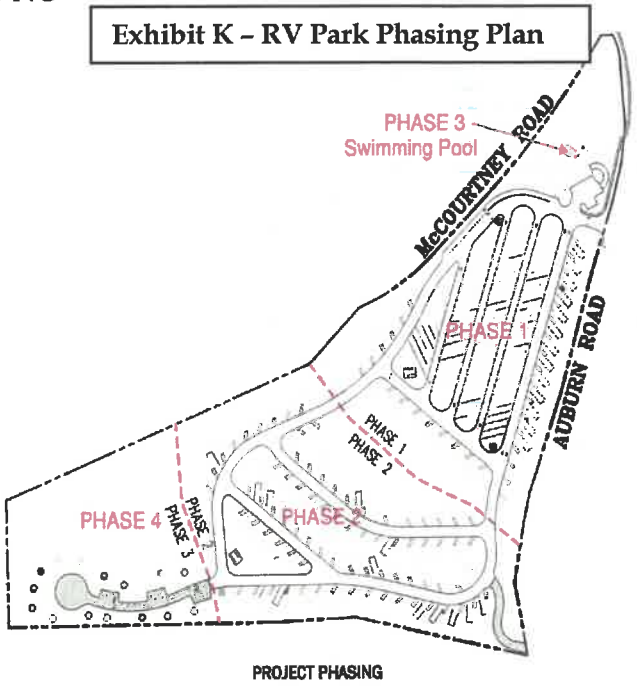
The project area has a City of Grass Valley land use designation of Office Professional (OP), according to the *City of Grass Valley 2020 General Plan*. The Office Professional (OP) classification provides for concentrations of free-standing offices and large office complexes. The designation is intended to facilitate both offices and supporting activities and land uses. The Office Professional (OP) General Plan designation is consistent with both the proposed Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone designation.

Zoning Designation

The RV Park site is proposed to be designated as Corporate Business Park (CBP). The CBP Zone is applied to areas of the City appropriate for employment with a "campus" type character, which includes landscaped open space between buildings, screened service areas, uniform signage and street lighting standards and maintenance of a landscaped theme throughout.

The City Pre-zone is Neighborhood Center Flex (NC-Flex) for half of Area 1 and all of Areas 2 and 3 along McCourtney Road. The primary intent of the NC-Flex Zone is to work in combination with the NC Zone to promote the vitality of corridors and centers within different neighborhoods. The zone intends flexibility of use, allowing the market to determine ground floor character while establishing the building form in order to ensure neighborhood compatibility.

Exhibit K – RV Park Phasing Plan



Project Phasing

The RV Park is proposed to be constructed in four phases:

Phase I –

- 73 RV spaces
- Clubhouse & parking lot
- Project amenities (except Swimming Pool – Future Phase 3)
- Restroom with showers
- Pond with supplemental water storage (1,500

gallons) to meet fire flow requirements
- Landscaping & Lighting
- Monument signage
- **Gated emergency ingress/egress on McCourtney with Knox Box**

Phase II –
- ~~77~~ **74** RV spaces
- 2 additional restrooms with showers
- Emergency Access Road with gate and Knox Box
- Extend requisite utilities
- Additional landscaping and lighting
- **Solar panel array adjoining the southeastern property line**

Phase III –
- Swimming Pool (optional)

Phase IV –
- 15 Glamping sites
- Encase NID canal, as required

Offsite Improvements

The following offsite improvements are required of the RV Park Resort Project:
- Curb, gutter, sidewalk and ADA improvements along Old Auburn Road from project entrance to McCourtney Road intersection
- Design right-turn-lane into project on Old Auburn Road
- Pedestrian crossing improvements at McCourtney Road/Old Auburn Road Intersection
- Increase in City sewer from 2 inch to 6 inch and extension of City sewer lines from Brighton Street to RV Park Resort project site.

California Environmental Quality Act Application – The CEQA analysis of the project includes anticipated environmental impacts of the Sphere of Influence, Annexation and Pre-zone of ±25 acres of NC-Flex Zoned property into the City limits as well as the specific RV Park Resort Project impacts on the ±20-acre site. As noted, the annexed properties have a Nevada County Office Professional (OP) Land Use designation which are slated for development of such uses. Considering no specific development is proposed on these properties, the environmental consequences of changing the City/County land use designation is evaluated. Unlike the RV Park Resort Project, considering no development is proposed on these properties, the CEQA analysis does not speculate on environmental impacts that may on occur per the CEQA Guidelines.

Specifically, per CEQA Guidelines Section 15145, if after a thorough investigation, a lead agency finds that a particular impact is too speculative for evaluation, the lead agency should note its conclusion and terminate discussion of the impact.

Additionally, in accordance with Section 15146, the "Degree of Specificity" rule is used in the ~~potential environmental impacts of the project.~~

That is the "Degree of Specificity" required in this Initial Study/Mitigated Negative Declaration corresponds to the degree of specificity involved in the underlying activity, which is described in the IS/MND.

An IS/MND on a construction project such as the RV Park Resort will necessarily be more detailed in the specific effects of the project than will be an environmental evaluation on, in this case the Annexation and Pre-zone because the effects of the construction can be predicted with greater accuracy.

The IS/MND on the Annexation and Pre-zone will focus on the secondary effects that can be expected to follow from the adoption, but the IS/MND is not as detailed as the environmental analysis on the specific RV Park Resort.

Regulatory Setting and Required Agency Approvals

The following City of Grass Valley, Responsible and/or Trustee Agency permits are required prior to construction of the RV Park Resort 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 properties into the City of Grass Valley City limits.

Evaluation of Environmental Impacts:

1) A brief explanation is required for all answers except "NO Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A "NO Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) **"Potentially Significant Impact"** is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4) **"Potentially Significant Unless Mitigation Incorporated"** applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) **"Less-Than-significant Impact:"** Any impact that is expected to occur with implementation of the project, but to a less than significant level because it would not violate existing standards.

6) **"No Impact:"** The project would not have an impact to the environment.

7) Earlier analyses may be used where, pursuant to Tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.

8) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiate

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gases	☐ Haz/Hazardous Mat.
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Util./Service Systems
☐ Wildfire	☐ Man. Findings/Significance	☐ None

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lance E. Lowe, AICP, Principal Planner

01/13/2022
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SETTING

The aesthetic value of an area is a measure of its visual character and quality, combined with the viewer response to the area (*Federal Highway Administration, 1983*). The visual quality component can best be described as the overall impression that an individual viewer retains from residing in, driving through, walking through, or flying over an area. Viewer response is a combination of viewer exposure and viewer sensitivity. Viewer exposure is a function of the number of viewers, the number of views seen, the distance of the viewers, and the viewing duration. Viewer sensitivity relates to the extent of the public's concern for a particular view shed (*U.S. Bureau of Land Management, 1980*).

The *City of Grass Valley 2020 General Plan* notes that the City does not contain any officially designed scenic highways or vistas, but generally acknowledges the City and its surroundings as having a wide range of landscapes, scenic vistas and visual resources.

Annexation areas 1, 2 and 3 contain a mix of residential and commercial properties along McCourtney Road and Old Auburn Road. The properties do not contain scenic vistas, trees, rock outcroppings and historic buildings within a scenic highway.

The RV project site has ±1,200 and ±900 feet of frontage along McCourtney Road and Auburn Road respectively. According to the *Tree Inventory prepared by Greg Matuzak*, there are ±75 trees on the site, many of which are subject to the City's Tree Permit Ordinance. According to the project plans, ±24 trees are proposed to be removed with development of the project. However, the 36-inch California Black oak tree located in the center of the site is proposed to be protected as a mapped landmark tree with no development occurring within the dripline of the tree. No other scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings are located on the subject ±20-acre project site.

Sources of existing light and glare in the project area are streetlights, residential lighting and parking lot lighting from the Nevada County Fairgrounds and CA Highway Patrol Office. Other sources of light and glare include vehicles traveling along McCourtney Road and Old Auburn Road.

IMPACTS

a)&b) No specific development is proposed for the residential and commercial annexation areas along McCourtney Road and Old Auburn Road. Accordingly, no impact will occur to a scenic vista, trees, rock outcroppings, and historic buildings within a state scenic highway for this segment of the project. No impact will occur.

From its undeveloped state, the RV Park Resort development and related improvements would alter the views along McCourtney and Old Auburn Roads.

A project would normally have a substantial adverse aesthetic effect through removal of natural features or addition of man-made features or structures which degrades the visual intactness and unity of the scenic vista or highway. Considering scenic vistas or scenic highways are not within the project vicinity, the RV Park Resort project will not substantially damage scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway. No impact will occur.

c) Distinguishing between public and private views is important when evaluating changes to visual character or quality, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public and include views of significant landscape features and along scenic roads. According to CEQA (Pub. Resources Code, § 21000 et seq.) case law, only public views, not private views, are protected. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720 [3 Cal. Rptr.2d 488], the court determined that "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general." As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: '[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.'" Therefore, the focus in this section is on potential impacts to public views. Sensitive public viewers in the surrounding area would primarily consist of motorists, pedestrians, and bicyclists travelling on McCourtney and Old Auburn Roads.

Given there is no development proposed for the north half of Annexation areas 1, 2 and 3, views will not be altered along this segment of McCourtney Road.

The proposed RV Park Resort project would change the visual character and quality of the site from a vacant, undeveloped graveled lot used for parking to a RV park, with associated buildings and landscaping. For motorists, bicyclists, and pedestrians travelling on McCourtney and Auburn Roads, the proposed project could potentially obscure rural views to the south and east with RVs and clubhouse improvements. However, the views looking

south and east along McCourtney and Old Auburn Roads are not considered scenic. Additionally, the landscaping proposed along the periphery of the RV property consisting of ground cover plantings, shade and decorative trees including Heteromeles Arbutifolia, Sambucus Caerulea and Rhamunum Californica aim to partially shield the RVs and related improvements from public roadway views. **The relocation of the pond to the corner of McCourtney Road and Old Auburn Road may be considered as having aesthetic value in a rural area.**

Generally, new development, if not carefully designed, can result in adverse impacts on sites open to public view. Adopted policies of the City's General Plan Community Design Element (Chapter 10 of the 2020 General Plan) aim to preserve the desirable physical and design features in Grass Valley and carry them over into new development so that old and new development appear compatible. The City's Community Design element states that new development within established areas shall be consistent in terms of scale, design, and materials.

The project area has predominately residential and commercial appearance, which transitions into larger rural properties along McCourtney and Old Auburn Road. Again, no development is proposed with the Annexation areas so no impact is expected along this segment of McCourtney Road and Old Auburn Road. The RV Park property is landscaped along McCourtney and Old Auburn Roads, so it is expected that the landscaping will provide a landscaped transition to the rural properties to the south and east.

The architectural design of the clubhouse improvements for the RV Project includes architectural detailing, natural materials and parking lot landscaping consistent and compatible with the residential and commercial architecture in the neighborhood and the City's Community Design Guidelines as outlined in the project description.

The RV Park Resort buildings comply with the setbacks and building height in the Corporate Business Park (CBP) Zone.

Of the ±75 trees identified on the property, the project is anticipated to remove ±24 of the trees from the site (32%). The City's Design guidelines suggest a 20% tree retention for all other types of development in the City. The RV Park Resort project proposes to retain 68% of the trees on the 20-acre site.

As shown on the project plans, the ±36-inch California Black Oak is to be protected as part of the site planning. No development will occur within the dripline of the Black Oak located adjacent to the proposed bioretention area.

The replanting will make up for the ±24 trees removed as there is ±42 trees to be planted along the periphery of the property **as well as landscaping screening and berming** according to the **revised** landscape plans. The additional trees and landscaping soften the appearance of the RV Park Resort project on neighboring properties, passing motorists and pedestrians alike. These impacts are therefore considered less than significant.

d) Existing sources of day and nighttime light within and around Grass Valley include those common to developed areas, including motor vehicle lights along McCourtney and Old Auburn Roads, City and County streetlights, parking lot lighting, building lighting and signage in the project area.

No additional lighting is proposed for the Annexation areas so no additional impacts will occur.

Lights to be installed on RV Park Resort project site include clubhouse lighting, parking lot lighting, pedestrian path bollard lighting and monument signage. Per City standards, all lighting is required to contain down shields thereby directing light downward. The project lighting must be directed so as not to spill light onto neighboring properties. A photo-metric plan has been submitted with the project illustrating compliance with the City's lumen standards. Accordingly, light spillover is not anticipated to cause a significant impact to neighboring properties. Overall, potential lighting impacts associated with the project are considered less than significant.

II. AGRICULTURE RESOURCES & FOREST RESOURCES–	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

SETTING

The RV Park Resort and Annexation project areas are situated in an area that has been designated and zoned for office use according to the *Nevada County General Plan* and *Zoning Ordinance*.

Except for the ±-20-acre RV Park Resort project site, the project area has been largely built out with a mix of office uses and existing residential uses.

"Agricultural Land" is defined as prime farmland, farmland of statewide importance, or unique farmland, as defined by the *United States Department of Agriculture Land Inventory* and monitoring criteria, as modified for California.

The RV Park Resort property has been used for PG&E equipment storage and overflow parking associated with the Nevada County Fairground events. No agricultural operations or forestry lands have existed on the project site for many years as defined according to the *U.S. Department of Agriculture.* Although, the property contains trees, the project site does not fall under the definition of forest lands as defined by *Public Resources Code Section 12220(g).*

IMPACTS

a)&b) The RV Park Resort and Annexation sites are designated as "*Urban and Built-up Land*" as defined according to the *U.S. Department of Agriculture.* As defined, "Urban and Built-up Land is used for residential, industrial, commercial, construction, institutional, and public administrative purposes. Highways and other transportation facilities are also mapped as a part of Urban and Built-up Land if they are a part of the surrounding urban areas."

The *California Resources Agency farmland mapping program* does not identify the project site or vicinity as having Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project area has been designated for urban development zoned for office professional uses according to the *Nevada County's General Plan* and *Zoning*.

Considering no farmland as defined by CEQA exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, including any farmlands under Williamson Act Contract. No impact will occur.

c)-e) As noted in the project setting above, the project will not conflict with existing zoning or cause the rezoning of forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned timberland Production (as defined by Government Code Section 51104(g)).

Although, the RV Park Resort project is slated to remove ±24 trees from the site, the project will not result in the loss of forest land or conversion of forest land to non-forest uses as defined. Standard conditions of approval require the applicant to obtain an exemption (for less than 3-acre conversion) of a Timber Harvest Permit from the *California Department of Forestry and Fire Protection.*

Additionally, the applicant will be required to obtain a Tree Removal Permit from the City of Grass Valley in accordance with *Chapter 12.36 of the City's Municipal Code*. Prior to removing trees, the City's Tree Permit process requires mitigation for the loss of protected trees with payment of in-lieu fees or replanting on-site or combination thereof. Based upon the preliminary **revised** landscape plan, the applicant is proposing to mitigate the loss of trees with replanting on-site. No impact will occur.

III. AIR QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulative considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

SETTING

The project is located within the *Northern Sierra Air Quality Management District's (NSAQMD)* jurisdiction. The overall air quality in Nevada County is good but two known air quality problems exist, Ozone and Suspended Particulate Matter (PM-10). Nevada County is a "non-attainment" for both pollutants. PM-10 in Grass Valley meets federal ambient ozone standards but exceeds the more stringent State standards in the winter, primarily due to smoke created from wood stoves and fireplaces. Violations in the summer months have been noted during forest fires or periods of open burning. PM-10 is usually associated with dust generated during construction. Western Nevada County is a non-attainment area for the federal 8-hour ozone standard and the entire county is non-attainment for the state one-hour ozone standard.

The NSAQMD has adopted standard regulations and conditions of approval for projects that exceed certain air quality threshold levels to address and mitigate both short-and long-term air quality emissions. The NSAQMD has established the below thresholds of significance for PM-10 and the precursors to ozone, which are reactive organic gases (ROG) and nitrogen oxides (NOx). The NSAQMD has developed a three-tiered approach to significance levels A through C: A project with emissions meeting Level A thresholds require the most basic mitigations; projects with projected emissions in the level B range requiring more extensive mitigations; and those projects which exceed Level C thresholds, requiring an Environmental Impact Report to be prepared, which may result in even more extensive mitigations.

IMPACTS

a) The RV Park Resort and Annexation Project does not conflict with or obstruct implementation of an air quality plan prepared by NSAQMD. No impact will occur.

b-c)The project will be required to comply with NSAQMD standard threshold regulations and air quality mitigations and therefore will not result in a cumulative considerable net increase in any pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

No impacts will occur for the Annexation areas 1 – 3 considering no development is proposed for these areas.

Initial construction of the RV Park Resort will impact air quality. Construction-related emissions vary substantially depending on the level of construction activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind, precipitation conditions, and soil moisture content. In its developed condition as a transient recreational use, air pollutant emissions would be generated by, but not limited to emissions from proposed firepits, energy emissions from the operation of natural gas-or propane fueled water and space heating systems, and area source emissions from the use of consumer products, RVs, gas appliances, gas-powered landscaping equipment, and vehicle exhaust of residents and guests.

Energy use emissions are generated by on-site natural gas and propane consumption for space and water heating and cooling. Area source emissions are generated by landscape maintenance equipment, consumer products, and architectural coatings. Finally, stationary source emissions are generated by the operation of portable generators.

Operational emissions include mobile source emissions, energy use emissions, and area source emissions. Mobile source emissions are generated by motor vehicle trips to and from the project site associated with operation of the project. Project trip generation rates used in *CalEEMod* were taken from the *Traffic Impact Analysis prepared by K.D. Anderson and Associates* for the RV Resort project. The TIA provides an average daily trip (ADT) generation rate of 2.7 ADT per space. Considering 150 RV spaces and 15 glamping spaces, resulting in 165 spaces total, the RV Resort project would generate an estimated 446 ADT. However, to account for a representative vehicle fleet that would reasonably generate the estimated vehicle trips for the proposed project, 1 motorhome vehicle trip and 1.7 passenger vehicle trips were assumed to be generated for each space. Therefore, the RV Resort project was assumed to generate an estimated 165 motorhome vehicle trips and 281 passenger vehicle trips per day.

In review of the project, the *California Emission Estimator Model (CalEEMod) Version 2016.3.2,* emissions modeling program was used to estimate air pollutant emissions associated with The RV Park Resort and Annexation project. CalEEMod quantifies construction emissions associated with the use of off-road equipment, on-road worker commute, construction delivery and haul trucks, and application of architectural coatings. The software calculates construction emissions by construction phase based primarily on anticipated equipment (e.g., graders, dozers, forklifts),

hours of use, estimated area of disturbance, number of vehicles, and distance of vehicle trips. According to *CalEEMod* modeling results, air quality impacts for both construction and long-term operational (occupancy) phases would be less than significant for all regulated air pollutants. That is, the daily emissions are all below the Level B thresholds adopted by NSAQMD as quantified in **Table 2**:

TABLE 2 – Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	20.65	75.6	25.15	70.2
Project Operational Impacts	62.76	11.29	20.05	92.56
Level A Thresholds				
NSAQMD- Significance Thresholds	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	<24 lbs/day	<24lbs/day	<79lbs/day	
Level B Thresholds				
Maximum Project Emissions	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	24-136 lbs/day	24/136 lbs/day	79-136 lbs/day	
Level C Thresholds				
Maximum Project Emissions	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	>136 lbs/day	>136 lbs/day	>136 lbs/day	

According to the *Air Quality and Greenhouse Gas Technical Report prepared by Millennium Planning and Engineering updated July, 2021,* the RV Park Resort project would not involve the operation of land uses identified in *California Air Resources Board's (CARB's) Air Quality and Land Use Handbook: A Community Health Perspective,* such as a landfill, distribution center, industrial manufacturing facility, or wastewater treatment plant which would reasonably be expected to result in a potentially significant impacts to nearby sensitive receptors from typical operations such as heavy-duty trucking or industrial chemical processes. Therefore, the RV Park Resort project is not anticipated to result in operations which could expose sensitive receptors to substantial concentrations of toxic air pollutants.

As shown in **Table 2** daily emissions generated by construction and operation of the proposed project would not exceed the thresholds of significance in the NSAQMD Guidelines. As a result, the proposed project would not result in potentially significant air quality impacts and would not conflict with or obstruct implementation of the NSAQMD air quality plan and standards. Moreover, the proposed RV Park Resort project would not violate the thresholds of significance established by NSAQMD for ozone precursors and PM10, the two criteria pollutants which the region is classified as non-attainment.

Construction emissions are temporary in nature but have the potential to represent a significant short term air quality impact. Operation of off-road construction equipment and vehicles, mobile sources (e.g. delivery vehicles, construction worker vehicles), and architectural coatings generate PM, Nox, and ROG emissions. Generation of these emissions are a function of the types and number of heavy-duty and off-road equipment used and the intensity and frequency of their operation, as well as vehicle trips per day associated with delivery of construction materials, the

importing and exporting of soil, vendor trips, and worker commute trips, and the ROG concentration of architectural coatings. Fugitive dust emissions are also among the pollutants of greatest concern during construction activities and depend greatly on required operations, number and type of vehicles, vehicle speeds, local soil and weather conditions, and extent of site disturbance.

Construction of the RV Resort project would involve demolition, site preparation, grading, excavation, paving, and architectural coating activities using typical construction equipment. As previously discussed, the RV Resort project would be required to implement District Rule 226, Dust Control, which includes reducing vehicle speeds on unpaved roads to no more than 15 miles per hour and regular watering of disturbed areas as necessary to reduce fugitive dust emissions. Therefore, the construction emission estimates contained herein incorporate the implementation of these dust control measures. While emission estimates demonstrate that no emissions would exceed NSAQMD significance thresholds, the RV Resort project would include earthwork activities within 1,000 feet of a sensitive receptor (i.e. residential use). Therefore, in accordance with District Rule 226, recommended Mitigation Measure AQ 1 has been imposed.

Although construction and operation of the proposed project would not exceed NSAQMD significance thresholds, NSAQMD's standard mitigation measures for projects with Level B thresholds are imposed thereby minimizing project emissions to an acceptable level. Such conditions are considered appropriate to apply to the proposed project to promote maintenance of air quality in the region. The standard mitigations recommended by NSAQMD are consistent with goals of *State Implementation Plans* for the District.

AQ 1 – Mitigation Measures:
Prior to the issuance of grading permits, the project applicant shall include in the General Notes and/or Grading Plan, provisions for Dust Control, including the following conditions:

1. *The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.*
2. *All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.*
3. *All on-site vehicle traffic shall be limited to a speed of 15 miles per hour on unpaved roads.*
4. *All land clearing, grading, earthmoving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.*
5. *All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant may apply City-approved nontoxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.*
6. *All material transported off-site shall be either sufficient watered or securely covered to prevent public nuisance, and there must be a minimum of 6 inches of freeboard in the bed of the transport vehicle.*
7. *Paved streets adjacent to the project shall be swept or washed at the end of the day, or more frequently, if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud which may have resulted from activities at the project site.*

8. *Prior to final occupancy, the applicant shall re-establish ground cover on the site through seeding and watering in accordance with the City's grading ordinance.*

~~***AQ – 2 Mitigation Measure:***~~
~~*Restrictions on Generator Use – Portable generators used on-site shall be limited to the 15 glamping sites only and shall not exceed 10 horsepower. Prior to the issuance of a certificate of occupancy, the applicant shall include in the General Notes and/or Site Plan the location and contents of signage which would convey the prohibition of portable generators used at sites that provide full hook ups. Signage located on the site for this purpose shall include a phone number where visitors may call to report a violation of this restriction. The applicant shall provide the City with documentation, to the City's satisfaction, which demonstrates that the project would prohibit the use of portable generators at sites providing full hook ups during visitor check in and facility patrols, as applicable.*~~

AQ – 3 Mitigation Measure:
Vehicles used on-site shall not idle for greater than 5 minutes at any time or location. Prior to the issuance of certificate of occupancy for the project, the applicant shall include in the General Notes and/or Site Plan the location and contents of signage which convey the restriction of vehicle idling to no greater than 5 minutes at any time or location. Signage location on the site for this purpose shall include a phone number where visitors may call to report a violation of this restriction. The applicant shall provide the City with documentation, to the City's satisfaction, which demonstrates that the project would prohibit idling for greater than 5 minutes at any time or location.

The nearest sensitive receptors (i.e. residential uses) are located ±1000 feet to the north, west and south of the RV Park Resort property. Impacts of developing the RV Park Resort project site will result from initial construction and long-term operation of the RV Park Resort facility. Initial construction-related air pollutant emissions would originate from mobile and stationary sources including but not limited to construction equipment exhaust, dust resulting from earth-disturbance, painting, and asphalt and/or concrete paving.

Areas with high vehicle density, such as congested intersections and parking garages, which occur during Nevada County Fair events, have the potential to generate high localized concentrations of carbon monoxide, or CO hotspots, which can adversely affect sensitive receptors. It should also be stated that due to the RV Park Resort project's proximity to the Nevada County Fairgrounds, which provide recreation opportunities for RV Park Resort patrons during fair events, an increase in pedestrian traffic crossing McCourtney Road may occur, potentially resulting in increased idling emissions from existing vehicle traffic along McCourtney and Old Auburn Roads. However, when this circumstance occurs, it would not result in a substantial amount of additional vehicle emissions but would be generated by existing vehicle traffic along McCourtney and Auburn Roads and not vehicle traffic generated by the RV Park Resort project. Moreover, this occurrence would be most likely to occur during large events hosted by the Nevada County Fairgrounds and would not constitute regular conditions imposed by the RV Park Resort project.

In addition, no physical obstructions or roadway configurations exist on McCourtney and Old Auburn Roads, which may restrict the flow of resultant CO emissions, such as the freeway overpass or tunnel. Due to the RV Park Resort project not violating established emission thresholds or constituting land uses typically associated with toxic air pollution generation and

the absence of physical roadway features which may contribute to the generation of a CO hotspot, the RV Park Resort project would not result in the exposure of sensitive receptors to substantial pollutant concentrations.

Since operational emissions would be in accordance with accepted thresholds and construction-related emissions would be short-term, with implementation of NSAQMD's recommended mitigation measures, the proposed project's emissions are not anticipated to expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts are anticipated to remain less than significant with implementation of standard NSAQMD's mitigation measures for Level B projects as noted below. Therefore, this impact is considered less than significant.

d) The RV Park Resort includes odor generating uses such as a dog park, restrooms and showers, coin laundry, pool, hot tub and a BBQ area with outdoor kitchen facilities. Refuse collection stations (dumpsters) have the potential to create odors; however, the refuse enclosures would be emptied on a weekly basis and include lids to contain odors and spillage. The refuse enclosures are located at designated areas throughout the project site, and one sewer dump station would be located in the southern portion of the project site, near the southern site entrance. Access to the RV Park Resort site would be restricted to future patrons and employees; therefore, the garbage and sewer dump facilities would not be used by the general public.

Moreover, operation of the project would involve food preparation activities, smoke from firepits, sewage deposits from RV reservoirs, bathroom and laundry room use and garbage collection. Odors generated from food preparation activities, firepit smoke, RV dump station, bathroom and laundry room use and garbage collection would not likely result in a public nuisance occurrence as odors would be localized and would not be anticipated to be detected at the nearest existing residences north of the project site. Odors generated by these activities could be detected by future patrons of the RV Resort project; however, future patrons would not be considered long-term receptors as the RV Park Resort constitutes transient lodging. Additionally, the most potent odors potentially generated by the RV Park Resort project are sewage and garbage odors, which are limited due to the refuse locations within the site. For instance, the garbage collection dumpsters are located in the interior of the project site, spread out among the project site at each access. The sewage dump station would additionally be located near the southern entrance to the project site, ±800 feet from the closest receptor. Therefore, the RV Park Resort project would not constitute a land use that is typically associated with substantial odor generation and would not introduce new long-term odor receptors which may be exposed to existing odor sources. These potential impacts are less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

IV. BIOLOGICAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect state or federally protected wetlands. (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SETTING

The RV Park Resort and Annexation project area are located within sites that have been mostly developed. As an example, the RV Park Resort site is covered in gravel and has been used for both PG&E vehicle parking as well as parking for events at the adjacent Nevada County Fairgrounds. Previous annual grasslands that once dominated the subject parcel are now covered under gravel so very little vegetation remains within the RV Park Resort project site except for a few small patches of annual grasslands and an area dominated by ponderosa pine within the western/southwestern section of the project area. The southwestern section of the project area contains the NID canal and adjacent potential wetlands. The project areas are also adjacent to/nested within fragmented Mixed Conifer Forest habitat. Directly north, south and west of the project area contains road development as well as rural residential development containing large areas of wooded and grassland habitats. To

the east, commercial, industrial, and residential development occur closer towards the City of Grass Valley.

The RV Park Resort property is located at approximately 2,450 feet above Mean Sea Level (MSL). The parcel is relatively flat ranging between 2,425 in the western area adjacent to the NID canal to 2,465 along the southern border along Auburn Road. In general, the project site slopes towards the northwest within the far western section of the parcel and from the east to west within the eastern section of the parcel towards the center of the project where a swale area crosses the subject parcel from north to south. In general, the western section of the parcel contains gravel slopes slightly towards the east where the swale crossed the parcel. The Nevada County Fairgrounds is located to the west, CHP to the north and southeast are generally larger parcels that contain open space and rural residential development.

IMPACTS

a) No biological impacts will occur with the north-half of Annexation area 1 and Annexation areas 2 and 3 as no development is occurring.

A Biological Resources Inventory and Resource Management Plan was prepared by Greg Matuzak dated August 2019 for the project. As part of the Biological Resources Inventory, potential *California Department of Fish and Wildlife (CDFW)* and *United States Army Corps of Engineers* jurisdiction was assessed.

The purpose of the Biological Resource Inventory is to identify the location and extent of sensitive biological resources within the Project area, including special-status plant and wildlife species, and the presence of drainage/stream/wetland features that could potentially meet the Corps criteria as "Waters of the United States", including wetlands, pursuant to *Section 404 of the Clean Water Act* (CWA). In addition, the Biological Resources Inventory includes an assessment of streams within the project area that could be under the jurisdiction of the *California Department of Fish and Wildlife (CDFW) Code Section 1600 et. seq.*

In order to evaluate the project area for the presence of any sensitive biological resources, baseline information from databases and reporting for similar projects in the City of Grass Valley and Nevada County was collected and reviewed prior to conducting reconnaissance-level field biological surveys for the project area. The database searches, background research, and habitat level field surveys characterized the baseline conditions. Based on the baseline conditions, an assessment was implemented to determine if any special status plant or wildlife species have the potential to use the project area at any time during their life cycle. The baseline conditions also identified the presence of any sensitive habitat or communities and if they were previously identified in the project area.

According to the *Biological Resources Inventory* and *Resource Management Plan* potential impacts to sensitive species, streams, wetlands and trees were evaluated as follows:

Special status species were considered based on a current review of the *California Natural Diversity Data Base (CNDDB)* and database information provided by the *United States Fish and*

Wildlife Service for the project area. The database searches did reveal ten (10) species, including Scadden Flat checkerbloom, Pine Hill Flannelbush, Stebbins' morning-glory, brownish-beaked rush, chaparral sedge, dubious pea, coast horned lizard, foothill yellow-legged frog, Townsend's big-eared bat, and California black rail that have previously been identified within 3 miles of the project area. None of these species were observed during field surveys. In addition, there is no Designated Critical Habitat (DCH) for any plant or wildlife species protected by USFWS within 3 miles of the project area.

Given the disturbed site conditions and previous vegetation removal (placing gravel throughout most of the site) and the general lack of soil and habitat types for special-status plant species previously recorded within 3 miles of the project area, there is a very low potential for such species to occur within 3 miles of the project area. In addition, besides the potential for raptor and *Migratory Bird Treaty Act (MBTA)* protected species to nest within the forested habitat located within the western section of the project area, no other special status wildlife species have the potential to occur within or directly adjacent to the project site, including Townsend's big-eared bat, coast horned lizard, California black rail, and foothill yellow-legged frog. There is also not suitable aquatic habitat within the project area suitable for sensitive aquatic and amphibian species. Therefore, this potential impact is less than significant.

b-c) The project area does contain wetland vegetation immediately downslope of the NID canal located in the far western section of the project area. The NID canal is void of vegetation and thus does not contain any riparian or wetland vegetation. The area previously identified by *EcoSynthesis (2002)* as "probable wetlands possibly supported by leakage from the NID ditch" is still the area containing potential wetlands. A map is attached as **Attachments 2 & 3 –** *Wetland Map* showing the habitats as previously mapped by *EcoSynthesis (2002),* including the areas of potential wetlands within the western section of the project area. The wetland habitat within the NID canal loop is dominated by Himalayan blackberry and also contains soft rush and other graminoids. Large amounts of broom and other non-native annual grassland species area present within the potential wetland area and in higher numbers within the upland areas adjacent to the NID canal.

A previous estimate of the area containing the existing NID loop within the northwestern corner of the project area included a total of ±1.4 acres of the subject parcel. Within the ±1.4 acres the NID canal loop was estimated that the "probably wetland" is approximately ±0.5 acres of the area. In general, the NID canal loop area and potential wetlands mapping previously completed has not significantly changed over the last 15 years.

The RV Park Resort project area does not include any ponds or natural steams; however, the area adjacent to the NID canal contains potential wetlands that would most likely be identified as "waters of the U.S." by the U.S. Army Corps criteria for being jurisdictional wetlands and regulated under the *Clean Water Act (CWA).* The RV Park Resort project does not include disturbance or encroachment upon or impact to the potential wetlands within the northwestern corner of the project area. However, the proposed glamping campsites, which are located in the western section of the project area are located within ±100 feet of both the NID canal and the potential wetlands. Therefore, a *Resource Management Plan prepared by Greg Matuzak dated August 2019,* has also been developed for the glamping campsites, access, and restrooms within the 100-foot non-disturbance buffer upslope of an NID canal. The NID canal will be encased in an

underground pipe that could result in temporary impacts within the area that are considered potential wetlands. However, the following Mitigation Measure would reduce potential wetland impacts to a less than significant impact.

BIO – 1 Mitigation Measure:
Prior to the issuance of a grading permit, the applicant shall prepare an Aquatic Resources Delineation Report (mapping and reporting on existence of "waters of the U.S." including wetlands). If any " waters of the U.S.", including wetlands would be filled by the encasement of the NID canal, then Clean Water Act (CWA) permits would need to be obtained prior to filling any "waters of the U.S. including wetlands.

BIO – 2 Mitigation Measure:
Disturbance of areas within 100 feet of the NID canal shall include measures to minimize potential impacts to the NID canal and potential wetland vegetation adjacent to the NID canal. These measures are intended for inclusion into the proposed development within the non-disturbance buffers during and after construction to minimize direct and indirect impacts to water quality during and following construction. This will be accomplished by implementing the following during and following construction:

1. *Limit construction to periods of extended dry weather and the dry summer season.*
2. *Establishing the area around the active stream channel as Environmentally Sensitive Area (ESA) where those area will not be impacted by construction or thereafter.*
3. *No fill or dredge material will enter or be removed from the NID canal or wetlands during construction and thereafter.*
4. *Use appropriate machinery and equipment to limit disturbance in this area.*
5. *Placement of soil erosion control devices (such as wattles, hay bales, etc.) between the NID canal and the areas to be graded and developed to limit potential runoff and sedimentation into the NID canal and adjacent wetlands.*
6. *No dewatering of the NID canal will occur as part of the proposed construction or thereafter.*
7. *Implement the following Best Management Strategies during and following construction including but not limited to:*
   a. *Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Placing staging areas and other work areas outside of the 100-foot non-disturbance buffers within the northwest corner of the property.*
   b. *The contractor shall exercise reasonable precaution to protect the NID canal and wetlands as well as adjacent non-disturbance buffers from pollution with fuels, oils, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.*
   c. *No equipment for vehicle maintenance or refueling shall occur within the 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instructions on the label.*
   d. *Exposed bare soil along the NID canal embankment, linking the 100-foot non disturbance buffers to the NID canal and adjacent wetlands should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species that are known to invade wild lands, such as orchards grass, velvet grass, rose clover, winter and spring vetch, and wild oaks should not be used as they displace native species.*

e. *The applicant shall distribute copies of these mitigation measures and permit requirements to the contractors prior to grading and construction within the non-disturbance buffers. All contractors shall be completely familiar with the mitigation measures contained above and with the terms and conditions of all permits.*

d) Known migratory deer ranges outlined in the *Nevada County General Plan* were reviewed for deer migration corridors, critical range, and critical fawning areas. The project is not located in any know major deer corridors, known deer holding areas, or critical deer fawning area. Per the *Migratory Deer Ranges Nevada County General Plan Map*, the project area is located in an area of Potential Deer Winter Range. The field survey did not record any observations of deer. The project area does not contain any known major deer migration corridors, known deer holding areas, nor critical deer fawning areas.

There is a moderate potential for nesting raptors and other nesting migratory bird species protected under the *Migratory Bird Treaty Act (MBTA)* to occur within and adjacent to the project area. The project area represents potential habitat for bird species protected under the MBTA, such as tree nesting species (raptors) and ground nesting species like the spotted towhee and dark-eyed junco. However, active and inactive nests within and adjacent to the proposed areas to be developed were not identified during field surveys. If development within the project area is to occur during the nesting season for raptors and ground nesting MBTA protected birds, a pre-construction survey should be conducted. If development activities pose a risk to nest abandonment prior to the fledging of young from such nests, implementation of the below mitigation measure, would reduce these potential impacts to a less than significant impact.

BIO – 3 Mitigation Measure:
If construction or development activities occur during the nesting season (February 1-through August 30) a pre-construction nesting bird survey shall be completed by a qualified biologist, within 250 feet of any potential nesting migratory birds and raptors habitat. If nesting raptors or migratory birds are identified during surveys, active nests should be avoided, and a no disturbance or destruction area shall be established by a qualified biologist and kept in place until after the nesting season or a wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances. Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of avoidance, minimization, or additional conditions.

e) Based upon site specific surveys, the project area does not contain any landmark oak trees that will be removed or disturbed by the project nor does the project support landmark groves with a 33% canopy cover comprised of native oak and other hardwood species. There are a few native oak trees within the project site; however, only a single California black oak tree is close to the required ±36 inch or greater diameter at breast height to be protected as a mapped landmark tree. The single potential landmark oak tree will be protected as part of the project site planning as no development will occur within the dripline of the large oak tree located adjacent to the proposed bioretention area. Protective fencing shall be placed around the large oak tree during

construction to minimize encroachment into the dripline of the tree and thus limiting any potential to disturb the tree. No landmark groves were identified within or adjacent to the project area given the native vegetation is dominated by ponderosa pine and annual grasslands. Therefore, the development of the project area would have no impact on protected oak resources.

Prior to removing trees from the RV Park Resort property, the applicant shall be required to obtain a Timber Harvest Permit from CalFire and a Tree Permit in accordance with *Chapter 12.36 of the City Municipal Code*. The Tree Permit shall be approved by the City of Grass Valley Public Works Department prior to or concurrently with approval of improvement plans for the project. No tree removal or grading shall occur until such time a tree permit has been approved and/or any Biological Mitigation has been satisfied. Mitigation for the removal of trees shall be completed in accordance with *Chapter 12.36.085 of the City's Municipal Code*. Trees to be preserved on-site shall also be shown on the improvement plans and protective fencing shall be installed prior to any grading activities. The fencing shall be in accordance with *12.36.200 of the City's Municipal Code*. As a result of the City's tree permitting and tree protection requirements, these potential impacts are considered less than significant.

f) The property has been slated for urban development according to the *Nevada County General Plan and City of Grass Valley 2020 General Plan*. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur

V. CULTURAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

TRIBAL CULTURAL RESOURCES –

Would the project:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with

cultural value to a California Native American tribe, and that is:

d) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
e) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?	☐	☒	☐	☐

SETTING

According to the *Cultural Resources Inventory prepared by Sean Michael Jensen, M.A., dated July 2019,* disturbance to the ground surface is generally substantial throughout the Area of Potential Effect (APE) for both the RV Park Resort and Annexation areas. Examination of the Aerial (1947, 1998, 2005, 2009, 2010, & 2014) and quadrangle maps (1950, 1953, 1954, 1962, 1968, 1976, 1984, 1995, 2002, 2012, & 2015) for the APE provides a clear history of the property during the past seven decades. Both the USGS quadrangles and the aerial photos depict the Allison Ranch Canal proceeding though the northwestern corner of the present APE.

Historically, as far back as at least 1947, most of the RV Park Resort property has been open livestock pasture. Evidence of recent gravel placement on the property was observed, and evidence of a recent fire was observed within the furthest western portion of the APE. Additional disturbances to the property, and adjacent lands, include placement of both buried and overhead utilities, as well as road construction and ongoing maintenance. One of the utilities observed within the APE during both the present survey and the 2002 survey of the property is the Allison Ranch Canal. Consistent with the 2002 findings, the canal represents a contemporary, asphalt-lined domestic water supply feature. Regardless, the canal is owned by NID, is situated within an easement, and will not be impacted by the proposed development.

IMPACTS

a) Based upon specific findings of the Cultural Resources Survey and Cultural Inventory, no significant historical resources, or unique archeological resources are located within the APE. No impact will occur.

b) No evidence of prehistoric use or occupation was observed within the APE. The absence of such use or occupation might best be explained by more subtle habitation settings at nearby locales, as well as the significant degree of disturbance to which the entire property has been subjected. The project will not directly or indirectly destroy a unique archaeological resource or site. No impact will occur.

c-e) Existing records of the *North Central Information Center (NCIC)* document that all of the present APE had been subjected to previous architectural investigation, and that no prehistoric or historic-era sites had been documented within the APE. Further, no evidence of historic use or occupation was observed within the APE.

Consultation was undertaken with the *Native American Heritage Commission (NAHC)* regarding sacred land listings for the property. An information request letter was delivered to the NAHC on July 29, 2019. The NAHC responded with a letter dated June 25, 2019, indicating that a search of their Sacred Lands files returned negative results.

Consultation was also conducted with the *United Auburn Indian Community (UAIC)* in accordance with AB 52. Considering the fill on the property coupled with the findings of the Cultural Resources Inventory Survey prepared for the project, AB 52 Consultation was not initiated. However, additional ground disturbing activities associated with implementation of the proposed project could potentially disrupt, alter or eliminate as-yet undiscovered archaeological sites, potentially including Native American remains. However, the following mitigation measures recommended for Inadvertent Discoveries for both tribal cultural resources and human remains for the project would reduce potential impacts to a less than significant impact:

CUL 1 – Mitigation Measure:
Inadvertent Discoveries – If potential tribal cultural resources (TCRs), archaeological resources, or other cultural resources are encountered, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handing of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request materials not be permanently curated, unless requested by the Tribe.

If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur.

CUL 2 – Mitigation Measure:
Inadvertent Discoveries – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from

the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact by telephone within 24 hours, the Native American Heritage Commission in accordance with Section 5097.98 of the Public Resource Code.

VI. ENERGY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	☐	☐	☒	☐

SETTING

Electricity and natural gas are the two primary forms of energy used in the City of Grass Valley and are provided by *Pacific Gas and Electric (PG&E)*. Grass Valley has already implemented programs that have resulted in or will lead to benefits in the form of energy efficiency, renewable energy, and water efficiency.

Energy conservation standards for new residential and commercial buildings were originally adopted by the *California Energy Resources Conservation and Development Commission* in June 1977; have been updated periodically since and have been updated again last year (*Title 24, Part 6 of the California Code of Regulations*). In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

In July 2008, the *California Building Standards Commission* adopted the nation's first green building standards. The *California Green Building Standards Code* (Part II, Title 24) was adopted as part of the *California Building Standards Code (Title 24, California Code of Regulations*). Part 11 establishes voluntary standards on planning and design for sustainable site development, energy efficiency (in excess of California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

IMPACTS

a)&b) **A solar array has been added to the project at the southeastern corner of the site. The solar array will reduce the electricity demand for the project in accordance with Green Building Standards and the City's Energy Action Plan.** The RV project is subject to compliance with *Title 24* energy efficiency standards and *Green Building Codes* adopted by the City of Grass

Valley. Approved building plans will be in accordance with Title 24 and Green Building Standards for energy efficiency standards. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Due to the Green Building recycling and Title 24 energy provisions, these impacts are considered less than significant.

No development is proposed for the Annexation Project areas; however, any future development shall be in compliance with Title 24 energy efficiency standards and Green Building Codes. These impacts are considered less than significant.

VI. GEOLOGY AND SOILS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	☐	☐	☐	☒

SETTING

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south bank along the eastern portion of California. The terrain of Nevada County is distinctly characterized by two features of the Sierra Nevada. The western third of the county is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east. The area extending from the Yuba County line to just northeast of Grass Valley/Nevada City area is generally comprised of metavolcanic (Mesazoic Jura-Trias Metavolcanic) and granite (Mesazoic Granitic) formations.

Grass Valley is not within an Alquist-Priolo zone as defined in DMG Special Report 42 (DMG 1997). However, ground movement can be felt in Grass Valley from earthquakes at intermediate distances (i.e. the Truckee earthquake of 1968) and from distant earthquakes (i.e. Winters-Vacaville 1892 event).

IMPACTS

a) Based on the *California Geologic Survey Open File Report 96-08 (Probabilistic Seismic Hazard Assessment for the Sate of California*) the project lies within the Foothills Fault System which is known to have low seismicity and a low rate of recurrence. There is a 10% probability that the site will experience a horizontal ground acceleration of 0.1 g to 0.2 g in the next 50 years. According to the *"Fault Rupture Hazard Zones in California" (1997 edition of the California Geological Survey Special Publication 43")* which describes active faults and fault zone activity within 11,000 years, this site is not located within an Alquist-Priolo active fault zone.

   Liquefaction describes a phenomenon in which cyclic stresses produced by ground shaking induce excess pore water pressures in cohesionless soils. These soils may thereby acquire a high degree of mobility leading to damaging deformations. In general, this phenomenon only occur below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soil as excess pore water pressure. Liquefaction susceptibility under a given earthquake is related to the gradation and relative density characteristics of the soil, the in-situ stresses prior to ground motion, and the depth to water table, as well as other factors.

   Prior to developing within the project area, grading and building permits shall be obtained from the City's Community Development Department. Compliance with the project geotechnical report, grading and building codes will assure that potential impacts are less than significant.

b) Lincoln & Long, Engineers performed a field investigation on August 12, 2019. As per the recommendations, the subgrade preparation should be performed after the construction areas have been property cleared and stripped. Subgrade soil in areas to receive engineered fill, foundations, concreate slabs-on-grade or pavements should be scarified to a minimum depth of 12 inches; moisture conditioned to about 2 to 4 percent above the laboratory optimum value, and compacted to the recommendations. Prepared soil subgrades should be non-yielding when proof-rolled by fully loaded water truck or equipment of similar weight.

Subgrade preparation should extend a minimum of 5 feet beyond the outermost limits of the proposed building areas and any adjoining exterior flatwork. For exterior flatwork not connected to buildings and for pavement areas, subgrade preparation should extend at least 2 feet beyond the limits of exterior flatwork or pavements. After the subgrades have been prepared, the areas may be raised to design grades by placement of engineered fill.

Additionally, the laboratory test results suggest the moisture content of the surface and near-surface soil was slightly above the anticipated optimum moisture content of soil. However, in the spring and early summer it could be well above optimum moisture content of soil. Therefore, drying back of the soil should be anticipated to achieve proper compaction and stability. The grading contractor should be aware of the possibility of this requirement.

As noted in the Geotechnical Engineering Report prepared for the project, provided the recommendations of the Geotechnical Report are followed, the project will not result in substantial soil erosion or the loss of topsoil. These impacts are less than significant.

c) The risk of lateral spreading from landslides and liquefaction is low in Grass Valley. The site resides in a low seismic zone, and site geology consists of stiff/dense native soils and decomposing rocks. These impacts are considered less than significant.

d) According to the Geotechnical Report prepared by Lincoln and Long Engineers, the proposed buildings can be supported on continuous or isolated spread footings bearing in competent native soil or compacted fill. Reinforcement of all continuous footings with at least three #4 rebar 3 inches from the bottom of the footing is required. Reinforcement of any isolated footing should be reviewed and confirmed by the project structural engineer. If foundations are designed in accordance with the geotechnical recommendations, the project will not have impacts related to expansive soils. These impacts are considered less than significant.

e) The project will be connected to Nevada Irrigation District water lines and City of Grass Valley utilities for sewer. Therefore, this potential impact is not applicable. No impact will occur.

f) The project is not located on property that contains unique paleontological resources or site or unique geologic features. No impact will occur.

VII. GREENHOUSE GASES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of	☐	☐	☒	☐

greenhouse gases.

SETTING

The City of Grass Valley has not conducted a greenhouse gas emissions inventory or adopted a Climate Action Plan, performance standards, or a GHG efficiency metric.
However, the City has adopted an *Energy Action Plan* and the *Grass Valley 2020 General Plan* includes numerous goals, policies, and programs which, if implemented, will reduce Grass Valley's impacts on global climate change and reduce the threats associated with global climate change to the City. CEQA Guidelines Section 15064.4 provides direction to lead agencies in determining the significance of impacts from GHG emissions. Section 15064.4(a) calls on lead agencies to make a good faith effort, based upon available information, to describe, calculate or estimate the amount of GHG emissions resulting from a project. The lead agency has the discretion to determine, in the context of a particular project, how to quantify GHG emissions.

Greenhouse gasses (GHG) include gases that can affect the earth's surface temperature. The natural process through which heat is retained in the troposphere is called the greenhouse effect. The greenhouse effect traps heat in the troposphere through a process of absorbing different levels of radiation. GHG are effective in absorbing radiation which would otherwise escape back into space. Therefore, the greater the amount of radiation absorbed, the greater the warming potential of the atmosphere. GHG are created through a natural process and/or industrial processes. These gases include water vapor (H2O), carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs) and sulfur hexafluoride (SF6).

Since 2005, the California legislature adopted several bills, and the Governor signed several Executive Orders, in response to the impacts related to global warming. Assembly Bill 32 states global warming poses a serious threat to California and directs the Air Resources Board to develop and adopt regulations that reduce GHG emissions to 1990 levels by the year 2020. Senate Bill 97 requires an assessment of projects GHG emissions as part of the CEQA process. SB 97 also required the *Office of Planning and Research* to develop guidelines to analyze GHG emissions.

The NSAQMD has not adopted thresholds of significance for GHG emissions. Due to the nature of global climate change, it is not anticipated that a single project would have a substantial impact on global climate change. Although it is possible to estimate a project's emissions, it is not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

IMPACTS

a)&b) Calculating the Greenhouse Impacts on an individual project is difficult to qualify or quantify. The GHG emissions from the proposed project would not individually generate GHG emissions enough to measurably influence global climate change. However, ongoing occupancy and operation of the Grass Valley RV Resort would result in a net increase of CO2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. However, as a recreational use in proximity to services, vehicle miles traveled are anticipated to be reduced. According to the *CalEEMod* program results

enumerated in the Air Quality section of the Initial Study, the following quantified air quality impacts are anticipated with the proposed for the RV Park Resort project.

As noted, the Annexation project entails no development, therefore no greenhouse impacts are associated with the Annexation areas:

Table 2 – Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	20.65	75.6	25.15	70.2
Project Operational Impacts	62.76	11.29	20.05	92.56
Level A Thresholds				
NSAQMD- Significance Thresholds	<24 lbs/day	<24lbs/day	<79lbs/day	N/A
Level B Thresholds				
Maximum Project Emissions	24-136 lbs/day	24/136 lbs/day	79-136 lbs/day	N/A
Level C Thresholds				
Maximum Project Emissions	>136 lbs/day	>136 lbs/day	>136 lbs/day	N/A

As noted in the Air Quality Section of this Initial Study, the above impacts are within the acceptable level of impacts as viewed by the NSAQMD. In addition, the following project components and California Green Building Code requirements apply to the proposed recreational project:

- Projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
- Toilets and showers shall be low flow.
- All exterior lighting shall be high efficacy and be controlled by a manual on/off switch.
- All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
- The office/community center shall be constructed in accordance with Title 24 Energy Standards.
- No portable generators shall be used for the RV **project.** ~~sites with full hook-ups.~~
- All new woodburning devices shall be EPA-certified to the latest standards.
- As a transient recreational project, in proximity to services, reduced Vehicle Miles Traveled (VMT) are anticipated to be reduced than otherwise would have occurred.
- **Installation of solar panel array along the southeastern property line.**

The above CA Green Building Code requirements **and addition of a solar panel array along the southeastern property line** coupled with the analysis and conditions of approval in the Air Quality Section of this Initial Study, will assure that Greenhouse Gas impacts remain less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☒	☐

SETTING

Based upon a search of the *Nevada County's Environmental Health Department's* website, the proposed project site is not listed in any database of hazardous materials sites. Hazardous materials stored and used onsite and on surrounding properties would be associated with common construction and household chemicals used. However, these chemicals are purchased legally and do not constitute a health hazard.

The Grass Valley City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's closest fire

station is located on Sierra College Drive, which is staffed 24 hours a day. This station is located just over ±3 miles from the project site.

In the Grass Valley area, industrial and commercial facilities that use, store, or dispose of hazardous materials present the greatest potential hazards. A search of available environmental records conducted indicates that the project site is not listed as a hazardous materials site and no listed sites occur within an ASTM standard distance radius.

IMPACTS

a&b) The proposed project does not involve an activity that may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impact will occur.

c&d) The proposed project does not involve an activity that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The property is not listed on the City's Hazardous Waste Site or Nevada County's Contaminated Sites lists. In addition, staff conducted a record search on the *State's Geotracker, Envirostor and Department of Conservation websites* and found no evidence of abandoned mine or hazardous waste sites in the project vicinity. These potential impacts are less than significant.

e) The project site is located approximately 4 miles (as the crow flies) from the Nevada County Airport. As required by the Public Utilities Code, the Airport Land Use Commission adopted the *Nevada County Airport Land Use Compatibility Plan*. The compatibility plan's purpose is to promote compatibility between the airport and surrounding land uses with respect to height (e.g. height of structures), safety (e.g. number of persons per acre), and noise (e.g. noise sensitive land uses). According to the Nevada County Airport Land Use Compatibility Plan, the project site is located outside of the area of influence. This potential impact is less than significant.

f&g) The project will not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan. No impact will occur.

The Grass Valley region has a generally high potential for wildland fires of devasting intensity. This is due to the presence, particularly in less urban settings, of heavier timber, woodland and brush, the occurrence of steep slopes, dry weather conditions and human activity. Generally vegetative areas over 8% slope are considered as fire hazardous (*City of Grass Valley GP*).

Existing City standards for the development provide adequate access, fire flows, and other facilities to maintain an appropriate level of fire protection. Specifically, the project is required to comply with the *California Building Code* and *California Fire Code*. Based upon these standards, the project is not anticipated to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fire. This impact is less than significant.

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on or off site?	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? or,	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

SETTING

The project site is located within the Wolf Creek drainage basin in the Bear River Watershed. The Bear River Watershed covers an area of 300 square miles and is situated between two larger watersheds, the Yuba to the north and the American to the south. The Bear River watershed is a part of the larger Sacramento River Hydrologic Region, and the City also falls within the *Mountain Counties Hydrologic region overlay zone (DWR 2011).*

The South Fork of Wolf Creek and Little Wolf Creek drain the eastern and southern portion of the City and discharge into Wolf Creek in the central Grass Valley area. Wolf Creek tributaries located

within the City include French Ravine, Rhode Island Ravine, Slide Ravine, Murphy Hill, Matson Creek, South Fork Wolf Creek, Little Wolf Creek, Unnamed Ravine, Woodpecker Ravine and Olympia Creek.

The properties are located in Flood Zone X (Areas determined to be outside the 500-year flood plain) according to the *Flood Insurance Rate Map for the County of Nevada, Map No. 06057C0629E dated February 3, 2010.*

IMPACTS

a) As noted on the grading plans, a total of ±24,823 cubic yards are anticipated to be excavated with fill accounting for ±19,198 cubic yards resulting in an excess of ±5,625 cubic yards to be utilized for on-site landscaping. The proposed project will require a grading permit to be issued by the City of Grass Valley, Public Works Division pursuant to the City's Grading Ordinance. The City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. In addition, Section 402(p) of the Clean Water Act requires *National Pollutant Discharge Elimination System (NPDES)* storm water permitting to be approved by the *Regional Water Quality Control Board* for projects disturbing over 1 acre. The following standard mitigation measures requiring a grading permit and NPDES permit from the RWQCB will reduce potential impacts to a less than significant level:

HY/WQ 1 – Mitigation Measures:

1. *Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the City of Grass Valley Engineering Division.*
2. *Prior to the issuance of a grading permit, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.*

b) Treated water is available and will be provided by Nevada Irrigation District (NID). There is an 8-inch main water line within McCourtney Road and a 12-inch ductile iron water main within Old Auburn Road. Tie-in(s) to the water main are anticipated off of Old Auburn Road and will be coordinated with NID. Irrigation water will be provided by NID via the existing canal on the southwest portion of the property. A portion of the canal onsite is proposed to be encased prior to the construction of Phase 3 to avoid conflicts between development of the open ditch canal. NID modeling identified a total of 500 gpm from their existing system. Offsite upgrades to NID's water infrastructure is not financially feasible for the RV Park Resort project for fire suppression. Accordingly, the project is proposing to supplement fire flow via an approximate ±60 foot wide by ±180-foot-long pond area. The pond will be required to be deep enough to accommodate 1,500 gpm for a 2-hour duration in accordance with City of Grass Valley Fire Department standards. This impact is less than significant.

c) *Millennium Planning & Engineering* prepared a *preliminary drainage study dated December 2019*, to support design of the proposed drainage system. The project includes an office/community center, bathrooms, driveways, RV pads and sidewalks.

The project has been designed to comply with *City of Grass Valley Design Standards* for regulated projects. Runoff from impervious surfaces will be directed into multiple bioretention treatment systems and underground retention chambers that are sized to capture and treat the 24-hour storm throughout the site.

Drainage systems have been designed to convey 24-hour storm events and mitigate any potential runoff increases as outlined in the City of Grass Valley standards. The proposed project is not anticipated to require additional drainage improvements for the site beyond those outlined in the preliminary drainage study and shown on the project plans.

Drainage plans have been prepared in accordance with the City of Grass Valley engineering standards. The project is anticipated to eliminate any existing overland release drainage that is occurring presently on the project site, which may be beneficial when compared to the existing drainage patterns occurring. This impact is considered less than significant.

d) The developed portion of the property is not within an area of the 100-year flood plain according to FEMA Map panel number *06057C0629E* dated February 3, 2010.

The project will not expose people or structures to a significant risk of loss and is not subject to inundation by seiche, tsunami, or mudflow. No impact will occur.

e) The project will contribute additional storm water into the existing drainage improvements constructed on the project site. These improvements include drainage facilities located along the north westerly property line with curb and gutter improvements to be installed along the property frontages.

A preliminary drainage report has been prepared and the project has been designed to comply with the City of Grass Valley Design Standards for regulated projects (all projects that create and/or replace 5,000 square feet or more of impervious surface).

As noted above, the City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. In addition, Section 402(p) of the Clean Water Act requires National Pollutant Discharge Elimination System (NPDES) storm water permitting to be approved by the Regional Water Quality Control Board for projects disturbing over 1 acre as noted above. As a result, the project is not anticipated to degrade water quality. No impact will occur.

X. LAND USE AND PLANNING — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SETTING

The RV Park Resort ±20-acre project site is an office professional parcel surrounded by residential and commercial uses to the north, rural residential uses to the south and east. The Nevada County Fairgrounds and CHP are located to the west and north respectively.

The 25-acre annexation areas are developed with a mix of commercial and residential uses.

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) identifies the property and area as slated for Office Professional uses (OP). A Pre-zone of the properties by the City has not been undertaken.

To implement the Office Professional (OP) General Plan land use designation, A Pre-zone of Corporate Business Park (CBP) is proposed for the 20-acre RV Park property identified as part of Annexation Area 1. A Pre-zone of the properties is proposed to the Neighborhood Center (NC-Flex) Zone for approximately half of Annexation Area 1 and all of Annexation Areas 2 and 3. No development is proposed for these properties. The NC-Flex Zone designation is to promote the vitality of corridors and centers within different neighborhoods. The NC-Flex Zone allows medium/high density housing near mixed-use centers to help support the centers and the walkability of neighborhoods. The Zone also allows residential and commercial on ground floors and anticipates that frontages are likely to vary (between 0 feet and 12 feet) by specific area based on existing conditions.

IMPACTS

a) The project site is surrounded by urban development to the north and east consisting of CHP and professional offices. The Nevada County Fairgrounds is located to the west. Accordingly, the project site is developed on three sides. Although, not considered "infill" development per the CEQA Guidelines, the project is surrounded by existing development and will not physically divide an established community. This impact is considered less than significant.

b) Multiple 2020 General Plan policies, goals and objectives support mixed-use development, infill development and additional recreational opportunity/facilities in the City, including, but not limited to:

2-LUG – Promote infill development as an alternative to peripheral expansion where feasible.
3-LUO – Reduction in the amount of land necessary to accommodate future growth.
4-LUO – Reduction in environmental impacts associated with peripheral growth.
6-LUG – Promote a jobs/housing balance within the Grass Valley region in order to facilitate pleasant, convenient and enjoyable working conditions for residents, including opportunities for short home to work journeys.
9-LUG – Coordinate peripheral development with the County General Plan and appropriate entities currently providing services in the Planning Area.
25LUO – Optimization of service delivery and land use decision making.
26-LUO – Avoidance of land use and inter-jurisdictional conflict.

Development of the property will not divide an established community or conflict with any applicable land use plan, policy or regulation. The project is in accordance with the City's Corporate Business Park (CBP) and NG-3 Zoning designations. No impact will occur.

XI. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SETTING

The City of Grass Valley adopted a *General Plan Mineral Management Element (MME) on August 24, 1993*. The MME contains four resource areas defined as: MRZ – 1 though MRZ – 4. The designations are described as follows:

MRZ – 1: Areas where adequate information indicates that no significant mineral deposits are present.
MRZ – 2: Areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence.
MRZ – 3: Areas containing mineral deposits, the significance if which cannot be evaluated from available data.
MRZ – 4: Areas where available information is inadequate for assignment to any other MRZ zone.

IMPACTS

a)&b) The *General Plan Mineral Management Element* does show the site as being near an area

classified as having significant mineral deposits. The project properties are located near one of the two areas identified in the *Mineral Management Element (MME)* as being targeted for mining conservation. However, should mining activities be proposed in the area, the MME includes a policy statement that requires a proposed mine project to address potential impacts on the urban uses based upon the nature of the mining activities. According to the MME, the proposed project is not anticipated to result in the loss of availability of a known mineral resource or locally known minimal resource. No impact will occur.

XII. NOISE—	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or as applicable standards of other agencies?	☐	☒	☐	☐
b) Generate excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

SETTING

An *Environmental Noise & Vibration Assessment was prepared by Bollard Acoustical Consultants, Inc. (BAC, Inc.) dated December 20, 2019.* The purpose of the Noise & Vibration Assessment is to quantify the existing noise and vibration environments, identify potential noise and vibration impacts resulting from the project, identify appropriate mitigation measures, and provide a quantitative and qualitative analysis of impacts associated with the project. Specifically, impacts are identified if project-related activities would cause a substantial increase in ambient noise or vibration levels at existing noise-sensitive uses in the project vicinity. An impact would also be identified if project-generated noise or vibration levels would exceed appliable City of Grass Valley standards at existing noise-sensitive uses in the project vicinity.

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound that disrupts or interferes with normal human activities. Although exposure to high noise levels over an extended period has been demonstrated to cause hearing loss, the principal response to noise is annoyance.

Sound intensity is measured in decibels (dB) using a logarithmic scale. For example, a sound level of 0 dB is approximately the threshold of human hearing, while normal speech has a sound level of approximately 60 dB. Sound levels of approximately 120 dB become uncomfortable sounds.

Two composite noise descriptors are in common use today: Ldn and CNEL. The Ldn (Day-Night Average Level) is based upon the average hourly noise level over a 24-hour day, with a +10-decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.) noise values. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures. The CNEL (*Community Noise Equivalent Level*), like Ldn, is based upon the weighted average hourly noise over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hours. The CNEL was developed for the *California Airport Noise Regulations* and is normally applied to airport/aircraft noise assessments. The Ldn descriptor is a simplification of the CNEL concept, but the two will usually agree, for a given situation, within 1dB. Like the noise levels, these descriptors are also averaged and tend to disguise short-term variations in the noise environment. Because they presume increased evening or nighttime sensitivity, these descriptors are best applied as criteria for land uses where nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments.

Noise sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are generally considered to be sensitive to noise because intrusive noise can be disruptive to these activities.

The noise-sensitive land uses which would potentially be affected by the project consist of residential uses. Specifically, existing residential uses are located to the north, east and west of the project site. The Nevada County Fairgrounds and a California Highway Patrol facility are located to the west and east of the project site, respectively, which typically would not be considered noise-sensitive uses.

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, while vibration is usually associated with transmission through the ground or structures. As with noise, vibration consists of an amplitude and frequency. A person's response to vibration will depend on their individual sensitivity as well as the amplitude and frequency of the source. Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of velocity in inches per second peak particle velocity (IPS, PPV) or root-mean-square (VdB, RMS). Standards pertaining to perceptions as well as damage to structures have been developed for vibration in terms of peak particle velocity as well as RMS velocities.

As vibrations travel outward from the source, they excite the particles of rock and soil through which they pass and cause them to oscillate. Difference in subsurface geologic conditions and distance from the source of vibration will result in different vibration levels characterized by different frequencies and intensities. In all cases, vibration amplitudes will decrease with increasing distance. The maximum rate or velocity of particle movement, is the commonly accepted descriptor of the vibration "strength."

Human response to vibration is difficult to quantify. Vibration can be felt or heard well below the levels that produce any damage to structures. The duration of the event has the effect on human

response, as does frequency. Generally, as the duration and vibration frequency increases, the potential for adverse human response increases.

According to the *Transportation and Construction-induced Vibration Guidance Manual (Caltrans June 2004),* operation of construction equipment and construction techniques generate ground vibration. Traffic traveling on roadways can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. Ground vibration can also be a source of annoyance to individuals who live or work close to vibration-generating activities. However, traffic rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.

IMPACTS

a) During project construction, heavy equipment would be used for grading excavation, paving and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained.

Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point. The property lines of the nearest existing residential uses are located approximately 60 feet away from where the construction activities would occur on the project site.

Equipment used for the project and the dBA for each type of equipment includes:

Equipment Type	dBA at 50 feet
Backhoe	84 dBA
Excavator	81 dBA
Generator	81 dBA
Jackhammer	89 dBA
Paver	77 dBA
Pickup Truck	75 dBA
Pneumatic Tools	85 dBA

In accordance with the City's Municipal Code, construction activities will be temporary in nature and will occur between normal working hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and not at all on Sunday and legal holidays.

According to the State's General Plan Guidelines and City General Plan Noise Element, noises which are generally less than ±65 dB CNEL are acceptable for outdoor residential uses taking into account that any building impacted would be of normal conventional construction without any special noise insulation requirements. As noted, acceptable noise levels are determined using the Community *Noise Equivalent Level (CNEL)*.

Based upon the equipment noise levels, worst-case on-site project construction equipment noise levels at the property lines of the nearest existing residential uses located 40 feet away are expected to range from approximately 78 to 92 dB. Considering the distance to sensitive receptors and the type of equipment used for the project, it is anticipated that construction noise will intermittently exceed ±65 dB, during the working hours from 7:00 a.m. to 7:00 p.m. However, based upon the temporary and fluctuating nature of construction noise and the following mitigation measure, construction noise would be reduced to a less than significant level.

NOISE 1 – Mitigation Measures:

The following measures shall be incorporated into the project construction operations:

a. *Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur on Saturdays, Sundays or legal holidays.*
b. *All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working order.*
c. *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.*
d. *Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.*
e. *Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.*
f. *Project area and site access road speed limits shall be established and enforced during the construction period.*
g. *Construction hours, allowable workdays, and the contact information of the job superintendent shall be clearly posted at all project entrances. Should a noise complaint be received, the appropriate parties shall investigate and take appropriate action.*

With development of the project, traffic volumes on the local roadway network will increase. Those increases in daily traffic volumes will result in a corresponding increase in traffic noise levels at existing uses located along those roadways. The *FHWA Model* was used with traffic data in the form of ADT volumes obtained from the project traffic consultants *(KD Anderson & Associates)* to predict project traffic noise level increases relative to Exiting and Cumulative conditions.

Moreover, traffic data in the form of AM and PM peak hour movements for Existing and Existing Plus Project conditions in the project area roadway network were obtained from the project transportation impact analysis completed by *KD Anderson & Associates, Inc.* Average daily traffic (ADT) volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.

The primary on-site noise sources associated with the project have been identified as on-site vehicle circulation, RV/trailer air conditioning units, guest outdoor conversation and outdoor speakers (stereos) at RV and glamping sites, pool area activities, and noise levels generated at the dog park.

As a means of determining the noise levels due to on-site vehicle circulation at the proposed development, *Bollard Acoustical Consultants (BAC)* was utilized. BAC file data indicate that typical noise levels of passenger vehicle pass-bys are approximately 65 SEL dB (which is a rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period) at a distances of 50 feet. BAC file data also indicate that medium sized vehicles, such as recreational vehicles, are approximately 76 SEL dB at a distance of 50 feet.

The project is proposing to develop ~~150~~ **147** RV sites and 15 glamping sites. For the purposes of this analysis, it was conservatively assumed that half of all RV and glamping sites could empty and filled in any given "worst-case hour" of on-site vehicle circulation (75 RV sites, 8 glamping sites). It was further assumed that the project site would receive the highest amount of circulation during daytime hours (100% of worst-case hour), half as much circulation during evening hours (50% of worst case hour), and the fewest amount of circulation during nighttime hours (25% of worst-case hour). Based on these assumptions, the following worst-case hour of on-site vehicle pass-bys were conservatively applied in this analysis.

1. Daytime hours: 75 RV/trailer pass-bys, 8 glamping site vehicle pass-bys.
2. Evening hours: 37 RV/trailer pass-bys, 4 glamping site vehicle pass-bys.
3. Nighttime hours: 19 RV/trailer pass-bys, 2 glamping vehicle pass-bys.

Using the reference noise levels and assumptions provided above and assuming standard spherical spreading loss (-6 dB for doubling distance), on-site vehicle circulation noise exposure at the nearest existing residential uses was calculated and the results of those calculations are presented in **Table 3**. Based on the proposed on-site vehicle circulation route design, not all of the nearest existing residential uses to the project would receive the same amount of vehicle pass-by.

The results presented in **Table 3** take this information into consideration. As indicated in **Table 3**, noise levels from worst-case on-site vehicle circulation are predicted to satisfy applicable City of Grass Valley General Plan daytime, evening and nighttime noise level limits at the nearest residential uses. Further, worst-case on-site vehicle circulation noise exposure is predictable to be below measured ambient daytime and evening noise levels at the nearest existing residential uses.

Table 3 – Predicted On-site Truck Circulation Noise Levels at the Nearest Existing Residential Uses

		Predicted Noise Level, (dB)						Applicable County Noise Standards[3]					
		Daytime		Evening		Nighttime		Daytime		Evening		Nighttime	
APN[1]	Distance from Vehicle Lane (ft)[2]	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
007-400-007	95	53	60	50	60	47	60	61	75	58	77	53	69
007-400-006	95	53	60	50	60	47	60						
007-420-004	120	51	58	48	58	45	58						
007-420-003	120	48	58	45	58	42	58						
007-420-002	320	39	50	36	50	33	50	55	74	50	65	50	60
007-420-001	220	26	53	22	53	19	53						
007-360-008	215	26	53	23	53	19	53						
007-430-016	120	31	58	28	58	25	58	53	65	50	63	45	60

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from the center the nearest on-site vehicle circulation lane to the property lines of the nearest existing residential uses.
[3] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

Because project on-site vehicle circulation noise level exposure is predicted to satisfy the applicable City of Grass Valley General Plan noise level limits, and because noise levels from on-site vehicle circulation are not predicted to significant increase ambient nose levels at existing sensitive uses, this impact is less than significant.

Recreational Vehicle AC unit noise levels would occur as a result of the RV Park. The primary noise sources associated with recreational vehicles and/or trailers are the air conditioning units.

To quantify the noise levels generated from recreation vehicle air-conditioning units, BAC utilized reference noise level measurement data obtained from the Advanced RV Research Facility conducted noise level testing of four common high output (15,000 BTU) recreational vehicle air-conditioner units. The test results indicate that the measured noise levels of the four units ranged from 63 to 72 dBA at a distance of 4 feet in front of the unit. Based on the results from this research, a reference noise level of 68 dBA at a distance of 4 feet (median of range) was used in the prediction of project recreational vehicle air-conditioning equipment noise levels.

Using the air-conditioning unit reference noise level data, and assuming standard spherical spreading loss (-6dB per doubling of distance), data were projected from the nearest RV site to the property lines of the nearest existing residential uses. The results of those projections are summarized in **Table 4**:

Table 4 – Predicted Air-Conditioning Unit Noise Levels from Nearest RV Sites

APN[1]	Distance from Closest RV Parking Space (ft)[2]	Predicted Noise Level, (dB)[3]	Applicable County Noise Standards[4]					
			Daytime		Evening		Nighttime	
		L_{eq}/L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
007-400-007	85	41	61	75	58	77	53	69
007-400-006	110	39						
007-420-004	70	43	55	74	50	65	60	60
007-420-003	70	43						
007-420-002	275	31						
007-420-001	400	28						
007-360-008	475	27						
007-430-016	490	28	53	65	50	63	45	60

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from center of nearest RV site to the property lines of the nearest existing residential uses.
[3] Predicted recreational vehicle air-conditioning unit noise levels utilize a reference nose level of 68 dBA at 4 feet.
[4] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

The results presented in **Table 4** take into consideration the elevated positions of the recreational vehicle air-conditioning units (located on the roofs of vehicles). In addition, given the elevation of the project site and vicinity (approximately 2,500 feet) and associated climate (warm days with cool evenings), it is unlikely that recreational vehicle air-conditioning units would be in operation during nighttime hours (10:00 p.m. to 7:00 a.m.).

In addition to the prediction of recreational vehicle air-conditioning unit noise levels from the nearest RV site to the closest residential uses, the cumulative noise exposure from the closest five RV's operating their air-conditioning systems concurrently was estimated. In order to approximate the cumulative noise exposure from the operation of five air-conditioning units in simultaneous operation, distances were scaled from the effective noise center of the nearest five RV sites to the property lines of the nearest existing residential land uses. The results of that analysis are summarized in **Table 5:**

Table 5 – Predicted Cumulative Air-Conditioning Unit Noise Exposure from Nearest Sites

APN[1]	Distance from Noise Center of 5 Closest RV Parking Spaces (ft)[2]	Predicted Noise Level, (dB)[3]	Applicable County Noise Standards[4]					
			Daytime		Evening		Nighttime	
		L_{eq}/L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
007-400-007	90	48	61	75	58	77	53	69
007-400-006	160	43						
007-420-004	80	49	55	74	50	65	50	60
007-420-003	80	49						
007-420-002	270	38						
007-420-001	410	36						
007-360-008	490	33						
007-430-016	500	33	53	65	50	63	45	60

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from the effective noise center of the 5 nearest RV sites to the property lines of the nearest existing residential uses.
[3] Predicted cumulative recreational vehicle air-conditioning unit noise levels utilize a reference noise level of 78 dBA at a distance of 4 feet (5 units in simultaneous operation, based on a reference noise level of 1 unit of 68 dBA at 4 feet).
[4] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

As indicated in **Tables 4 and 5**, air-conditioning unit noise levels from RV sites at the nearest existing residential uses are predicted to satisfy the applicable City of Grass Valley General Plan daytime, evening, and nighttime noise level limits. Further, the noise exposure from the use of air-conditioning units at RV sites is predicted to be below measured ambient daytime, evening, and nighttime noise levels at the nearest existing residential land uses.

Because noise level exposure from the use of air-conditioning units at RV sites is predicted to satisfy the applicable City of Grass Valley General Plan noise level limits, and because air conditioning unit noise levels from the RV sites are not predicted to significantly increase ambient noise levels at existing sensitive uses, these impacts are less than significant. In order to quantify noise levels generated from outdoor guest conversation at RV and glamping sites, BAC utilized reference file data for persons speaking in normal voices (normal voice = 57dB per person at 3 feet). For the purposes of this analysis, it was conservatively assumed that four people would be occupying each RV or glamping site, and that 50% of the guests at each site would be conversing simultaneously. Using the reference noise level and assumption indicated above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), data was projected from the nearest RV or glamping site to the property lines of the nearest existing residential uses. The results of those projections are summarized in **Table 6**:

Table 6 – Predicted Guest Outdoor Conversation Noise Levels from Nearest RV or Glamping Site

APN[1]	Distance from Nearest Site (ft)[2]	Predicted Noise Level, (dB)		Applicable County Noise Standards[3]					
				Daytime		Evening		Nighttime	
		L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
007-400-007	90	28	36	61	75	58	77	53	69
007-400-006	135	24	32						
007-420-004	65	31	39	55	74	50	65	50	60
007-420-003	65	31	39						
007-420-002	200	21	29						
007-420-001	185	22	30						
007-360-008	185	22	30						
007-430-016	50	33	41	53	65	50	63	45	60

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from center of nearest RV or glamping site to the property lines of the nearest existing residential uses.
[3] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

In addition to the prediction of guest outdoor conversation noise levels from the nearest RV or glamping site to the closest residential uses, the cumulative noise exposure from the closest five RV or glamping sites conversing simultaneously was estimated. In order to approximate the cumulative noise exposure from five RV or glamping sites conversing simultaneously, distances were scaled from the effective noise center of those site to the property lines of the nearest existing residential uses. The results of that analysis are summarized in **Table 7:**

Table 7 – Predicted Cumulative Guest Outdoor Conversion Noise Exposure from Nearest 5 Sites

APN[1]	Distance from Noise Center of 5 Nearest Sites (ft)[2]	Predicted Noise Level, (dB)		Applicable County Noise Standards[3]					
				Daytime		Evening		Nighttime	
		L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
007-400-007	90	35	43	61	75	58	77	53	69
007-400-006	135	31	39						
007-420-004	65	38	46	55	74	50	65	50	60
007-420-003	65	38	46						
007-420-002	205	28	36						
007-420-001	165	29	37						
007-360-008	150	30	38						
007-430-016	80	36	44	53	65	50	63	45	60

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from effective noise center of nearest five RV or glamping sites to the property lines of the nearest existing residential uses.
[3] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

As indicated in **Tables 6 and 7**, outdoor conversation noise levels from RV and glamping sites at the nearest existing residential uses are predicted to satisfy the applicable City of Grass Valley General Plan daytime, evening, and nighttime noise levels limits. Further, outdoor conversation noise exposure from RV and glamping sites is predicted to be below measured ambient daytime, evening, and nighttime noise levels at the nearest existing residential uses.

Because outdoor conversation noise level exposure from RV and glamping sites is predicted to satisfy the applicable City of Grass Valley General Plan noise level limits, and because outdoor conversation noise levels from those sites are not predicted to significantly increase ambient noise levels at existing sensitive land uses, this impact is less than significant.

It is possible that guests may have outdoor speakers at their RV or glamping sites. The loudness of an outdoor speaker is highly dependent on variable that include quality of sound system, volume level, directionality, and distance to a receiver. In addition, noise is highly subjective, and is dependent on how it is perceived. Due to the variability of sound system configurations, it is difficult to quantify guest outdoor speaker nose with reasonable levels of precision.

Depending on the speaker volume and distance, it is possible that noise levels from the use of outdoor speakers at RV and glamping sites could result in an exceedance of the applicable City of Grass Valley noise level limits at the nearest existing residential uses. Further, it is possible that speaker noise levels from those areas could be above ambiance noise levels at those residential properties. As a result, this impact is considered to be potentially significant. However, the following mitigation measures would reduce this impact to a less than significant level.

NOISE 2 – Mitigation Measure:
The use of outdoor speakers/stereos/amplified music devices on the premises should be limited to daytime hours only (7:00 a.m. to 8:00 p.m.) and outdoor speakers/stereos/amplified music devices should not be audible at the property lines of the nearest residential dwelling.

NOISE 3 – Mitigation Measure:
Periodic checks shall be performed by facility management to ensure that outdoor speakers/stereos/amplified music devices are not auditable at the property lines of the nearest existing residential uses. In addition, any complaints from nearby residents regarding speaker noise shall be addressed immediately by facility management.

To quantify the noise generated by activities at the pool area, BAC utilized noise level data obtained from BAC field measurements of a swimming facility (Cameron Park Community Center on April 15, 2016). According to BAC measurement data, swimming pool activity average and maximum noise levels are approximately 58 dB Leq and 63 dB Lmax at a reference distance of 30 feet. According to BAC field notes, the measurements included lap swim activities and children playing. Using the reference noise levels indicated above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), data were projected from the proposed swimming pool area to the property lines of the nearest existing residential uses. The results of those projections are summarized in **Table 8:**

Table 8 – Predicted Swimming Pool Activity Noise Levels at the Nearest Existing Residential Uses

APN[1]	Distance from Pool Area (ft)[2]	Predicted Noise Level, (dB)[3]		Applicable County Noise Standards[4]			
				Daytime		Evening	
		L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
007-400-007	215	41	46	61	75	58	77
007-400-006	180	42	47				

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from swimming pool area to the property lines of the nearest existing residential uses.
[3] Predicted swimming pool activity noise levels are based on reference noise levels of 58 dB Leq and 63 dB Lmax at a distance of 30 feet.
[4] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

For the purposes of this noise analysis, it was reasonably assumed that project swimming pool area hours would be limited to daytime and evening hours (7:00 a.m. to 10:00 p.m.) and would not extend into the nighttime hours (10:00 p.m. to 7:00 a.m.).

Table 8 data indicates that noise levels from swimming pool area activities at the nearest existing residential uses are predicted to satisfy the applicable City of Grass Valley General Plan daytime and evening noise level limits. Further, pool area activity noise exposure is predicted to be below measured ambient daytime and evening noise levels at the nearest existing residential uses.

Because project swimming pool activity noise level exposure is predicted to satisfy the applicable City of Grass Valley General Plan noise limits and because noise levels from the swimming pool area are not predicted to significantly increase ambient noise levels at the existing sensitive land uses, this impact is less than significant.

To quantify noise levels associated with dog park activities, BAC utilized noise level data collected at existing dog parks (various sizes) and a boarding facility in the greater Sacramento area in recent years. According to BAC file data, dog park noise levels are approximately 50 dB Leq and 61 dB Lmax at a distance of 100 feet (including barking dogs). Using the reference noise levels indicated above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), data where projected from the proposed dog park to the property lines of the nearest existing residential uses. The results of those projections are summarized in **Table 9:**

It should be noted that the reference noise levels utilized in this analysis are representative of dog parks of various sizes and a boarding facility (ranging from 10-50 dogs). Based on the size of the proposed dog park, it is estimated that the park could accommodate a maximum of 10-15 dogs at any given time (depending on animal size). Thus, the predicted dog park noise levels presented in **Table 9** are conservative.

As indicated in **Table 9**, noise levels from the proposed dog park at the nearest residential uses are predicted to satisfy the applicable City of Grass Valley General Plan daytime, evening, and nighttime noise level limits. Further, dog park noise exposure is predicted to be below measured ambient daytime, evening, and nighttime noise levels at the nearest residential uses.

Table 9 – Predicted Dog Park Noise Levels at Nearest Residential Uses

APN[1]	Distance from Dog Park (ft)[2]	Predicted Noise Level, (dB)[3]		Applicable County Noise Standards[4]					
				Daytime		Evening		Nighttime	
		Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
007-420-003	300	40	51	55	74	50	65	50	60
007-420-002	260	42	53						
007-420-001	250	42	53						
007-360-008	240	42	53						
007-430-016	170	45	56	53	65	50	63	45	60

[1] Parcel boundaries are illustrated on Figure 1.
[2] Distances measured from proposed dog park to the property lines of the nearest existing residential uses.
[3] Predicted dog park noise levels utilize reference noise levels of 50 dB Leq and 61 dB Lmax at 100 feet.
[4] Applicable noise levels based upon measured ambient conditions from BAC ambient noise level surveys.
Source: Bollard Acoustical Consultants, Inc. (2019)

Because project dog park noise level exposure is predicted to satisfy the applicable City of Grass Valley General Plan noise level limits and because noise levels from the project dog park are not predicted to significantly increase ambient noise levels at exiting sensitive uses, this impact is less than significant. Although this impact is less than significant, the following recommendations are provided to reduce potential for adverse public reaction to noise generated by barking dogs at the proposed dog park:

1. Dog Park hours shall be limited to daytime and evening hours (7:00 a.m. to 10:00 p.m.).
2. Signs should be posted for dog owners to take action when their dog barks.
3. Dogs which are incessant barkers shall not be allowed at the park.

4. Any complaints from nearby residents regarding barking dogs shall be addressed immediately by facility management.

b) During construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction. The nearest existing sensitive uses are residential structures located approximately 60 feet from construction activities which would occur within the project site. **Table 10** includes the range of vibration levels for equipment commonly used in general construction projects at a distance of 25 feet. **Table 10** data also include predicted equipment vibration levels at the nearest exiting residences to the project site located approximately 60 feet away.

Table 10 – Vibration Source Levels for Construction Equipment and Predicted Levels at 60 feet

Equipment	Maximum PPV (inches/second)[1]	
	Maximum PPV at 25 Feet[2]	Predicted PPV at 60 Feet
Hoe ram	0.089	0.024
Large bulldozer	0.089	0.024
Caisson drilling	0.089	0.024
Loaded trucks	0.076	0.020
Jackhammer	0.035	0.009
Small bulldozer	0.003	0.001

[1] PPV = Peak Particle Velocity
[2] Reference vibration level obtained from the Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment Manual (2018).

As indicated in **Table 10**, vibration levels generated from on-site construction activities at the nearest exiting residences are predicted to be well below the strictest Caltrans thresholds for damage to residential structures of 0.30in/sec PPV. Therefore, on-site construction within the project area would not result in excessive ground borne vibration levels at nearby existing residential uses.

Because vibration levels due to the proposed project will satisfy the applicable Caltrans ground borne impact vibration criteria at the nearest existing residential uses, this impact is considered less than significant.

It is the experience of BAC that operations associated with RV park facilities do not typically have equipment that generates appreciable vibration. In addition, it is our understanding that the project does not propose on-site equipment that will produce appreciable vibration. Lastly, vibration levels from passenger vehicle and RV/trailer passbys are not expected to generate vibration amplitudes high enough to cause structural or cosmetic damage.

Because vibration levels due to and upon the proposed project are expected to be below the strictest Caltrans thresholds for damage to structures and thresholds for annoyance at sensitive receptors, this impact is less than significant.

c) As the crow files, the project is located approximately 4 miles from the City of Grass Valley Municipal Airport. Due to the distance from the Nevada County Airport, noise impacts associated with the airport are not significant. These impacts are considered less than significant.

XIII. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

SETTING

The land use designation for the project sites is Office Professional (OP) with an Office Professional Zoning designation according to the *Nevada County General Plan*. The *City of Grass Valley 2020 General Plan* also designates the property as Office Professional. To implement the OP designations, a pre-zone of the RV Park Resort property to the Corporate Business Park (CBP) is proposed.

With exception of extension of the sewer line from Brighton Road to the RV Park Resort property, the project is served by existing utilities including sewer, water, electric, gas and storm drainage.

IMPACTS

a) Sanitary sewer will be provided by City of Grass Valley upon annexation. The closest tie-in to the City's sewer system is approximately ±2,000 feet from the site, near the Brighton Street/McCourtney Road intersection. The sewer along this segment of roadway will be extended to serve the RV Park Resort. A pump station will be constructed on-site and a combination of force main/gravity will be installed from the project site to the City's sewer system.

The RV Park project with its transient occupancies of less than 30 days is not anticipated to cause unplanned population growth in the area, either directly or indirectly.

The extension of the sewer line allows properties along McCourtney Road to tie into City sewer facilities upon payment of sewer connection fees and tie-in connection. The extension of utilities typically may be considered growth inducing. However, in this case, the area is already developed with residential and commercial facilities. Redevelopment of the properties may occur, however, redevelopment is limited due to a lack of adequate water facilities for fire

suppression. Fire suppression for the RV Park is provided via on-site ponds. These potential impacts are considered less than significant.

b) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing or people elsewhere. This impact is less than significant.

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

SETTING

The proposed project area is within the City of Grass Valley and is served by the following public services:

Fire Protection: The City of Grass Valley Fire Department provides fire protection and emergency medical services within the City. The Ophir Hill Fire Protection District serves lands east of the City limits, and the Nevada County Consolidated Fire District (NCCFD) serves the area generally north, west, and south of the City limits. A NCCFD facility is located adjacent to the property at 11329 McCourtney Road.

The Fire Department is part of the tri-agency Joint Operating Agreement that includes the Nevada City Fire Department and NCCFD. The Fire Department has three locations: Fire Station #1 (474 Brighton Street), Fire Station #2 (213 Sierra College Drive), and administrative offices at City Hall (125 East Main Street). Equipment includes three front line engines, one reserve engine, one Office of Emergency Services (OES) engine, a ladder truck, one air support unit, and five staff vehicles.

Police Protection: The Department currently employs 27 FTE sworn members and 3 FTE civilian staff. Based upon Grass Valley's population of 13,041 the department's ratio of police officers per 1,000 residents is 2.1.

Schools: Throughout Grass Valley, the Grass Valley School District serves K-5 students and the Nevada Joint Union School District serves students in grades 9 – 12. In addition, through inter-district contracts (which can be retracted), 467 students from Grass Valley currently attend schools in other school districts.

Parks: The Grass Valley public parks and recreation system is comprised of approximately 108 acres of City Park lands, including seven developed parks (Dow Alexander, Elizabeth Daniels, Glenn Jones, Minnie, Memorial, DeVere Mautino, and Condon and one underdeveloped park Morgan Ranch) within the City limits.

IMPACTS

a) Comments received by the NCCFD note concerns with the City's ability to provide service to the area and equity of the Joint Operational Area (JOA) agreement with the City of Grass Valley. NCCFD opposes any annexation by a jurisdiction that has not identified a plan to enhance their capabilities to address the impact on already limited resources. NCCFD further opposes the loss of tax revenues, and the expectation that the impacted agency will continue to provide essential services to the project area.

   NCCFD also notes that as the tax share payments from Grass Valley City to NCCFD decrease over the ten-year period, the resources provided by the City of Grass Valley Fire Department needs to increase accordingly, which may require changes to the JOA agreement. As a further note, the current master tax share agreement between the City of Grass Valley and NCCFD was written before the NCCFD Special Tax of 2012 was passed by voters. The master tax share agreement needs to be modified to include the NCCFD Special Tax of 2012 and the District's Benefit Assessment.

   In response to the NCCFD comments, the City of Grass Valley Fire Department acknowledges that the JOA and tax sharing agreement may need to be updated to accommodate adequate fire service to the project area. Ultimately, a lack of fire service to the area is considered a significant impact on the environment requiring mitigation; however, prior to approval by the Local Agency Formation Commission (LAFCO) and annexation into the City, the applicant, in collaboration with City of Grass Valley Fire Department and NCCFD shall be required to formalize agreements to assure that adequate fire service is provided by the respective agency. Despite comments by NCCFD, the City of Grass Valley Fire Department acknowledges that the City has the capacity to service the project area. Procedurally, the City of Grass Valley Fire Department service is dependent upon ratification of fire service and tax agreements for the project area prior to LAFCO approval and annexation into the City limits. As a result, no additional mitigation is necessary, and this impact is considered less than significant.

The project is not anticipated to have substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; a need for new or physically altered governmental facilities; the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios; response times or other performance objectives for any of the public services.

The applicant will be required to pay the City's Development Impact Fees, including fees for police, fire, and transportation. The fees collected by the City are used to augment fire, police, parks and other public facilities. Accordingly, impacts to fire protection, police protection, schools, parks, or other public facilities are considered less than significant impacts.

XV. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might, have an adverse physical effect on the environment?	☐	☐	☒	☐

SETTING

The City owns and maintains eight park/recreation facilities. These include three parks currently classified as "community parks": Condon Park, Mautino Park, and Memorial Park. One of the eight parks, Morgan Ranch, is still undeveloped. In addition, the City contracts with Nevada County Historical Society to operate the Pelton Wheel Mining Museum/Glen Jones Park. An inventory of City owned/operated parks and recreation facilities include: Memorial Park, 8.4 acres; Condon Park, 80 acres; Pelton Wheel Mining Museum/Glen Jones Park, 1.7 acres; Brighton Street Park (Minnie Street), 1.6 acres; Elizabeth Daniels Park, 0.3 acres; Dow Alexander Park, 0.5 acres; Morgan Ranch Park, 4.08 acres; and Mautino Park, 12.5 acres.

Additional park/recreational facilities within the City of Grass Valley but owned and maintained by entities other than the City are: Nevada County Country Club, 58 acres; Sierra College fields, 7.95 acres; Hennessy School, 3 acres.

The City's Quimby Act park ratio is five acres per 1,000 residents. The City has a park/population ratio of thirteen acres per 1,000 persons.

IMPACTS

a)&b) The RV Park Resort provides an additional recreational facility in the City of Grass Valley thereby contributing to existing recreational facilities.

No development is proposed with the Annexation areas along McCourtney and Old Auburn Roads.

At full occupancy, the RV Park Resort could generate an estimated ±400 transient persons; however, it would be rare that full occupancy would occur throughout the year. Typically, visitors to the RV Park Resort utilize existing active and passive recreational facilities in the Grass Valley region; however, the park to population ration of five acres per 1,000 persons is maintained even at full capacity of the RV Park Resort.

The project is not anticipated to increase the use of existing neighborhood and regional parks, recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. On-site recreational amenities are provided for the tenants of the RV Park Resort. The RV Park Resort and Annexation Project will not generate the need for additional park facilities. These impacts are considered less than significant.

XVI. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

SETTING

As of July 1, 2020, Senate Bill 743 went into effect. SB 743 is now the appropriate metric for assessing transportation impacts in accordance with CEQA. SB 743 was codified in *Public Resources Code Section 21099* and required changes to the CEQA Guidelines. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. To that end, the *Office of Planning and Research (OPR)* proposed, and the *California*

Natural Resource Agency certified and adopted, changes in the CEQA Guidelines that identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts.

Consequently, the past practice of automobile delay, as measured by "Level of Service" and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA. However, Level of Service (LOS) is evaluated for General Plan consistency and the imposition of Traffic Impact Fees to fund the City's Capital Improvement Plan.

The Grass Valley RV Resort provides space and supporting amenities for visitors to Nevada County who travel using recreational vehicles. The project is located at the corner of McCourtney Road and Old Auburn Road near the Nevada County Fairgrounds and CHP Office. As presented, the project proposes ~~150~~ **147** RV spaces and 15 "glamping" camping spaces, together with supporting facilities for guests such as restrooms, showers, etc.

The project will have access to Old Auburn Road at a location roughly ±500 feet south of the McCourtney Road intersection, and gated emergency access is located ±600 feet further south along McCourtney Road. No vehicle access to McCourtney Road is proposed, but a pedestrian access to McCourtney Road will be developed in the area of McCourtney Road/Old Auburn Road intersection.

A Traffic Impact Analysis has been prepared by KD Anderson and Associates, Inc. dated December 24, 2019, for the RV Park Resort. The objective of the Traffic Impact Analysis is to provide technical analysis to support the project's environmental review under the California Environment Quality Act (CEQA) by identifying those roads and street intersections that may be impacted by development and suggesting strategies for mitigating the impacts of the project.

The TIA study addresses traffic conditions on the state highways and Nevada County roads that will be used to access the site. The limits of the study area were identified through discussions with Nevada County Public Works staff and City of Grass Valley staff based on their knowledge of the area and initial consideration of the amount and nature of project traffic. The facilities included in the analysis include the following study area roadways:

State Route 20 (SR 20). SR 20 is a principal arterial south that provided east-west access through the Sierra foothills in general and Nevada County in particular. SR 20 provides the primary access to Grass Valley/Nevada City area to the west. In the immediate area of the project SR 20 transitions from a two-lane conventional highway to a four-lane conventional highway (east) as it approaches its southern junction with State Route 49. The posted speed limit is 55 mph west of Rough & Ready Highway and 65 mph east of Rough & Ready highway.

State Route 49 (SR 49). SR 49 is a principal arterial south that transverses the Sierra Nevada foothills from Mariposa County to Sierra County. SR 49 links the Grass Valley area with Auburn and the Sacramento region to the south. In the area of the project SR 49 is four-lane controlled access freeway, with access limited to interchanges.

The most recent traffic volume counts indicated that SR 49 carried 26,800 AADT south of SR 20 and 31,900 AADT north of SR 20 to Nevada City. Trucks comprise 4% of the daily traffic on SR 49.

McCourtney Road. McCourtney Road is a major collector road that extends south from Grass Valley for about 12 miles into the area west of SR 49. McCourtney Road ends at Lime Kiln Road, and from that point access to SR 49 is available in the area of Lake of the Pines via Wolf Road. In the immediate vicinity of the project McCourtney Road is a two-lane road west of the Old Auburn Road intersection. The roadway widens east of Old Auburn Road, and a continuous Two-Way Left-Turn land is available to the Brighton Street intersection. The posted speed limit is 40 mph west of Old Auburn Road and 35 mph east of Old Auburn Road. Parking is prohibited along McCourtney Road. New traffic counts conducted for this analysis revealed daily traffic volumes of 6,617 vehicles per day (vpd) west of South Auburn Street on a weekday and 6,601 on a Saturday (09/21/2019).

Old Auburn Road. Old Auburn Road is a two-lane north-south Minor Collector road that extends for roughly 5 miles from McCourtney Road to an intersection on SR 49. The speed limit on Old Auburn Road is posted at 40 mph in this area. New traffic counts conducted for the TIA revealed 1,543 vpd south of McCourtney Road on a weekday and 2,327 on a Saturday.

Study Area Intersections – The quality of traffic is often governed by the operation of major intersections. For the RV Park Resort project, seven intersections in the area were evaluated including:

McCourtney Road/Old Auburn Road intersection is a "tee" intersection controlled by a stop sign on the Old Auburn Road approach. All approaches have a single through lane and a separate westbound left turn lane exists on McCourtney Road. A crosswalk is striped across the west McCourtney Road leg of the intersection.

McCourtney Road/Brighton Road Street intersection is located just inside the City of Grass Valley limits. The intersection is a "tee" controlled by a stop sign on the southbound Brighton Street approach. Auxiliary lanes are provided on each approach. The Brighton Street approach has separate left turn and right turn lanes. The westbound McCourtney Road approach has a separate right turn lane. The eastbound approach has a left turn lane, and the lane continues beyond the intersection as a "merge" lane for left turns from Brighton Street. A crosswalk is stiped across the Brighton Street leg.

McCourtney Road/Mill Street/Freeman Lane/Allison Ranch Road intersection is controlled by an all-way stop. The eastbound McCourtney Road approach has a separate left turn lane and a combined through right turn lane. The Freeman Lane approach has a combined through left turn lane and a separate right turn lane. The southbound Mill Street approach has a combined through left turn lane and a separate right turn lane. The Allison Ranch Road approach has a single lane. A crosswalk is striped across Freeman Lane.

Mill Street/SC 49 Westbound Ramps intersection is a "tee" controlled by an all-way stop. Separate left turn lanes are provided on the off-ramp and on the northbound Mill Street approach. A crosswalk is stiped across the northern Mill Street leg.

SR 20/SR 49 Southbound Ramps intersection is controlled by a traffic signal. The eastbound SR 20 approach has two travel lanes and a separate right turn lane that passes outside of the traffic signal

control. The off-ramp has a separate left turn and right turn lanes, and traffic using the right turn lane proceeds outside of the traffic signal's control. A crosswalk is striped across the off-ramp.

SR 20/49 Northbound Ramps intersection is only about 300 feet from the SB ramps. The three-lane eastbound approach is stiped as two left turn lanes and a right turn lane. The westbound approach has two through lanes and a right turn lane. The two-lane off ramp is striped as a left turn lane and a combined left-thru-right turn lane. The two-lane off -ramp is striped as a left turn lane and a combined left-thru-right turn lane. A crosswalk is stiped across the north leg of the intersection.

Nevada County's public transit system includes a fixed-route bus service provided by Gold Country Stage transit service. One route, Penn Valley Routh 3 provides service to the area of the fairgrounds. This route follows Brighton Street to its intersection with McCourtney Road about ¼ mile from the project. This route connects to the downtown Grass Valley transit center and the Opine Creek retail center. This service runs Monday-Friday at approximately two-hour headways and makes four runs on Saturday.

Dial-a-ride is available in the County and provides service to the elderly, handicapped and disabled riders on a demand service. *Gold Country Lift* transports elderly, handicapped and disabled riders to shopping and medical appointments.

The Nevada County Active Transportation Plan, 2019, describes current and planned facilities for bicycling and walking. A class III Bicycle Route exists on McCourtney Road from Old Auburn Road easterly to Brighton Street. Sidewalks exist along McCourtney Road from the fairgrounds eastly to the SR 20 eastbound ramps. The Active Transportation plan notes that Class II bike lanes are planned on McCourtney Road, Old Auburn Road and Brighton Street. Locally crosswalks are marked across McCourtney Road at Old Auburn Road and at the eastern Fairgrounds entrance.

IMPACTS

a) Intersection Level of Service (LOS) Analysis has been employed to provide a basis for describing existing traffic conditions and for evaluating project related impacts. Level of Service measures the quality of traffic flow and is represented by letter designations from "A" to "F", with a grade of "A" referring to the best conditions, and "F" representing the worst conditions.

   Nevada County, City of Grass Valley and Caltrans adopt minimum Level of Service standards for their facilities. Nevada County, City of Grass Valley and Caltrans identify LOS "D" as an acceptable Level of Service. LOS D is defined as "significant congestion of critical approaches, but intersection is functional. Cars are required to wait through more than one cycling during short peaks. No long queues formed."

   Intersection Level of Service analysis makes use of methodologies contained in the Highway Capacity Manuel 6th Edition, and the methodologies were implemented using *SYNCHRO* software. These methodologies based the evaluation of signaled intersections on the average length of overall vehicle delays and consider factors such as traffic volume, intersection timing and lane geometry and the evaluation of intersections where vehicles are required to yield the right of way. The movement experiencing the longest delays is judged to be the "worst case" and is used for

determining significance. This is typically the average delay experienced by motorists waiting onto the main street.

SimTraffic simulation was conducted to evaluate the operation of the closely spaced intersections on the SR 49/SR 20 interchange. It is important to note the simulation process injects a degree of "randomness" into the delay calculations as it accounts of driver characteristics and traffic patterns. Thus, very small volume changes can result in increases or decreases in the delay at an individual location.

From a General Plan perspective, based upon the trip generation rates identified in the *10th Edition of the Institute of Transportation Engineers (ITE)* transportation generation rates manual, trip generation rates have an average of 2.70 trips per day, 0.21 trips in the a.m. peak hour and 0.27 trips in the p.m. peak hour. Accordingly, The RV Resort project is projected to generate: 446 total daily trips, 35 a.m. peak hour trips, and 45 p.m. peak hour trips as shown in **Table 11**.

Table 11 - TRIP GENERATION FORECASTS

Description	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In%	Out%	Total	In%	Out%	Total
RV Park/Campground	Space	2.70	36%	64%	0.21	65%	35%	0.27
Grass Valley RV Resort	165	446	13	22	35	29	16	45

The above p.m. peak trips are below the threshold of 63 p.m. peak hour trips that require a traffic study by the City of Grass Valley. Nonetheless, the applicant had a Traffic Impact Analysis prepared by *KD Anderson & Associates, Inc. dated December 24, 2021*. The Traffic Impact Analysis evaluated a former proposal of 137 RV and 15 glamping spaces. Given the conclusions of the Traffic Impact Analysis with respect to the revised project of ~~150~~ **147** RV spaces and 15 glamping spaces, the City of Grass Valley Community Development Department did not require an update to the Traffic Impact Analysis as the conclusions reached will be virtually the same for the revised ~~150~~ **147** RV space/15 glamping sites project. Further, considering the land uses of Office Professional were considered in the City's General Plan, the project sites were included in the traffic analysis provided by the City's General Plan and General Plan EIR. As such, these vehicle trips have been anticipated in the cumulative impact totals of the General Plan buildout and accounted for in the Levels of Service analysis on the City's roadway system.

Construction Traffic Impacts of the proposed improvements associated with the project would result in construction traffic by automobiles and trucks, although the exact nature of that traffic will vary depending on the type of construction that occurs. Construction traffic would be added to McCourtney Road and Old Auburn Road and to the balance of the project area circulation system. It is reasonable to expect that construction trucks turning onto public streets could expect delays if those trips occurred during peak traffic hours. Ideally, construction truck traffic should be instructed to avoid peak hours. The project's construction truck traffic will also contribute to the overall long term cumulative impact to the structural section on adjoining streets. While the road area in relatively good condition today, the project proponents should be responsible for monitoring pavement conditions at the construction access before and after the project is implemented and for returning the roadway to its "pre-project" condition.

Table 12 summarizes current weekday p.m. peak hour Levels of Service at the study area intersections. As indicated, with one exception all locations operate with Level of Service that fall within the minimum LOS D threshold and are considered adequate in accordance with the Nevada County, City of Grass Valley and Caltrans standards. The exception is McCourtney Road/SR 20 Eastbound ramps intersection where the delays experienced by motorists waiting to turn onto McCourtney Road are indicative of LOS F. To a degree the HCM LOS calculation may overstate the length of delays at this location. Because there are two eastbound lanes beyond the intersection, some motorists turn left into the inside through lane while other eastbound traffic is proceeding, thus reducing the length of delay. However, this analysis conservatively assumes that turning traffic will wait for a gap in eastbound traffic before proceeding.

Table 12 – Existing Peak Hour Levels of Service at Intersections

Location	Control	AM Peak Hour		PM Peak Hour		Meets Traffic Signal Warrants?
		LOS	Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	
McCourtney Rd / Old Auburn Rd Average Delay Northbound approach	NB Stop	 (A) B	 (1.7) 11.9	 (A) B	 (2.2) 10.1	No
McCourtney Rd / Brighton St Average delay Southbound approach	SB Stop	(A) C	(6.3) 24.2	(A) C	(3.9) 16.8	No
McCourtney Rd / SR 20 EB ramps Average Delay Southbound approach	SB Stop	(B) F	(13.9) 106.3	(A) F	(8.7) 70.3	No
McCourtney Rd / Mill St / Allison Ranch Rd	All-Way Stop	C	15.7	C	22.0	Yes-PM
Mill St / SR 20 WB ramps	All-Way Stop	B	13.9	C	17.6	Yes-PM
SR 20 / SR 49 / Southbound ramps	Signal	B	20	C	17	n.a.
SR 20 / SR 49 Northbound ramps	Signal	B	20	C	25	
BOLD values exceed the minimum LOS D standard						

The impacts of operating the project have been identified by superimposing project traffic onto Year 2019 backward conditions resulting in intersections Levels of Service (LOS) 95th percentile queues where than calculated and signal warrants were assessed, and this information was used as the basis for evaluating potential project impacts.

As indicated the addition of the project traffic does not change the Level of Service at any intersection, and the minimum LOS D standard will continue to be met at all locations except the McCourtney Road/SR 20 Eastbound ramps intersection which will continue to operate at LOS F.

The significance of the project's impact has been considered based on City of Grass Valley traffic study guidelines. The City's guidelines lack a specific incremental measure for change that can be applied when background conditions already exceed the minimum LOS D standard. Thus, any additional traffic at an intersection with a deficient LOS is a significant impact. Projected traffic volumes do not reach the level that satisfies peak hour traffic signal warrants. A roundabout is included in the City CIP/fee program, but the Level of Service could be improved by restriping eastbound McCourtney Road beyond the intersection to provide a receiving lane for left turning traffic. Alternatively, simply restriping the east leg of the intersection to create a formal receiving – merge lane for left turns from the ramp would yield LOS C on that approach.

According to comments by Caltrans dated December 14, 2020, "After reviewing the Traffic Impact Analysis (TIA) report, it was concluded there are existing and future concerns at SR 20 EB ramps and McCourtney Road. This TIA was specifically focused on the Peak Hour analysis of the study intersections. A 12+ hour count analysis would have provided the opportunity to explore a range of near-term alternatives. The Grass Valley RV Resort, by itself, is not expected to have significant transportation impact but it will add to the delay already experienced at the SR 20 EB Ramp at McCourtney Road. We support this project's fair-share contribution towards City of Grass Valley's impacts fees for future improvements at this location. The City's proposed roundabout will require a full transportation study which will include an ICE evaluation. Until the funding for such project is secured, Nevada County and City of Grass Valley, in coordination with Caltrans, will need to explore near-term improvements to minimize potential queuing of the EB ramp onto mainline SR 20."

To mitigate this impact, the project proponents will contribute to the cost of improving the intersection by paying the applicable City of Grass Valley impact fee. The City impact fee and Regional transportation impact fee for the project is $78,000. A payment of impact fees is appropriate for this type of project as they are paying their proportionate share in accordance with the *Nolan/Dolan* case law doctrine.

The project would not generate the need for intersection or roadway improvements above and beyond those identified in the adopted *Grass Valley Traffic Impact Fee* and *Capital Improvement Plan (CIP)* programs. No additional mitigation measures are necessary at the intersections noted above as a result of the traffic generated by RV Park Resort and Annexation project. This impact is less than significant.

b) CEQA Section 15064.3 establishes a Vehicle Miles Traveled (VMT) threshold for land use projects. Section 15064.3 notes that generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact according to the *CEQA Guidelines*. Moreover, projects that decrease vehicle miles traveled in the project area compared to existing conditions should also be presumed to have a less than significant transportation impact.

The geographic distribution of vehicle trips associated with travel to and from the site would typically follow routes used by visitors to reach Nevada County's visitor attractions, shopping, or to reach regional transportation facilities. As noted in the VMT discussion, the trips associated with the project could have destinations through the Nevada County area, including locations as close as the immediate downtown Grass Valley and as distant as rural recreational areas.

As noted, CEQA requirements have changed assessment of traffic impacts from a LOS based roadway capacity analysis to assessment of a projects contribution to total Vehicle Miles Traveled (VMT). Many jurisdictions, including *Nevada County Transportation Commission (NCTC)* have adopted VMT to satisfy the January 2020 requirements of SB 743. Much of that work has addressed the VMT characteristics of residential development and of employment centers as the primary generators of new VMT, while retail and service uses are assumed to simply capture the trips caused by residential/employment uses.

For this analysis the average daily Vehicle Miles Traveled (VMT) associated with the project has been estimated on the project's trip generation characteristics, the project trip distribution and the average distance to typical destinations with that distribution. As shown the project may generate 446 daily trips. Those trips will be spread throughout the Grass Valley/Nevada City area as guests visit local attractions, but other trips to regional destinations or to the visitor's primary residence will also be made.

Applying these parameters yields an annual total of 6,058 daily vehicle miles of travel as outlined in **Table 13.**

TABLE 13 - PROJECT VEHICLE MILES TRAVELED

Direction	% Distribution	Typical Destination	Distance	Daily Trips	Vehicle Miles
SR 20 West of Grass Valley	15%	Penn Valley/Yuba City/Marysville	24	66	1,608
SR 49/SR 20 north of South SR 20 Junction	25%	Nevada City, Bullards Bar Reservoir, etc.	12	112	1,344
SR 49 south of SR 20	15%	Auburn	29	67	1,943
Empire Street east of SR 49	10%	Empire Mine State Park	2	45	90
Brighton Street north of McCourtney Road	5%	Downtown Grass Valley	2	22	44
Mill Street north of SR 20 ramps	10%	Downtown Grass Valley	2	45	90
Freeman Lane east of Mill Street	5%	Pine Creek Center	2	22	44
Old Auburn Road south of McCourtney Road	10%	Combie Road/LOP	15	45	675
McCourtney Road west of Old Auburn Road	5%	Rural Nevada County	10	22	220
Total:	**100%**			**446**	**6,058**

On a regional basis it is reasonable to assume that the project guest would have elected to visit Nevada County regardless of the presence of the Grass Valley RV Resort Project. Thus, the trips to and from the project represent diversion of travel that would otherwise be made to other existing RV parks. By providing another facility that is central to the Grass Valley/Nevada City area the project would allow visitors to stay closer to the communities' attractions. Thus, development of the project is likely to incrementally reduce regional VMT.

Applying these parameters yields an annual total of 6,058 daily vehicle miles of travel. The project site is located in proximity to existing transit stops. Specifically, there are two transit stops located along Brighton Street and McCourtney Road in the project vicinity. The project is therefore consistent with CEQA Section 15064.3 for Vehicle Miles Traveled.

Additionally, from CEQA perspective, VMT can be measured in a variety of ways depending on whether the intent is to capture the amount of vehicle travel generated by a project (i.e. number of vehicle trips multiped by their corresponding trip lengths) or a project's effect on VMT within a defined study area. Project effect information is more meaningful for VMT analysis because land use projects and land use plans often influence the vehicle travel associated with neighboring land uses. VMT is a preferred metric for environmental effects because it captures

how a project influences the environment related to fuel consumption and emissions while also serving as an indicator of potential impacts to pedestrians, bicyclists, transit riders, and travel safety.

The *OPR Technical Advisory on Evaluating Transportation Impacts in CEQA* recognizes that areas outside of metropolitan planning areas, especially rural counties, have fewer options for reducing VMT. Analysis of projects can be undertaken using a screening process. If a project meets any of the following criteria, it may be presumed to cause a less than significant VMT impact without further study:

- The project generates less than 630 VMT per day and is consistent with the general plan.
- The project is a work-related land use, located in a TAZ with similar land uses and travel demand characteristics, and the TAZ VMT per service population is equal to or less than 14.3 below the subarea mean.

To support the screening process, a screening tool was developed for western Nevada County. The tool uses data from the *Nevada County Travel Demand Model* to compare the VMT per service population for the Travel Analysis Zone (TAZ) in which a study parcel is located to the VMT for the subarea in which the parcel is located. Thus, a project can be evaluated for screening without additional runs of the Nevada County Transportation Commission travel demand model.

The Annexation and RV Resort project was evaluated through the screening process provided by the *Nevada County Transportation Commission (NCTC)*. The following results were verified, based upon project specific screening:

- The project is located in Travel Analysis Zone (TAZ) 1211. (The number of the travel analysis zone from Nevada County Travel Demand Model in which the parcel is located)
- TAZ 1211 VMT is 8.9 miles per vehicle (The metric average for the entire TAZ)
- Subarea VMT is 16.5 miles per vehicle (the VMT metric average for the entire subarea)
- % Difference is -46.1 (compares TAZ results to subarea results; positive values indicate TAZ results are greater than the subarea; 0% indicates TAZ and subarea results are equal; and, negative values indicate TAZ results are less than the subarea)

Total VMT per Service Population
- Threshold 14.2 (the maximum VMT metric to pass screening)
- Within a low VMT Yes (The project passes screening)

Using the VMT screening method, the project passes the VMT thresholds established by NCTC and is therefore determined to have a less than significant impact.

According to comments from Caltrans dated December 14, 2020, "According to the traffic impact analysis, the development will add an approximate 6,058 VMT to the area which has been distributed to specific routes in the region. Regardless of the impacts that the development has on the surrounding intersections, the added VMT will not have a significant impact on any of the major arterial or highways in the region."

Furthermore, the project would provide new sidewalks along the project frontage. In addition, pedestrian walkways would be provided throughout the project site. Thus, the proposed project would improve the pedestrian network on-site and in the project area.

Lastly, the applicant will be subject to the payment of AB 1600 traffic mitigation fees, (i.e. City of Grass Valley and regional traffic impact fees) which is the acceptable form of traffic mitigation for this type of project. These fees are used exclusively for projects identified in the City's Capital Improvement Program to finance needed infrastructure improvements to achieve the circulation goals, objectives and programs of the City's 2020 General Plan.

The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. This impact is considered less than significant.

c) The project will result in visitors who may elect to walk to nearby destinations or ride public transit. To address pedestrian safety the project includes a sidewalk on Old Auburn Road between the vehicle access and the existing pedestrian crossing at the Old Auburn Road/McCourtney Road intersection. To ensure a safe crossing, a crosswalk should be installed across Old Auburn Road at the intersection and ADA compliant ramps installed at all corners. As part of the project proposal, the applicant is proposing to install the needed intersection improvements for both safety and ADA compliance.

The site access on Old Auburn Road is located at the end of the horizontal curve which limits site distance. The view is close to meeting minimum stopping sight distance requirements, but as the acceleration rates of large RV's are much less than passenger cars, meeting the standard for corner sight distance would be preferable. Ultimately, the project shall be required to comply with the City's standards for site distance. This impact is therefore considered less than significant.

d) The project has been reviewed by the City of Grass Valley Fire Department for emergency response. The project has been determined by the City of Grass Valley Fire Department to be in compliance with the City of Grass Valley fire standards and City Development Code. Therefore, potential impacts relating to emergency access are considered less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

XVII. UTILITIES AND SERVICE SYSTEMS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SETTING

Solid waste within the project area is collected by Waste Management, a licensed private disposal company. Solid waste is transported to the company's transfer station located on McCourtney Road.

Domestic water service to the proposed development is provided by Nevada Irrigation District (NID) via existing water lines that were installed following development in the project area. According to the City's General Plan EIR, water supplies are adequate to supply growth anticipated in the General Plan, which included RV Park Resort and Annexation sites.

Sanitary sewer will be provided by City of Grass Valley upon annexation. The closest tie-in to the City's sewer system is approximately ±2,000 feet from the site, near the Brighton Street/McCourtney Road intersection. A pump station will be constructed on the RV Park Resort site with a combination of force main/gravity will be installed from the project site to the City's existing sewer system.

IMPACTS

a) Except for sanitary sewer and fire suppression, utilities are available to serve the project. The RV Park Resort project requires extension of the City's sanitary sewer. Other utilities such as storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which is not anticipated to cause significant environmental effects. The impact is less than significant.

b)-c) A Water Usage and Wastewater Generation Report was prepared by *Sauers Engineering, Inc.* for the RV Park Resort project. The report is a technical evaluation of the water usage and wastewater discharge for the RV property. The report is based on research of historic RV campground water and wastewater information, discussions with persons working in the RV campground industry, and current standards for RV campground water usage and wastewater discharge.

Historically, the common wastewater generation factor for RV parks has been 100 gallons per day per space with full hook ups. Based upon the RV park and NFPA 1194 standards for water supply and wastewater discharge, the following design criteria have been recommended:

Water Supply:
50 gallons per day for RV sites with full hookups
25 gallons per day for glamping sites

Wastewater Generation:
50 gallons per day for RV sites with full hookups
25 gallons per day for glamping sites

The City's water system serves approximately sixty (60%) of the incorporated City of Grass Valley and is located at 808 Alta Vista Avenue. The City's service area is 1,357 acres, approximately 2.1 square miles, with a service area population of 5,855 persons. With development surrounding the site, water supplies are adequate to serve the proposed development. This impact is considered less than significant.

New sewer connections are proposed with the project and will be served via the extension of existing utilities for the property from Brighton Street. Sewer Connection Fees are collected with the issuance of a building permit or at a request to connect to the City's sewer system. Sewer service connection fees for new development are currently due at the time of building permit issuance. These impacts are considered less than significant.

d)-e) The proposed project will be served by a landfill with adequate permitted capacity to accommodate the project's solid waste disposal needs. This impact is considered less than significant.

The proposed project will comply with federal, state, and local statutes and regulations related to solid waste. This impact is considered less than significant.

XIX. WILDFIRES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollution concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

XIX. WILDFIRES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or on-going impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

SETTING

The Grass Valley region has a generally high potential for wildland fires of devasting intensity. This is due to the presence, particularly in less urban settings, of heavier timber, woodland and brush, the occurrence of steep slopes, dry weather conditions, and human activity. Generally, vegetative areas of over 20% slope are considered as fire hazardous areas. The City limits have a distinct urban/wildland interface area. The greatest threat for wildfire hazards is from those that may originate outside the City in unincorporated Nevada County. Historical data on wildfires in or near Grass Valley is kept on the Firehouse Reporting Data System. Because of the extended urban/wildland interface area, the City has participated in regional efforts to reduce wildfire risks to the City. These efforts include participation in *Nevada County's Local Hazard Mitigation Plan* and the *Fire Safe Council of Nevada County Community Wildfire Protection Plan. Nevada County OES* and the *Fire Safe Council* also maintain historical fire records.

IMPACTS

a) The project has been reviewed by the City of Grass Valley Fire Department. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. **Although not required by the City of Grass Valley Fire Department, the applicant has provided an additional emergency ingress/egress on McCourtney Road.** No impact will occur.

b)-c)The project area has relatively flat topography. The project will not exacerbate wildfire risks and thereby expose project occupants to pollution concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or on-going impacts to the environment. All utilities serving the site shall be installed underground in accordance with City of Grass Valley Development Standards. These impacts are considered less than significant.

d) The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. This impact is considered less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a)-c) This environmental analysis provides evaluation of the potential environmental effects of the proposed project, including project effects on the quality of the environment, fish and wildlife habitat (including special status species), and cultural resources. These potential impacts are considered less than significant with the incorporation of respective resource mitigation measures.

REFERENCES The following references used in preparing this report have not been attached to this report. The reference material listed below is available for review upon request of the Grass Valley Community Development Department, 125 East Main Street, Grass Valley, CA 95945.

- Federal Highway Administration, 1983
- U.S. Bureau of Land Management, 1980
- City of Grass Valley 2020 General Plan
- Tree Inventory prepared by Greg Matuzak
- Management Plan for Nevada Irrigation District Canal and Potential Wetlands prepared by Greg Matuzak, dated August 2019
- Millennium Planning & Engineering prepared a preliminary drainage study dated September 2020

- City's 2020 General Plan Certified Environmental Impact Report (SCH#98082023)
- Association for Protection etc. Values v. City of Ukiah (1991)
- Topanga Beach Renters Assn. v. Department of General Services
- United States Department of Agriculture land inventory
- Public Resources Code Section 12220(g).
- U.S. Department of Agriculture
- California Department of Forestry and Fire Protection
- Northern Sierra Air Quality Management District (NSAQMD)
- California Emission Estimator Model (CalEEMod) Version 2016.3.2
- Biological Resources Inventory dated August 2019
- California Department of Fish and Wildlife (CDFW)
- United States Army Corps of Engineers
- Section 404 of the Clean Water Act
- California Department of Fish and Wildlife (CDFW) Code Section 1600 et. seq.
- California Natural Diversity Database
- United States Fish and Wildlife Service (USFWS)
- Wetlands Delineation Manual (Environmental Laboratory, 1987
- Migratory Deer Ranges Nevada County General Plan map
- USGS Topographic Quadrangle for Grass Valley
- Natural Wetlands Inventory (NWI) and HDD datasets
- Migratory Bird Treaty Act (MBTA)
- Resource Management Plan, Best Management Practices (BMPs)
- Chapter 12.36 of the City of Grass Valley Municipal Code
- Pacific Gas and Electric (PG&E)
- California Energy Resources Conservation and Development Commission in June 1977
- California Green Building Standards Code (Part II, Title 24) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations).
- Cultural Resources Inventory prepared by Sean Michael Jensen, M.A., July 2019
- Archaeological Inventory Survey prepared by Sean Michael Jensen, M.A., dated July 2019
- City of Grass Valley Historic Building Ordinance
- City of Grass Valley Historic Commission
- City of Grass Valley Development Review Committee
- North Central Information Center (NCIC)
- Native American Heritage Commission (NAHC)
- United Auburn Indian Community (UAIC)
- Geologic Map of the Colfax – Grass Valley Area (Tuminas, 1981).
- California Geological Survey Open File Report 96-08, Probabilistic Seismic Hazard Assessment for the State of California
- California Fault Parameters
- The 1997 edition of California Geological Survey Special Publication 43, Fault Rupture Hazard Zones in California
- Phase I Geotechnical Engineering Report dated September 2019, prepared by Lincoln and Long Engineers
- Cal/EPA Air Resources Board Regulation 93105
- Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (ATCM)
- City of Grass Valley Energy Action Plan
- Nevada County Airport Land Use Compatibility Plan

- Mountain Counties Hydrologic region overlay zone (DWR 2011)
- Flood Insurance Rate Map for the County of Nevada, Map No. 06057C0633E dated February 3, 2013.
- General Plan Mineral Management Element (MME) on August 24, 1993
- Noise Equivalent Level (CNEL)
- California Airport Noise Regulations
- Public Resources Code Section 21099
- Office of Planning and Research (OPR)
- California Natural Resource Agency
- 10th Edition of the Institute of Transportation Engineers (ITE)
- Nevada County Transportation Planning Agency (NCTPA)
- City of Grass Valley Capital Improvement Program
- Grass Valley Traffic Impact Fee Program
- Nevada County's Local Hazard Mitigation Plan
- Fire Safe Council of Nevada County
- Nevada County Office of Emergency Services (OES)
- Fire Safe Council
- OPR Technical Advisory on Evaluating Transportation Impacts in CEQA
- Nevada County Transportation Commission (NCTC)
- City of Grass Valley 2014-2019 Housing Element
- City of Grass Valley 2020 General Plan and General Plan EIR
- City of Grass Valley Historic 1872 Townsite
- City of Grass Valley Development Code
- CA Department of Forestry and Fire Prevention
- City of Grass Valley Municipal Code
- Nevada County General Plan and General Plan EIR
- City of Grass Valley Grading Ordinance
- Background Report, City of Grass Valley General Plan Update, November 1998
- Soil Survey of Nevada County, United States Department of Agriculture, Soil Conservation Service
- Online soil survey maps and data from USDA - http://websoilsurvey.nrcs.usda.gov

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Aerial Photograph
Exhibit C – Annexation Map
Exhibit D – Site Photographs
Exhibit E – Pre-zoning Exhibit
Exhibit F – RV Park Resort Site Plan
Exhibit G – RV Space Landscaping Detail
Exhibit H – RV Park Landscaping Plan
Exhibit I – Architectural Elevations
Exhibit J – Monument Sign Designs
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Table 5 – Predicted Cumulative Air-Conditioning Unit Noise Exposure from Nearest Sites
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Table 8 – Predicted Swimming Pool Activity Noise Levels at the Nearest Existing Residential Uses
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Table 11 - Trip Generation Forecasts
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ATTACHMENTS

Attachment 1 – Project Plans dated October 2020
Attachment 2 – Wetlands and Water Features Map
Attachment 3 – NID Potential Wetlands Delineation Map
Attachment 4 – Project Comments
Attachment 5 – Response to Comments

ATTACHMENTS

ANNEXATION NUMBER _____
CITY OF GRASS VALLEY
A PORTION OF
SECTIONS 33 & 34, TOWNSHIP 18 NORTH, RANGE 8 EAST.
IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE 1"=300' | DUNDAS GEOMATICS, INC. | SEPTEMBER 2020

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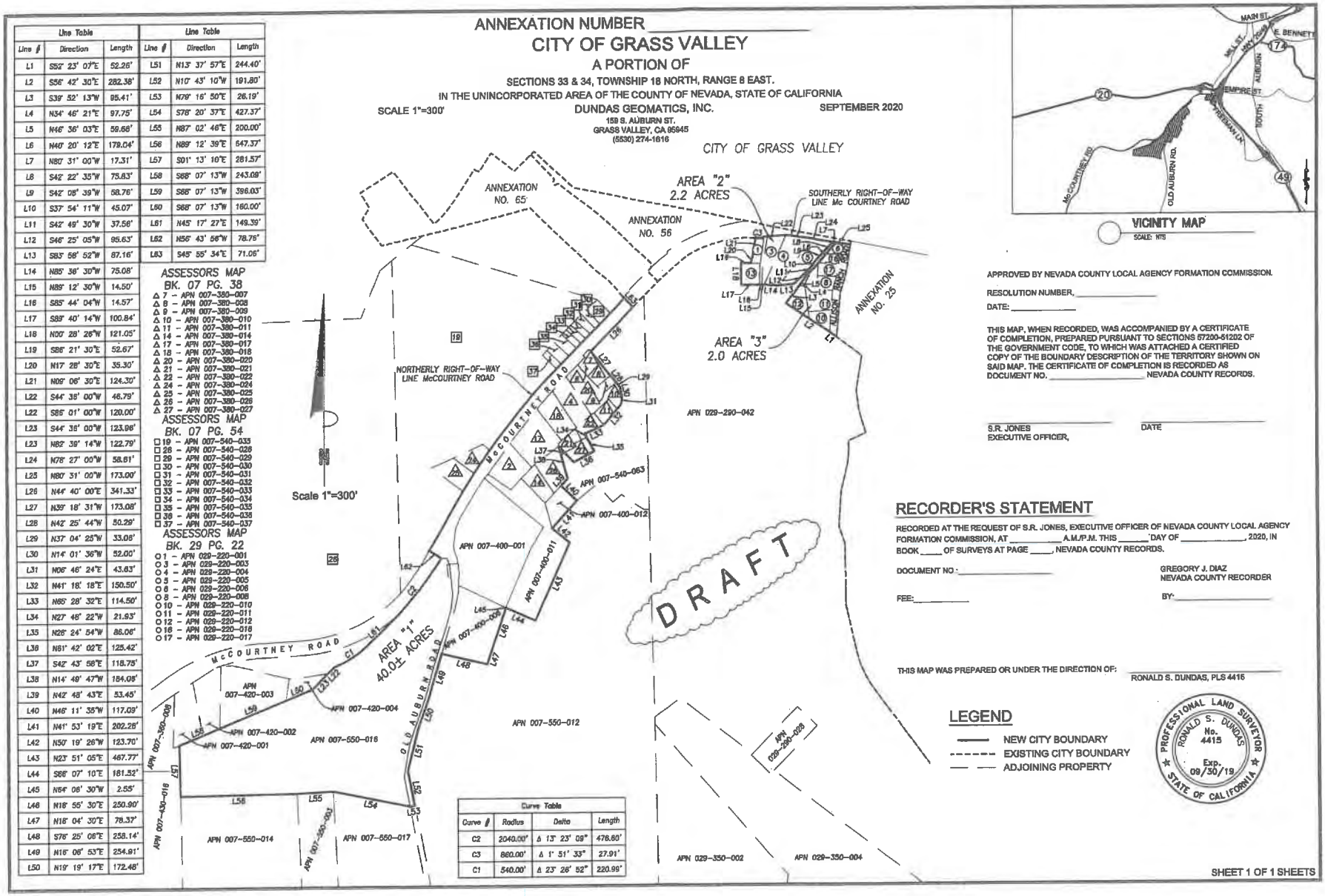
GRASS VALLEY, CA 95945
(530) 274-1616



VICINITY MAP
SCALE: NTS

Line Table		
Line #	Direction	Length
L1	S52° 23' 07"E	52.26'
L2	S56° 42' 30"E	282.38'
L3	S39° 52' 13"W	95.41'
L4	N34° 46' 21"E	97.75'
L5	N46° 36' 03"E	59.68'
L6	N40° 20' 12"E	179.04'
L7	N80° 31' 00"W	17.31'
L8	S42° 22' 35"W	75.83'
L9	S42° 08' 39"W	58.76'
L10	S37° 54' 11"W	45.07'
L11	S42° 49' 30"W	37.56'
L12	S46° 25' 05"W	95.63'
L13	S83° 56' 52"W	87.16'
L14	N85° 36' 30"W	75.08'
L15	N89° 12' 30"W	14.50'
L16	S85° 44' 04"W	14.57'
L17	S89° 40' 14"W	100.84'
L18	N00° 28' 26"W	121.05'
L19	S86° 21' 30"E	52.67'
L20	N17° 28' 30"E	35.30'
L21	N09° 06' 30"E	124.30'
L22	S44° 38' 00"W	46.79'
L23	S86° 01' 00"W	120.00'
L23	S44° 38' 00"W	123.96'
L24	N82° 39' 14"W	122.79'
L25	N78° 27' 00"W	58.81'
L26	N80° 31' 00"W	173.00'
L26	N44° 40' 00"E	341.33'
L27	N39° 18' 31"W	173.08'
L28	N42° 25' 44"W	50.29'
L29	N37° 04' 25"W	33.08'
L30	N14° 01' 36"W	52.00'
L31	N06° 46' 24"E	43.83'
L32	N41° 18' 18"E	150.50'
L33	N65° 28' 32"E	114.50'
L34	N27° 48' 22"W	21.93'
L35	N26° 24' 54"W	86.06'
L36	N81° 42' 02"E	125.42'
L37	S42° 43' 58"E	118.75'
L38	N14° 49' 47"W	184.08'
L39	N42° 48' 43"E	53.45'
L40	N46° 11' 35"W	117.09'
L41	N41° 53' 19"E	202.28'
L42	N50° 19' 26"W	123.70'
L43	N23° 51' 05"E	467.77'
L44	S66° 07' 10"E	181.52'
L45	N54° 06' 30"W	2.55'
L46	N18° 55' 30"E	250.90'
L47	N16° 04' 30"E	78.37'
L48	S76° 25' 08"E	258.14'
L49	N16° 06' 53"E	254.91'
L50	N19° 19' 17"E	172.48'

Line Table		
Line #	Direction	Length
L51	N13° 37' 57"E	244.40'
L52	N10° 43' 10"W	191.80'
L53	N79° 16' 50"E	26.19'
L54	S76° 20' 37"E	427.37'
L55	N87° 02' 46"E	200.00'
L56	N89° 12' 39"E	647.37'
L57	S01° 13' 10"E	281.57'
L58	S88° 07' 13"W	243.09'
L59	S88° 07' 13"W	396.03'
L60	S88° 07' 13"W	160.00'
L61	N45° 17' 27"E	149.39'
L62	N56° 43' 56"W	78.75'
L63	S45° 55' 34"E	71.06'

Curve Table			
Curve #	Radius	Delta	Length
C2	2040.00'	Δ 13° 23' 09"	476.80'
C3	860.00'	Δ 1° 51' 33"	27.91'
C1	540.00'	Δ 23° 26' 52"	220.99'

ASSESSORS MAP
BK. 07 PG. 38
△ 7 – APN 007-380-007
△ 8 – APN 007-380-008
△ 9 – APN 007-380-009
△ 10 – APN 007-380-010
△ 11 – APN 007-380-011
△ 14 – APN 007-380-014
△ 17 – APN 007-380-017
△ 18 – APN 007-380-018
△ 20 – APN 007-380-020
△ 21 – APN 007-380-021
△ 22 – APN 007-380-022
△ 24 – APN 007-380-024
△ 25 – APN 007-380-025
△ 26 – APN 007-380-026
△ 27 – APN 007-380-027

ASSESSORS MAP
BK. 07 PG. 54
□ 19 – APN 007-540-035
□ 28 – APN 007-540-028
□ 29 – APN 007-540-029
□ 30 – APN 007-540-030
□ 31 – APN 007-540-031
□ 32 – APN 007-540-032
□ 33 – APN 007-540-033
□ 34 – APN 007-540-034
□ 35 – APN 007-540-035
□ 36 – APN 007-540-036
□ 37 – APN 007-540-037

ASSESSORS MAP
BK. 29 PG. 22
○ 1 – APN 029-220-001
○ 3 – APN 029-220-003
○ 4 – APN 029-220-004
○ 5 – APN 029-220-005
○ 6 – APN 029-220-006
○ 8 – APN 029-220-008
○ 10 – APN 029-220-010
○ 11 – APN 029-220-011
○ 12 – APN 029-220-012
○ 16 – APN 029-220-016
○ 17 – APN 029-220-017

APPROVED BY NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION.

RESOLUTION NUMBER, _____

DATE: _____

THIS MAP, WHEN RECORDED, WAS ACCOMPANIED BY A CERTIFICATE OF COMPLETION, PREPARED PURSUANT TO SECTIONS 57200-57202 OF THE GOVERNMENT CODE, TO WHICH WAS ATTACHED A CERTIFIED COPY OF THE BOUNDARY DESCRIPTION OF THE TERRITORY SHOWN ON SAID MAP. THE CERTIFICATE OF COMPLETION IS RECORDED AS DOCUMENT NO. _____ NEVADA COUNTY RECORDS.

_____ _____
S.R. JONES, EXECUTIVE OFFICER, DATE

RECORDER'S STATEMENT

RECORDED AT THE REQUEST OF S.R. JONES, EXECUTIVE OFFICER OF NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION, AT _____ A.M./P.M. THIS _____ DAY OF _____, 2020, IN BOOK ____ OF SURVEYS AT PAGE ____, NEVADA COUNTY RECORDS.

DOCUMENT NO.: _____ GREGORY J. DIAZ
NEVADA COUNTY RECORDER

FEE: _____ BY: _____

THIS MAP WAS PREPARED OR UNDER THE DIRECTION OF: _____
RONALD S. DUNDAS, PLS 4415

LEGEND

NEW CITY BOUNDARY
EXISTING CITY BOUNDARY
ADJOINING PROPERTY

PROFESSIONAL LAND SURVEYOR
RONALD S. DUNDAS
No. 4415
Exp. 09/30/19
STATE OF CALIFORNIA

SHEET 1 OF 1 SHEETS

ATTACHMENT 1

GRASS VALLEY RV RESORT

PREZONING EXHIBIT

CITY OF GRASS VALLEY

CALIFORNIA

DESIGNED: REW

DRAWN: DEC

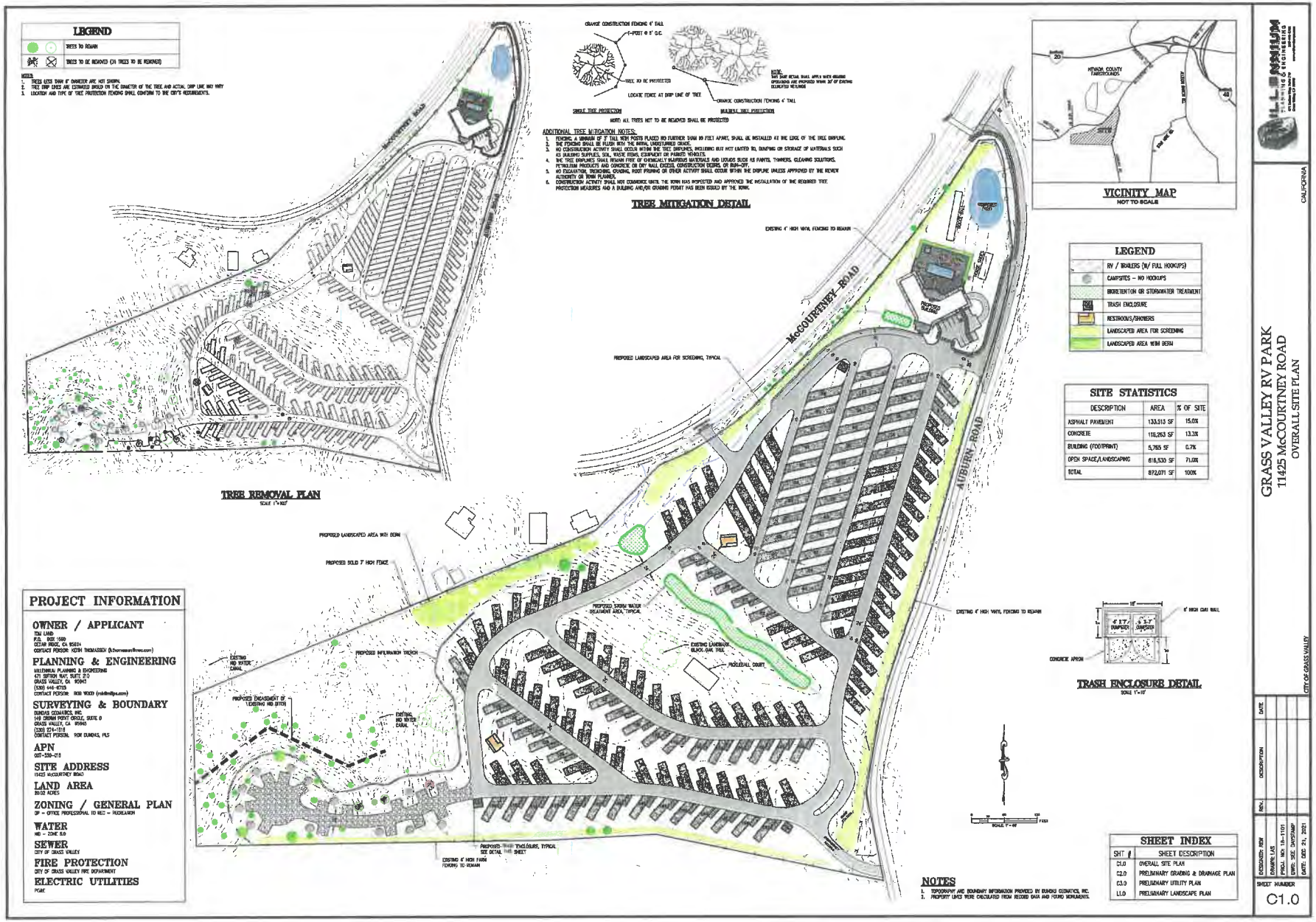
PROJ. NO:

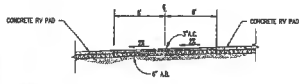
DATE: October,2020

SHEET NUMBER EX-1

PREZONING EXHIBIT

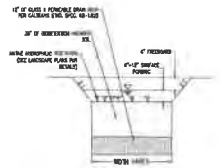
SCALE: 1" = 400'


LEGEND
TREES TO REMAIN
TREES TO BE REMOVED (14 TREES TO BE REMOVED)
NOTES:
1. TREES LESS THAN 6" DIAMETER ARE NOT SHOWN.
2. TREE DRIP LINES ARE ESTIMATED BASED ON THE DIAMETER OF THE TREE AND ACTUAL DRIP LINE MAY VARY
3. LOCATION AND TYPE OF TREE PROTECTION FENCING SHALL CONFORM TO THE CITY'S REQUIREMENTS.
McCOURTNEY ROAD
TREE REMOVAL PLAN
SCALE 1"=100'
ORANGE CONSTRUCTION FENCING 4' TALL
POST @ 8' O.C.
TREE TO BE PROTECTED
LOCATE FENCE AT DRIP LINE OF TREE
ORANGE CONSTRUCTION FENCING 4' TALL
SINGLE TREE PROTECTION
MASSING TREE PROTECTION
NOTE: ALL TREES NOT TO BE REMOVED SHALL BE PROTECTED
ADDITIONAL TREE MITIGATION NOTES:
1. FENCING, A MINIMUM OF 3' TALL WITH POSTS PLACED NO FURTHER THAN 10 FEET APART, SHALL BE INSTALLED AT THE EDGE OF THE TREE DRIPLINE.
2. THE FENCING SHALL BE PLUMB WITH THE NATIVE, UNDISTURBED GRADE.
3. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE DRIPLINES, INCLUDING BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, EQUIPMENT OR PARKED VEHICLES.
4. THE TREE DRIPLINES SHALL REMAIN FREE OF CHEMICALLY HARMFUL MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUN-OFF.
5. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE DRIPLINE UNLESS APPROVED BY THE REVIEW AUTHORITY OR TOWN PLANNER.
6. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE UNTIL THE TOWN HAS INSPECTED AND APPROVED THE INSTALLATION OF THE REQUIRED TREE PROTECTION MEASURES AND A BUILDING AND/OR GRADING PERMIT HAS BEEN ISSUED BY THE TOWN.
TREE MITIGATION DETAIL
NOT TO SCALE
NEVADA COUNTY FAIRGROUNDS
SITE
McCOURTNEY ROAD
VICINITY MAP
NOT TO SCALE
LEGEND
RV / TRAILERS (W/ FULL HOOKUPS)
CAMPSITES – NO HOOKUPS
BIORETENTION OR STORMWATER TREATMENT
TRASH ENCLOSURE
RESTROOMS/SHOWERS
LANDSCAPED AREA FOR SCREENING
LANDSCAPED AREA WITH BERM
SITE STATISTICS
DESCRIPTION | AREA | % OF SITE
ASPHALT PAVEMENT | 133,513 SF | 15.0%
CONCRETE | 118,263 SF | 13.3%
BUILDING (FOOTPRINT) | 5,785 SF | 0.7%
OPEN SPACE/LANDSCAPING | 616,530 SF | 71.0%
TOTAL | 872,071 SF | 100%
EXISTING 4' HIGH VINYL FENCING TO REMAIN
PROPOSED LANDSCAPED AREA FOR SCREENING, TYPICAL
AUBURN ROAD
PROPOSED LANDSCAPED AREA WITH BERM
PROPOSED SOLID 3' HIGH FENCE
PROPOSED STORM WATER TREATMENT AREA, TYPICAL
EXISTING LANDMARK OAK TREE
PROPOSED COURT
EXISTING 4' HIGH VINYL FENCING TO REMAIN
EXISTING MID WATER CANAL
PROPOSED INFILTRATION TRENCH
PROPOSED ENCROACHMENT OF EXISTING MID WATER CANAL
EXISTING MID WATER CANAL
PROPOSED ENCLOSURE, TYPICAL SEE DETAIL THIS SHEET
EXISTING 6' HIGH FARM FENCING TO REMAIN
10'
6' HIGH CMU WALL
4 YD DUMPSTER
3 YD DUMPSTER
CONCRETE APRON
TRASH ENCLOSURE DETAIL
SCALE 1"=10'
SCALE 1" = 60'
PROJECT INFORMATION
OWNER / APPLICANT
TOM LAND
P.O. BOX 1569
OCEAN RIDGE, CA 95084
CONTACT PERSON: KEVIN THOMASSEN (kthomassen@tlrwc.com)
PLANNING & ENGINEERING
MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CA 95945
(530) 446-9709
CONTACT PERSON: ROB WOOD (robb@llpa.com)
SURVEYING & BOUNDARY
DUNDAS GEOMATICS, INC.
149 CROWN POINT CIRCLE, SUITE D
GRASS VALLEY, CA 95945
(530) 274-1318
CONTACT PERSON: KEN DUNDAS, PLS
APN
037-330-018
SITE ADDRESS
11425 McCOURTNEY ROAD
LAND AREA
20.02 ACRES
ZONING / GENERAL PLAN
OP – OFFICE PROFESSIONAL TO MLC – MIXED-USE
WATER
NID – ZONE 8.0
SEWER
CITY OF GRASS VALLEY
FIRE PROTECTION
CITY OF GRASS VALLEY FIRE DEPARTMENT
ELECTRIC UTILITIES
PG&E
NOTES
1. TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY DUNDAS GEOMATICS, INC.
2. PROPERTY LINES WERE CALCULATED FROM RECORD DATA AND FOUND MONUMENTS.
SHEET INDEX
SHT # | SHEET DESCRIPTION
C1.0 | OVERALL SITE PLAN
C2.0 | PRELIMINARY GRADING & DRAINAGE PLAN
C3.0 | PRELIMINARY UTILITY PLAN
L1.0 | PRELIMINARY LANDSCAPE PLAN
GRASS VALLEY RV PARK
11425 McCOURTNEY ROAD
OVERALL SITE PLAN
CITY OF GRASS VALLEY
CALIFORNIA
DESIGNED: RDW
DRAWN: LAS
PROJ. NO.: 18-1101
DATE: DEC 21, 2021
SHEET NUMBER
C1.0



SECTION A-A TYPICAL ONE-WAY ROADWAY
NOT TO SCALE

SECTION B-B PROPOSED AUBURN ROAD
NOT TO SCALE



BIORETENTION TYPICAL SECTION
NOT TO SCALE

SECTION C-C TYPICAL TWO-WAY ROADWAY
NOT TO SCALE

INFILTRATION TRENCH
NOT TO SCALE

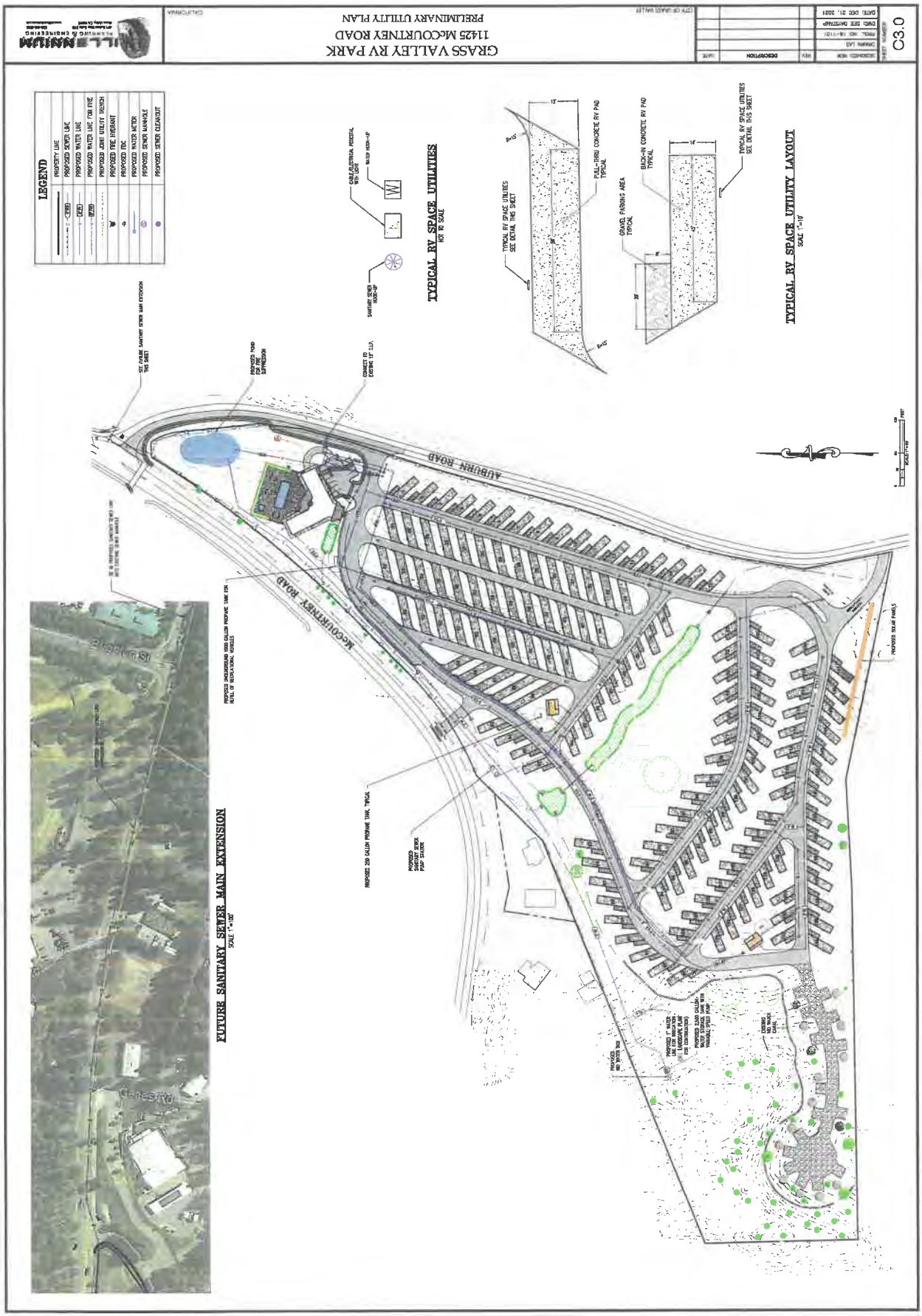
LEGEND	
•	PROPOSED STORM DRAIN MANHOLE
<2'SD>	PROPOSED STORM PIPE
•	CATCH BASIN
	BIORETENTION TREATMENT AREA
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
2554.00 G / MATCH EX.	MATCH ELEVATION
2554.00 FF	FINISH FLOOR ELEVATION

VOLUME CALCULATIONS

CUT:	39,275 C.Y.
FILL:	43,460 C.Y.
NET:	4,185 C.Y.

GRASS VALLEY RV PARK
11425 McCOURTNEY ROAD
PRELIMINARY GRADING & DRAINAGE PLAN

C2.0


GRASS VALLEY RV PARK
11425 McCOURTNEY ROAD
PRELIMINARY UTILITY PLAN
C3.0
LEGEND
PROPERTY LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED WATER LINE FOR FIRE
PROPOSED JOINT UTILITY TRENCH
PROPOSED FIRE HYDRANT
PROPOSED TDC
PROPOSED WATER METER
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEANOUT
TYPICAL RV SPACE UTILITIES
NOT TO SCALE
CABLE/ELECTRICAL PEDESTAL WITH LIGHT
WATER HOOK-UP
SANITARY SEWER HOOK-UP
TYPICAL RV SPACE UTILITIES SEE DETAIL THIS SHEET
PULL-THRU CONCRETE RV PAD TYPICAL
GRAVEL PARKING AREA TYPICAL
BACK-IN CONCRETE RV PAD TYPICAL
TYPICAL RV SPACE UTILITIES SEE DETAIL THIS SHEET
TYPICAL RV SPACE UTILITY LAYOUT
SCALE: 1"=10'
AUBURN ROAD
McCOURTNEY ROAD
PROPOSED FIRE SUPPRESSION
CONNECT TO EXISTING 12" LINE
PROPOSED SOLAR PANELS
PROPOSED 1000 GALLON PROPANE TANK FOR RECREATIONAL VEHICLES
PROPOSED 250 GALLON PROPANE TANK, TYPICAL
PROPOSED SEPTIC AREA PUMP STATION
EXISTING RESIDENCE
FUTURE SANITARY SEWER MAIN EXTENSION
SCALE: 1"=100'

GRASS VALLEY RV RESORT
10425 MCCOURTNEY ROAD
GRASS VALLEY, CALIFORNIA
PRELIMINARY LANDSCAPE PLAN
McCROOD & ASSOCIATES
LANDSCAPE ARCHITECTURE
GENERAL LANDSCAPE NOTES
PAD DETAIL
SCALE: 1"=40'-0"
NORTH
MCCOURTNEY ROAD
AUBURN ROAD
POOL
DOG PARK
31

PROPOSED NEW BUILDING FOR:

GRASS VALLEY RV RESORT
11425 McCOURTNEY ROAD

GRASS VALLEY, CALIFORNIA
MAY, 2021

PERSPECTIVE DRAFTING DESIGNS
RESIDENTIAL & LIGHT COMMERCIAL DESIGN - LICENSED DRONE PILOT - 3d LASER SCANNING CERTIFIED
DESIGNER /OWNER RICK A. BRUMFIELD GRASS VALLEY, CA. 95945
EMAIL TO: perdrafts@suddenlink.net 530-913-3044

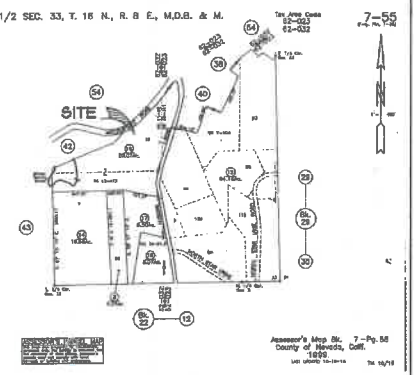
GRAHAM KRAUSE ARCHITECT
16965 Old Downieville Hwy.
Nevada City, CA. 95959
530.277.3305
GrahamKrause@Gmail.com

VICINITY MAP

PARCEL MAP

SCALE: NTS

PTN. E. 1/2 SEC. 33, T. 16 N., R. 8 E., M.D.B. & M.



PROJECT INFORMATION

SITE ADDRESS: 11425 McCOURTNEY RD.
GRASS VALLEY, CA. 95945

CLIENT: KEN MEYERS (TOM LAND, LLC)
BILLING: 9686 LEE LANE
NEVADA CITY, CA. 95959

EMAIL: KMEYERS@SIERRACOLLEGE.EDU

APN: 007-350-016

OCCUPANCY TYPE: S-1 M
TYPE OF CONSTRUCTION: V-B

SITE:
LOT AREA= 20.07 ACRES OR 874,573 S.F.

SNOW LOAD = 45 PSF
WIND = C. 90 MPH
SEISMIC = D
ZONING = OP

BUILDING AREAS:

MAIN BUILDING 1:

MENS BATHROOM + SHOWERS	31' x 23'	782.3 sq ft.
WOMENS BATHROOM + SHOWERS	14' x 22'	303.0 sq ft.
LAUNDRY	9' x 16'	139.8 sq ft.
STORAGE CLOSET	5' x 5'	48.0 sq ft.
JANITOR CLOSET	4' x 6'	21.7 sq ft.
RECREATION ROOM	14' x 21'	282.4 sq ft.
LOUNGE AREA	26' x 27'	691.8 sq ft.
OFFICE	9' x 6'	53.7 sq ft.
WOMENS sub BATHROOM	9' x 6'	43.4 sq ft.
MENS sub BATHROOM	9' x 6'	43.8 sq ft.
RECEPTION CLOSET	4' x 4'	30.0 sq ft.
ENTRY	16' x 26'	415.1 sq ft.
CHECK-IN AREA	9' x 15'	126.1 sq ft.
MINI STORE AREA	21' x 26'	786.6 sq ft.
MINI STORE STORAGE AREA	7' x 27'	218.0 sq ft.
POOL EQUIP. RM.	8' x 12'	96.6 sq ft.
MAINTENANCE SHOP	23' x 21'	538.4 sq ft.
COVERED FRONT ENTRY	15' x 25'	413.1 sq ft.
COVERED REAR PORCH	15' x 15'	428.3 sq ft.
TOTAL BUILDING FOOTPRINT =		4,868 SF
TOTAL ROOF COVERAGE =		5,800 SF

SHOWER/BATH HOUSES:
BUILDING 2 FOOTPRINT= 288 SF
BUILDING 3 FOOTPRINT= 288 SF
BUILDING 4 FOOTPRINT= 288 SF

ROOF COVERING EACH BLDG= 648 SF

SHEET INDEX

A1	COVER SHEET
A2	RENDERED CONCEPTUALS - MAIN BLDG
A3	FLOOR PLAN - MAIN BLDG
A4	ROOF LAYOUT - MAIN BLDG
A5	ELEVATIONS - MAIN BLDG (FRONT & LEFT)
A6	ELEVATIONS - MAIN BLDG (REAR & RIGHT)
A7	BATH/SHOWER BLDG - FLOOR PLAN & ELEVATIONS
A8	PARK SIGNAGE

BUILDING ANALYSIS:

MAIN BUILDING #1 -

OCCUPANCY TYPE: S

MAIN BUILDING 4 STORAGE AREA -

OCCUPANCY TYPE: S1

FIRE SPRINKLERED BUILDING

ABBREVIATIONS:

ABV	ABOVE FINISH FLOOR	GA	GAUGE	SPEC	SPECIFICATION
ALT	ALTERNATE	GALV	GALVANIZED	SS	SEAMLESS
ALUM	ALUMINUM	HORZ	HORIZONTAL	SS	STAINLESS STEEL
APPROX	APPROXIMATELY	HT	HEIGHT	STD	STUD
ARCH	ARCHITECT, ARCHITECTURAL	ICF	INSULATED CONCRETE FORM	STL	STEEL
BLKG	BLOCKING	IN	INCH	T	TREAD
BRD	BOARD	INS	INSULATION, INSULATED	T & G	TONGUE AND GROOVE
BTM	BOTTOM	JT	JOINT	TEMP	TEMPORARY
BO	BOTTOM OF	L	LENGTH	TO	TOP OF
BTWN	BETWEEN	LAM	LAMINATED	TYP	TYPICAL
CJ	CONTROL JOINT	LT	LIGHT	UON	UNLESS OTHERWISE NOTED
CL	CENTER LINE	MAT	MATERIAL		
CLR	CLEAR	MAN	MANDATORY	VIF	VERIFY IN FIELD
COL	COLUMN	MIN	MINIMUM	VIF	VERIFY IN SHOP
CONC	CONCRETE	MTD	MOUNTED	W	WASHER
CONT	CONTINUOUS	MTL	METAL	W/	WITH
DBL	DOUBLE	NIC	NOT IN CONTRACT	WD	WOOD
DIA	DIAMETER	NO	NUMBER	WO	WITHOUT
DIAG	DIAGONAL	NOM	NOMINAL		
DIM	DIMENSION	NTS	NOT TO SCALE		
DN	DOWN	OA	OVERALL		
DR	DOOR	OC	ON CENTER		
DTL	DETAIL	OD	OUTSIDE DIAMETER		
DWG	DRAWING	OPP	OPPOSITE		
EJ	EXPANSION JOINT	PLAM	PLASTIC LAMINATE		
ELEC	ELECTRICAL	PLYWD	PLYWOOD		
ELEV	ELEVATION	PSL	PSL/LAM		
EN	ENAMEL	PT	PRESSURE TREATED		
EQUIP	EQUIPMENT	PTD	PAINTED		
EX	EXISTING	R	RISER		
EXP	EXPANSION	RAD	RADIUS		
EXT	EXTERIOR	RE	REFER TO		
FC	FIELD CHECK	REF	REFERENCE		
FF	FINISH FLOOR	REPL	REPLACED		
FIN	FINISH	RESIL	RESILIENT		
FOC	FACE/EDGE	REV	REVISION		
FLASH	FLASHING	RO	ROUGH OPENING		
FO	FROM OPENING	RTD	RATED		
FOB	FACE OF BALL	SECT	SECTION		
FR	FIRE-RATED	SF	SQUARE FOOT		
FT	FOOT	SIM	SIMILAR		

SCOPE OF WORK:

PROPOSED SINGLE STORY 4,868 SF COMMERCIAL BUILDING W/BATHROOM, SHOWERS, RECREATION RM., LOUNGE, MINI STORE, STORAGE RM., AND MAINTENANCE RM.

AN ADDITIONAL 23,488 SF DETACHED BATH/SHOWER BUILDINGS ON SITE.

PROPOSED IN-GROUND POOL WITH CONCRETE POOL DECKING AT REAR OF BUILDING. SIZE OF POOL AND DECKING TO BE DETERMINED.

WALL SCHEDULE:

- 10" EXTERIOR WALL
- CONCRETE SURFACE
- WALL

SYMBOLS:

- BUILDING ELEVATION REFERENCE
- INTERIOR ELEVATION REFERENCE
- DETAIL REFERENCE
- ROOM NAME / ROOM NUMBER
- FINISH FLOOR LEVEL ELEVATION MARKER
- WALL LINE/GRID
- SHEAR WALL LENGTH
- WALL TYPE TAG
- EQUIPMENT NUMBER
- REVISION NUMBER
- DOOR / WINDOW NUMBER

PROJECT TEAM:

DESIGN/DRAFTING SERVICES: (PROJECT MANAGER)
Rick A. Brumfield (530) 913-3044
Perspective Drafting Designs
525 Orris ct.
Grass Valley, Ca.

ARCHITECT:
Graham Krause
16965 Old downieville Hwy
Nevada City, ca.
530-277-3305

STRUCTURAL ENGINEER:
Bill Proctor
PO Box 864
Nevada City, Ca.
530-913-0214

TRUSS COMPANY
TBD

CONTRACTOR:
Dan Thomason
12850 Foster rd.
Grass Valley, Ca.
530-559-0513

CIVIL ENGINEERING:
Hilberton Planning & Engineering
470 Sutton way # 120
Grass Valley, Ca.
530-446-9788

Survey Company
DOUGD
Dundas Geomatics
161 Coyer Point Circle, Ste-D
Grass Valley, Ca.
530-914-4455

LANDSCAPE ARCHITECT:
MacPhaail & Associates
Josephine MacPhaail
12800 Cassidy Hill rd.
Nevada City, Ca.
530-265-6480

PHOTOVOLTAIC ANALYSIS:
Grass Valley Electric Co.
Brady Pryor
10975 Bough A Shady Way
Grass Valley, Ca
530-273-9543

ENERGY CALCS + MECHANICAL:
Helio Energy Engineering
Michael Helio
547 Uren St., Ste-1
Nevada city, Ca.
530-265-8455

SEPTIC DESIGN SERVICES:
TBD

FIRE SPRINKLER DESIGN:
- NO SPRINKLERS -

CODE REFERENCE:

- PROPOSED NEW BUILDING TO MEET ALL CURRENT BLDG. CODE REQUIREMENTS.
- EXCAVATION MUST ALLOW PROPER WATER SHED DRAINAGE 5% @ 10% SLOPE AWAY FROM STRUCTURES.
- PROJECT MUST CONFORM TO CITY AND ZONING REQUIREMENTS PRIOR TO CONSTRUCTION. THE PLANS MUST GO BEFORE PLANNING & BUILDING DEPT FOR REVIEW PRIOR TO PERMITS AND MEET ALL REQUIREMENTS.
- THIS PROJECT SHALL COMPLY WITH THE CURRENT CODE ADOPTIONS AND TITLE 24 REGULATIONS/CODES.
  - 2019 California Building Code (CBC).
  - 2019 California Electrical Code (CEC).
  - 2019 California Mechanical Code (CMC).
  - 2019 California Plumbing Code (CPC).
  - 2019 California Energy Code, and Energy Conservation Standards (CESC)
  - 2019 Calif. green Bldg. code.
  - 2019 CALIF. FIRE CODE (CFC)
  - 2019 NFPA 13 & NFPA 24. APPENDICES - B, BB, C, CC, + D

CONDITIONS OF APPROVAL:

FIRE PROTECTION SYSTEMS:

1). A FIRE PROTECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2019 CFC, 2019 CBC, CURRENT EDITIONS OF NFPA-13 STANDARDS FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEMS), NFPA-24 (STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES) AND THE CITY OF GRASS VALLEY.

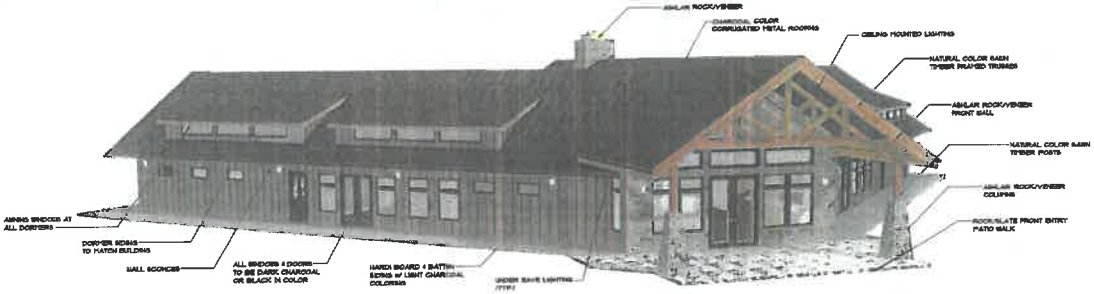
2). AMENDMENTS TO AND ADOPTIONS OF THE 2019 CFC THAT PERTAIN TO THIS PROJECT:
- ADOPTED APPENDICES:
  - a). B, BB, C, CC, + D
- AMENDMENTS:
  - a). SUBSECTION 903.1 AUTOMATIC FIRE ALARM SYSTEM: ANY STRUCTURE WITH A REQUIRED FIRE FLOW OF 1500 GPM SHALL HAVE AN APPROVED FULLY SUPERVISED AUTOMATIC SMOKE AND/OR HEAT DETECTION FIRE ALARM SYSTEM INSTALLED THROUGHOUT THE STRUCTURE IN ACCORDANCE WITH SECTION 907, NFPA-72 AND THE CITY OF GRASS VALLEY.

3). FIRE FLOW REQUIREMENTS BY CONSTRUCTION TYPE:
  - a). TYPE I-B, C - 3,500 SF = 1500 GPM
  - b). TYPE V-B, 3,501 = 4,800 SF = 1,750 GPM
  - c). BOTH FLOW REQUIREMENTS ARE FOR A DURATION OF 2 HOURS WITH A RESIDUAL OF 20 PSI.

GRASS VALLEY RV RESORT
11425 McCOURTNEY ROAD
COVER SHEET
NEVADA COUNTY, CALIFORNIA

DESIGNED/DRAWN	DESCRIPTION	DATE
DRAWN BY:		
PROJ. NO: 2020-DRAFTSMAN		
DATE: MAY, 2021		

SHEET NUMBER
A1

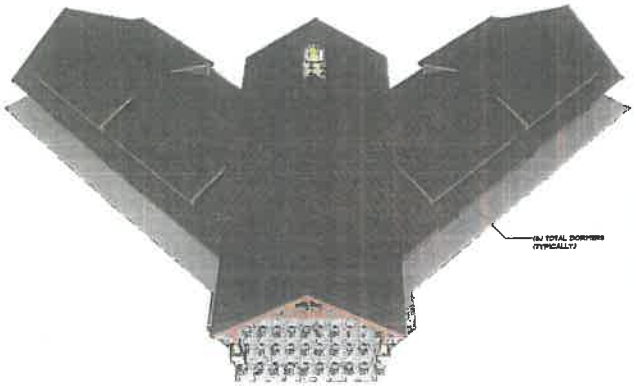


FRONT-LEFT CONCEPTUAL

SCALE: NTS

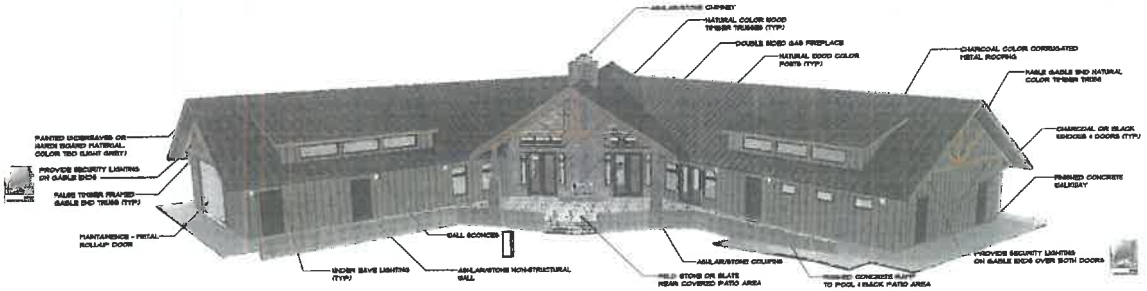
FRONT-RIGHT CONCEPTUAL

SCALE: NTS



TOP ROOF CONCEPTUAL

SCALE: NTS



REAR CONCEPTUAL

SCALE: NTS

DESIGN CLAUSE

Gardner Krause + Architecture
Mesa Design Group, Inc.
Nevada City, CA. 95959
530.273.9305
GKA

PREPARED BY:
DRAFTING DESIGNS
ROSS A. BRAYFIELD
(530) 265-5313
FAX: To
EMAIL: To

NO.	DATE

EXTERIOR CONCEPTUAL DRAWINGS

GRASS VALLEY RV RESORT
11425 McCOURTNEY ROAD
GRASS VALLEY, CA.

APN: 029-190-054

DATE: 1/3/20

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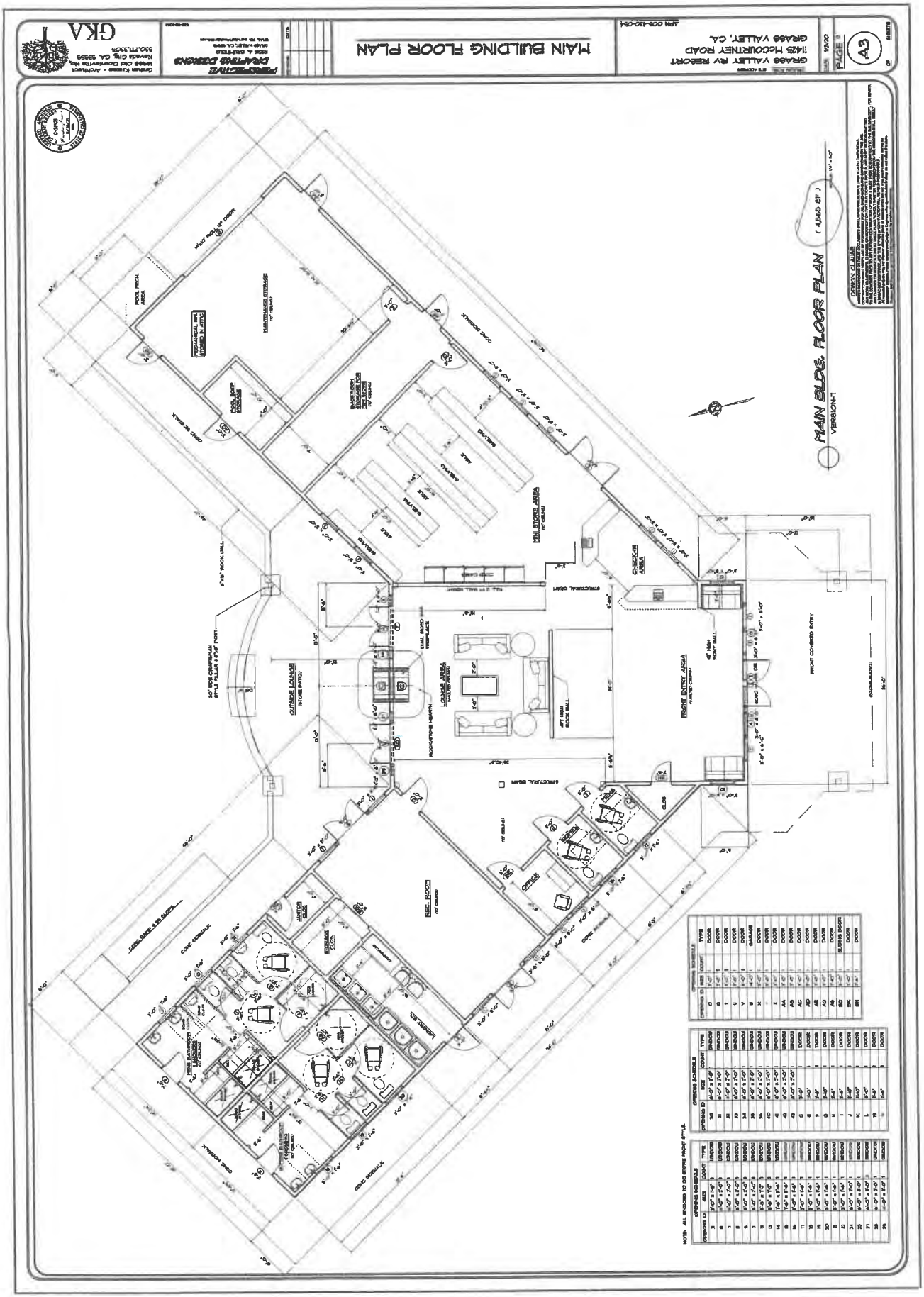
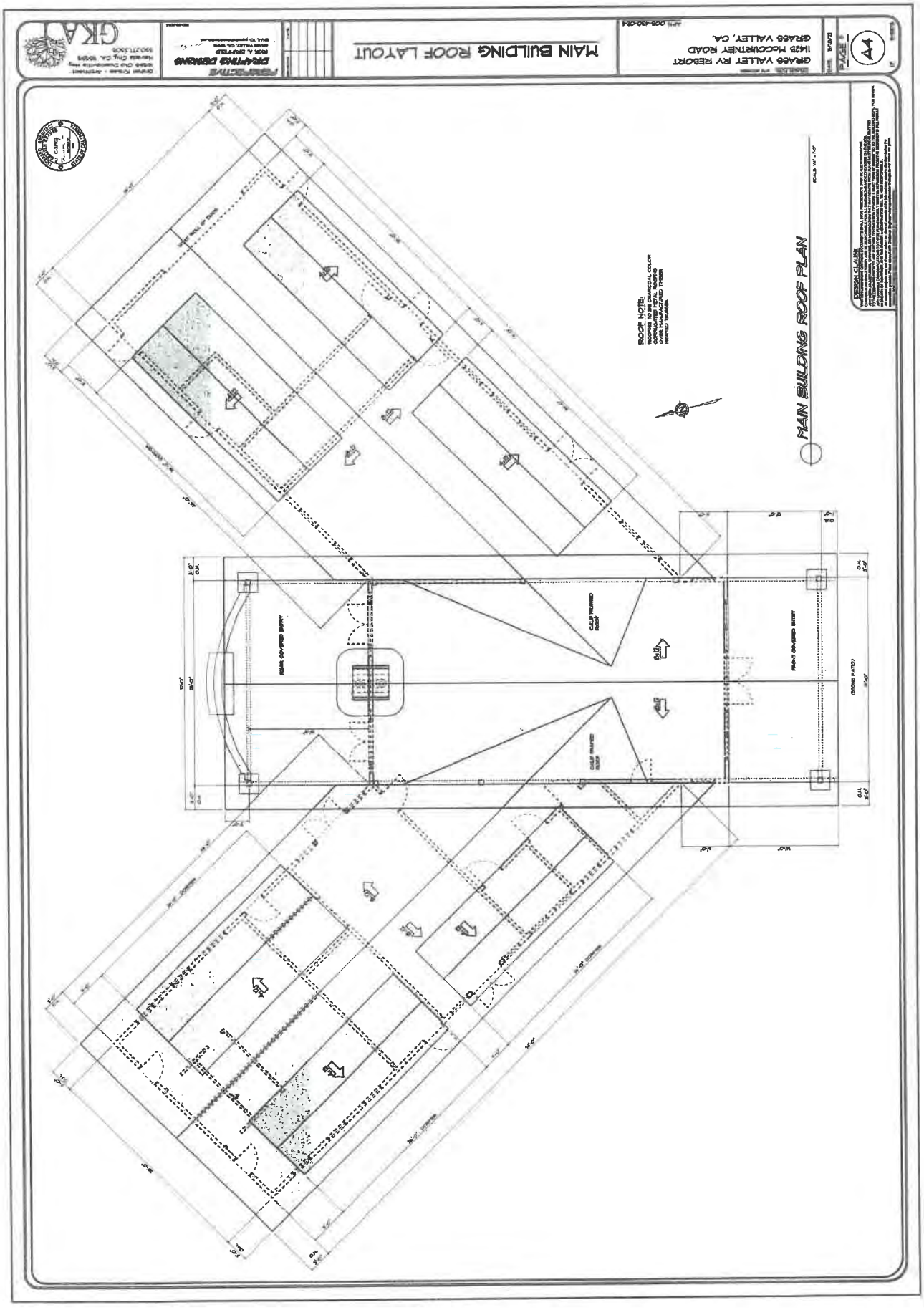
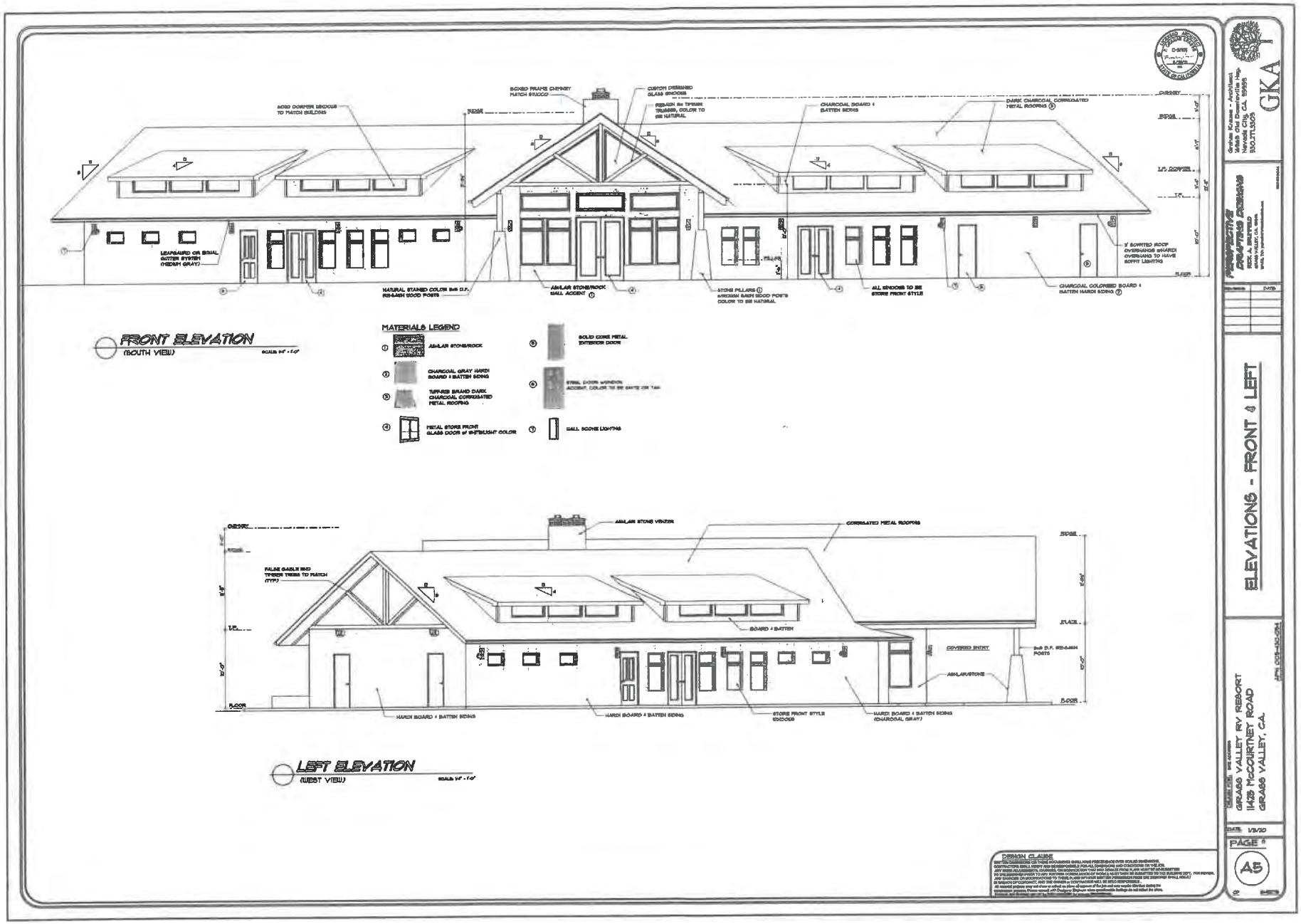
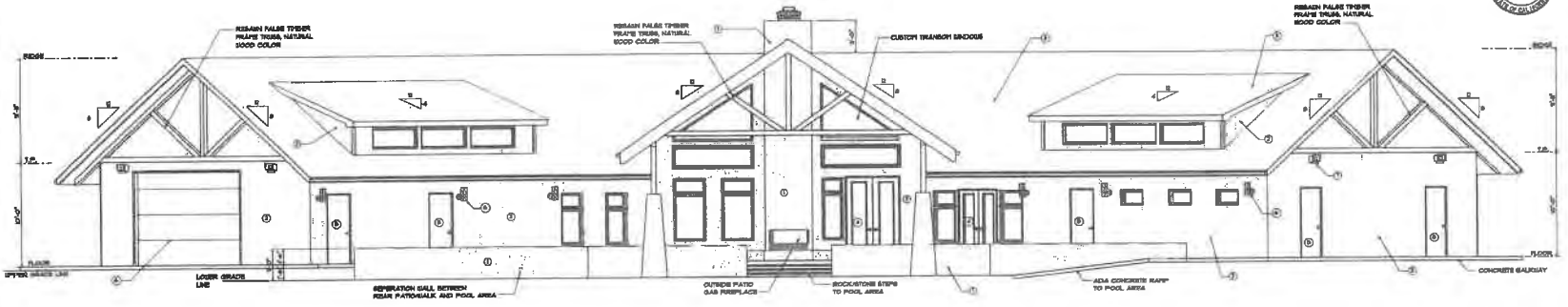

MAIN BUILDING FLOOR PLAN
GRASS VALLEY RV RESORT
11425 McCOURTNEY ROAD
GRASS VALLEY, CA
MAIN BLDG. FLOOR PLAN
(4,565 SF)
VERSION-1
OPENING SCHEDULE
OPENING SCHEDULE
OPENING SCHEDULE
OPENING SCHEDULE
NOTE- ALL DOORS TO BE STORE FRONT STYLE.


MAIN BUILDING ROOF LAYOUT
GRASS VALLEY RV RESORT
11423 McCOURTNEY ROAD
GRASS VALLEY, CA.
PAGE
A4
DRAFTING DESIGNS
ROCK A. BENFIELD
GKA
MAIN BUILDING ROOF PLAN
ROOF NOTE:
ROOFING TO BE CHARCOAL COLOR
CORRUGATED METAL ROOFING
OVER 1/2" PLYWOOD
RAFTER TRUSSES.
DESIGN CLAIMS
MAIN COVERED ENTRY
CALIF. FRAMED ROOF
FRONT COVERED ENTRY
(STONE PATIO)


BOARD FRAME CHIMNEY MATCH STUCCO
CUSTOM DESIGNED GLASS WINDOWS
REBAR 8x TIMBER TRUSSES, COLOR TO BE NATURAL
CHARCOAL BOARD & BATTEN SIDING
DARK CHARCOAL CORRUGATED METAL ROOFING
ROOF
LEAFGUARD OR SIMILAR GUTTER SYSTEM (MEDIUM GRAY)
NATURAL STAINED COLOR 8x8 D.F. RED-MEN WOOD POSTS
ASHLAR STONE/BRICK WALL ACCENT
STONE PILLARS AMERICAN RAIN WOOD POSTS COLOR TO BE NATURAL
ALL WINDOWS TO BE STORE FRONT STYLE
CHARCOAL COLORBED BOARD & BATTEN HARDI SIDING
FRONT ELEVATION
(SOUTH VIEW)
MATERIALS LEGEND
ASHLAR STONE/BRICK
CHARCOAL GRAY HARDI BOARD & BATTEN SIDING
TAMKO BRAND DARK CHARCOAL CORRUGATED METAL ROOFING
METAL STORE FRONT GLASS DOOR w/ BRONZE/LIGHT COLOR
SOLID CORE METAL EXTERIOR DOOR
STEEL DOOR W/WINDOW ACCENT, COLOR TO BE WHITE OR TAN
WALL SCONCE LIGHTING
ASHLAR STONE VENEER
CORRUGATED METAL ROOFING
FALSE GABLE END TIMBER TRUSS TO MATCH (TYP.)
BOARD & BATTEN
COVERED ENTRY
8x8 D.F. RED-MEN POSTS
ASHLAR STONE
HARDI BOARD & BATTEN SIDING
HARDI BOARD & BATTEN SIDING
STORE FRONT STYLE WINDOWS
HARDI BOARD & BATTEN SIDING (CHARCOAL GRAY)
LEFT ELEVATION
(WEST VIEW)
DESIGN CLAUSE
GKA
Graham Kolaras – Architect
1495 Ridgeview Drive, Suite 140
Reno, Nevada City, CA. 95959
530.271.3505
PERSPECTIVE DRAFTING SERVICES
ELEVATIONS - FRONT & LEFT
GRASS VALLEY RV RESORT
11425 McCOURTNEY ROAD
GRASS VALLEY, CA.
APN: 035-450-004
DATE: 1/3/20
PAGE
A5

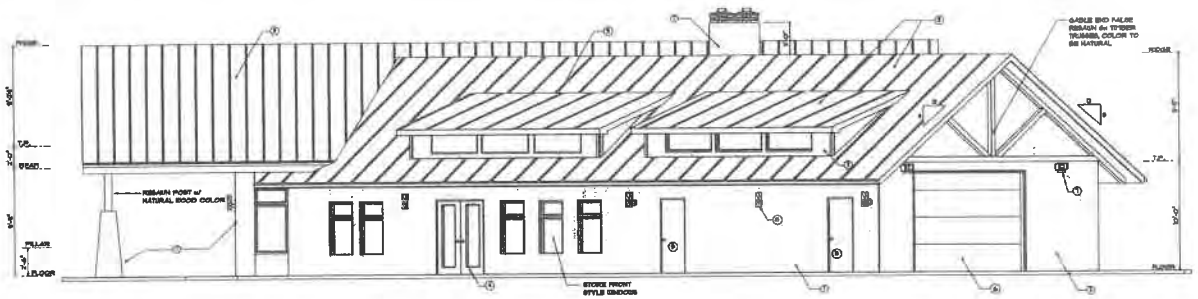


REAR ELEVATION
(NORTH SIDE)

SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1. ASHLAR STONE/ROCK
2. CHARCOAL GRAY HARDI BOARD & BATTEN SIDING
3. TUFF-RIB BRAND DARK CHARCOAL CORRUGATED METAL ROOFING
4. METAL STORE FRONT GLASS DOOR w/ BLACK OR CHARCOAL COLOR
5. SOLID CORE METAL EXTERIOR DOOR, BLACK OR CHARCOAL COLOR
6. EXTERIOR WALL SCONCE LIGHTING, BLACK TRIM, GLAZED GLASS
7. SECURITY LIGHTING ON GABLE ENDS



RIGHT ELEVATION
(EAST SIDE)

SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1. ASHLAR STONE/ROCK
2. CHARCOAL GRAY HARDI BOARD & BATTEN SIDING
3. TUFF-RIB BRAND DARK CHARCOAL CORRUGATED METAL ROOFING
4. METAL STORE FRONT GLASS DOOR w/ SMITE/LIGHT COLOR
5. SOLID CORE METAL EXTERIOR DOOR
6. LIGHT GRAY COLOR METAL ROLL UP DOOR
7. SECURITY LIGHT AT GABLE ENDS
8. EXTERIOR WALL SCONCE LIGHTING

DESIGN CLAUSE

GKA
Grahse Krause - Architect
16845 Old Downieville Hwy
Nevada City, CA. 95959
530.477.3508

PLANNING & DRAFTING SERVICES
TERI A. PRATTEN
(530) 265-0161

ELEVATIONS - REAR & RIGHT

GRASS VALLEY RV RESORT
11429 McCOURTNEY ROAD
GRASS VALLEY, CA.

DATE: 1/3/20

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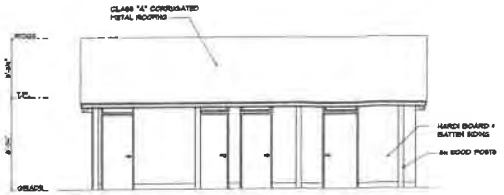
FRONT CONCEPTUAL

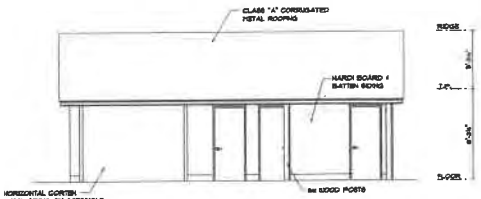
REAR CONCEPTUAL

RIGHT CONCEPTUAL

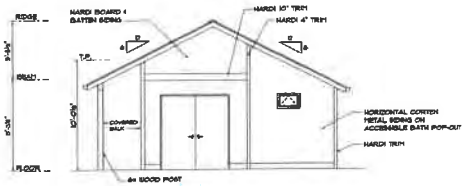


FRONT ELEVATION
BATHROOM/SHOWER BLDG
SCALE: 1/4" = 1'-0"

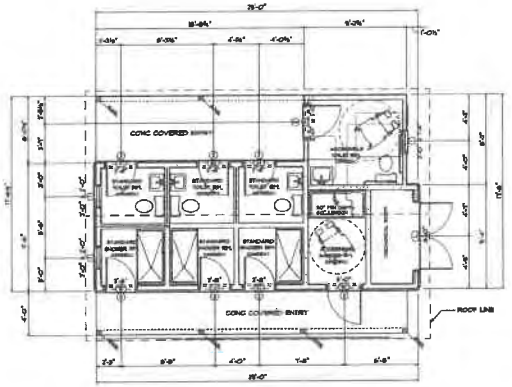
LEFT ELEVATION
BATHROOM/SHOWER BLDG
SCALE: 1/4" = 1'-0"



REAR ELEVATION
BATHROOM/SHOWER BLDG
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
BATHROOM/SHOWER BLDG
SCALE: 1/4" = 1'-0"



BATHROOM/SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGN CLAUSE

Graham Krasa - Architect
Nevada City, California
Nevada City CA. 95959
530.271.3305
GKA

PERSPECTIVE DRAWING SERVICES

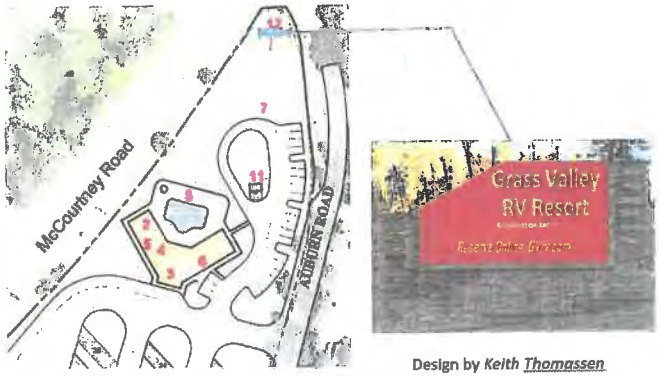
DETACHED BATHROOM/SHOWER BUILDINGS 2, 3, & 4

APN: 029-490-094

PROJECT: GR486 VALLEY RV RESORT
11425 McCOURTNEY ROAD
GR486 VALLEY, CA.

DATE: 1/3/20

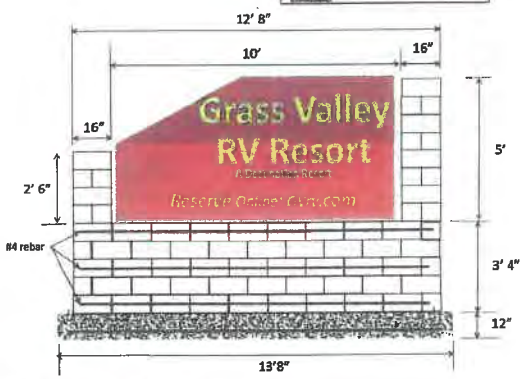
PAGE A1



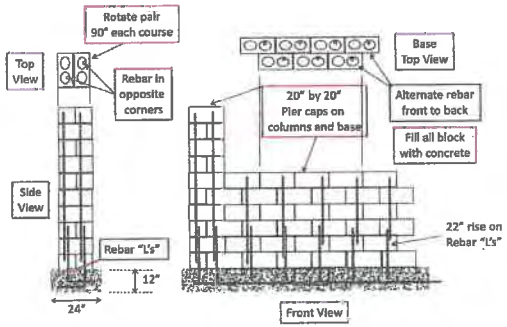
Design by *Keith Thomassen*
for TDM Land, LLC

SITE MAP AND CONCEPTUAL

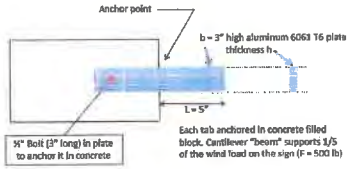
ACU blocks are 8" x 8" x 16"



SIGNAGE BASE DIMENSIONS



SIGNAGE DETAILS



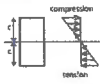
Bending moment at anchor = FL = $\sigma_m bh^2/6$ where σ_m is the peak stress (tension) at the anchor. Allowable for 6061 T6 is σ_m = 40 ksi.

For F = 500, L = 5 in, the moment is 2500 in-lb

Using b = 3" and a plate thickness of h the allowable moment is 20,000 h^2

For h = 3/8" the allowable moment is 2812 in-lb, so for a margin use h = 1/2". The allowable is then 5000 in-lb.

End deflection $\delta = FL^3/3EI$, modulus E = 10^7 psi, I = $bh^3/12$ = 1/32; then δ = 1/15"
At anchor point, δ = 1/48 "



SIGNAGE STRUCTURAL

Sign to be attached by half inch bolts through edges

≈ 42 sq ft sign; 3" thick cedar, lettering routed with CNC Machine; Weight ≈ 400 lb

SIGNAGE DIMENSIONS

DESIGN CLAUSE

GKA 1

RV RESORT SIGNAGE

GRASS VALLEY RV RESORT
11425 McCOURTNEY ROAD
GRASS VALLEY, CA.

1/3/20

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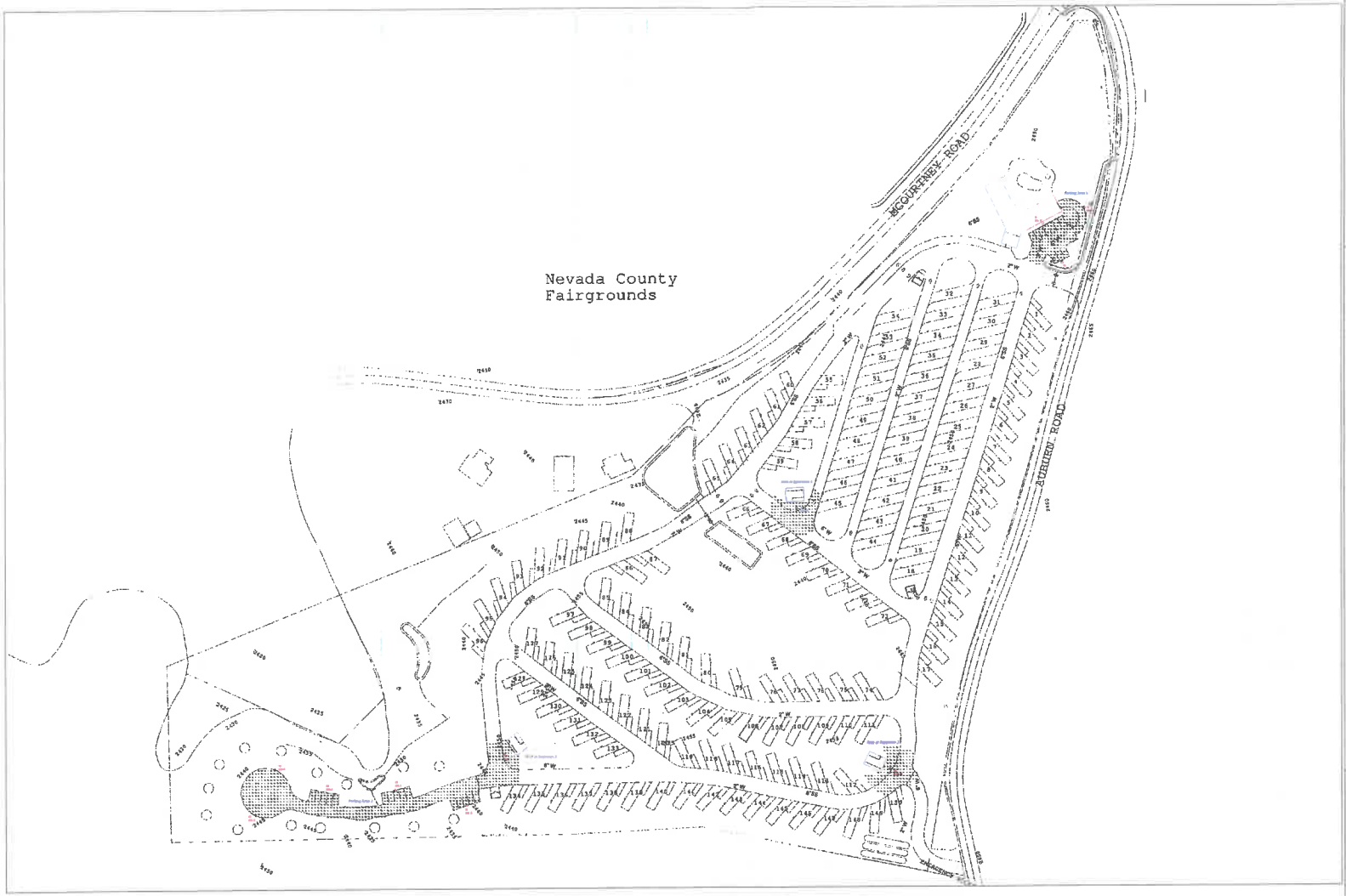


Plan View
Scale: 1 inch= 50 Ft.

Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	9	E1	Kim Lighting - UR30-18L-75-3K7-4W-UNV (on 16ft pole + 3ft base)	0.903	9447	75
	2	E3	Kim Lighting - UR30-18L-70-3K7-SW-HDL-UNV (on 12ft pole)	0.903	6628	70
	5	E4	Kim Lighting - VR81-15L-3K-UV	0.903	734	15
	1	E5	Kim Lighting - VR85-20L-3K-UV	0.903	1120	25

NOTES:
1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.

2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

3. The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFF (above finished floor).

Illuminance Calculation Summary						
Calculation Grid Description	Units	Avg	Max	Min	Avg/Min	Max/Min
Area at Restroom 1	Fc	1.43	7.9	0.1	14.30	79.00
Area at Restroom 2	Fc	1.35	8.1	0.1	13.50	81.00
Area at Restroom 3	Fc	0.23	3.7	0.0	N.A.	N.A.
Parking Area 1	Fc	2.40	6.3	0.6	4.00	10.50
Parking Area 2	Fc	0.12	4.4	0.0	N.A.	N.A.

LIGHTING SYSTEMS

www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Grass Valley RV Resort - Site Lighting

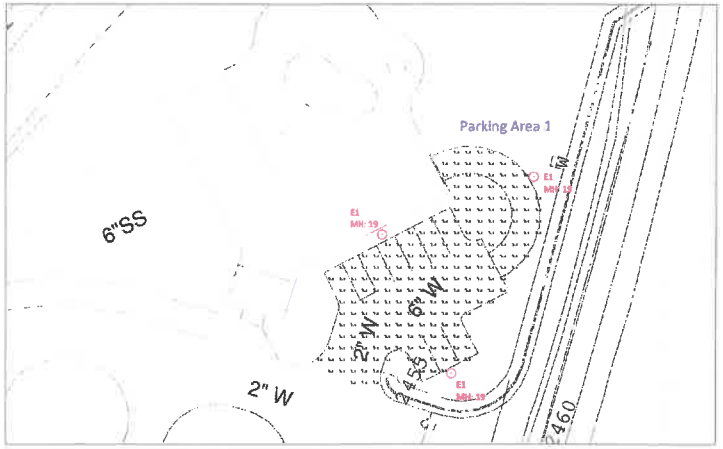
Sales Contact:
Brett Dulong
916-955-3105
brettd@ltgsys.com

Filename: Grass Valley RV Resort_IS_09-16-20 - REV02.AGI

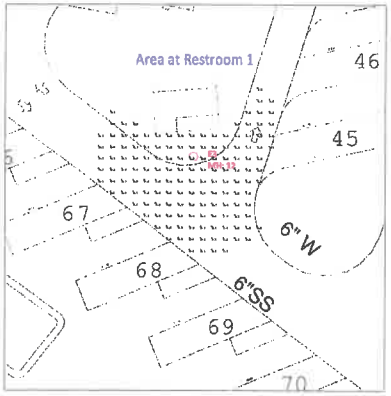
DISCLAIMER:
This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 9/16/2020

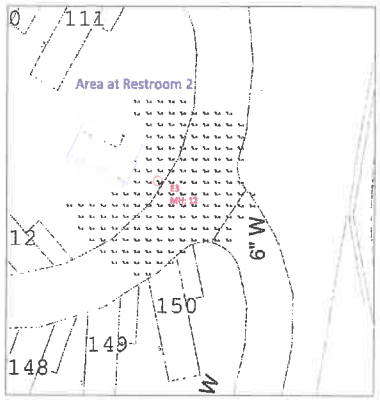
Calcs by: Brian Franco
Phone: (510)-982-3938
brianf@ltgsys.com



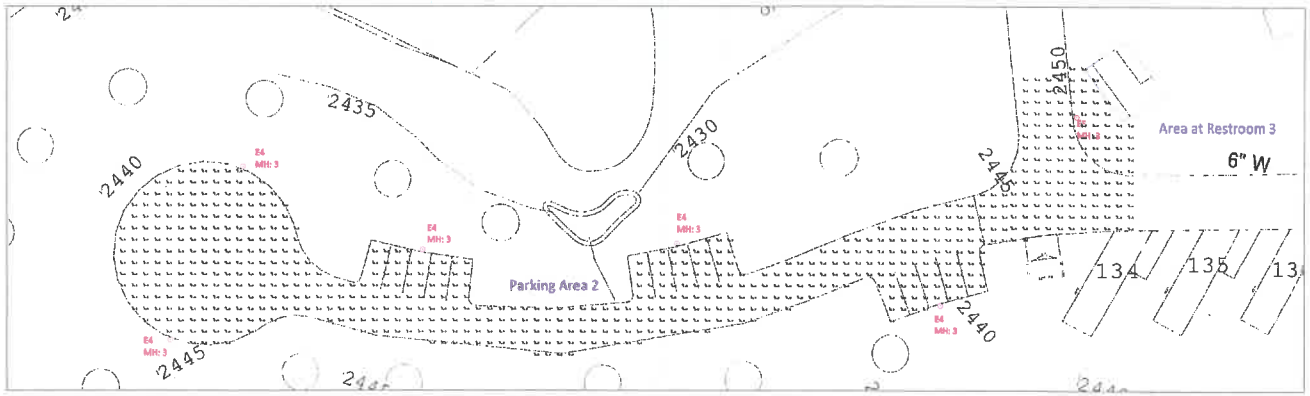
Plan View - Parking Area 1
Scale: 1 inch= 16 Ft.



Plan View - Restroom 2
Scale: 1 inch= 16 Ft.



Plan View - Restroom 2
Scale: 1 inch= 16 Ft.



Plan View - Parking Area 2 and Restroom 3
Scale: 1 inch= 16 Ft.

Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	3	E1	Elm Lighting - LR20-58L-75-BK7-4W-UNV (on 16ft pole + 3ft base)	0.903	9447	75
	2	E3	Elm Lighting - LR20-28L-70-BK7-SW-HDL-UNV (on 12ft pole)	0.903	6528	70
	5	E4	Elm Lighting - VW81-15L-3K-UV	0.903	784	19
	1	E5	Elm Lighting - VW81-20L-3K-UV	0.903	1320	25

NOTES:
1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.

2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

3. The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFF (above finished floor).

Illuminance Calculation Summary						
Calculation Grid Description	Units	Avg	Max	Min	Avg/Min	Max/Min
Area at Restroom 1	Fc	1.43	7.9	0.1	14.30	79.00
Area at Restroom 2	Fc	1.35	8.1	0.1	13.50	81.00
Area at Restroom 3	Fc	0.23	3.7	0.0	N.A.	N.A.
Parking Area 1	Fc	2.40	6.3	0.6	4.00	10.50
Parking Area 2	Fc	0.12	4.4	0.0	N.A.	N.A.

LIGHTING SYSTEMS
www.ltgsys.com
510-982-3900
2322 6th Street
Berkeley, CA 94710
916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Grass Valley RV Resort - Site Lighting

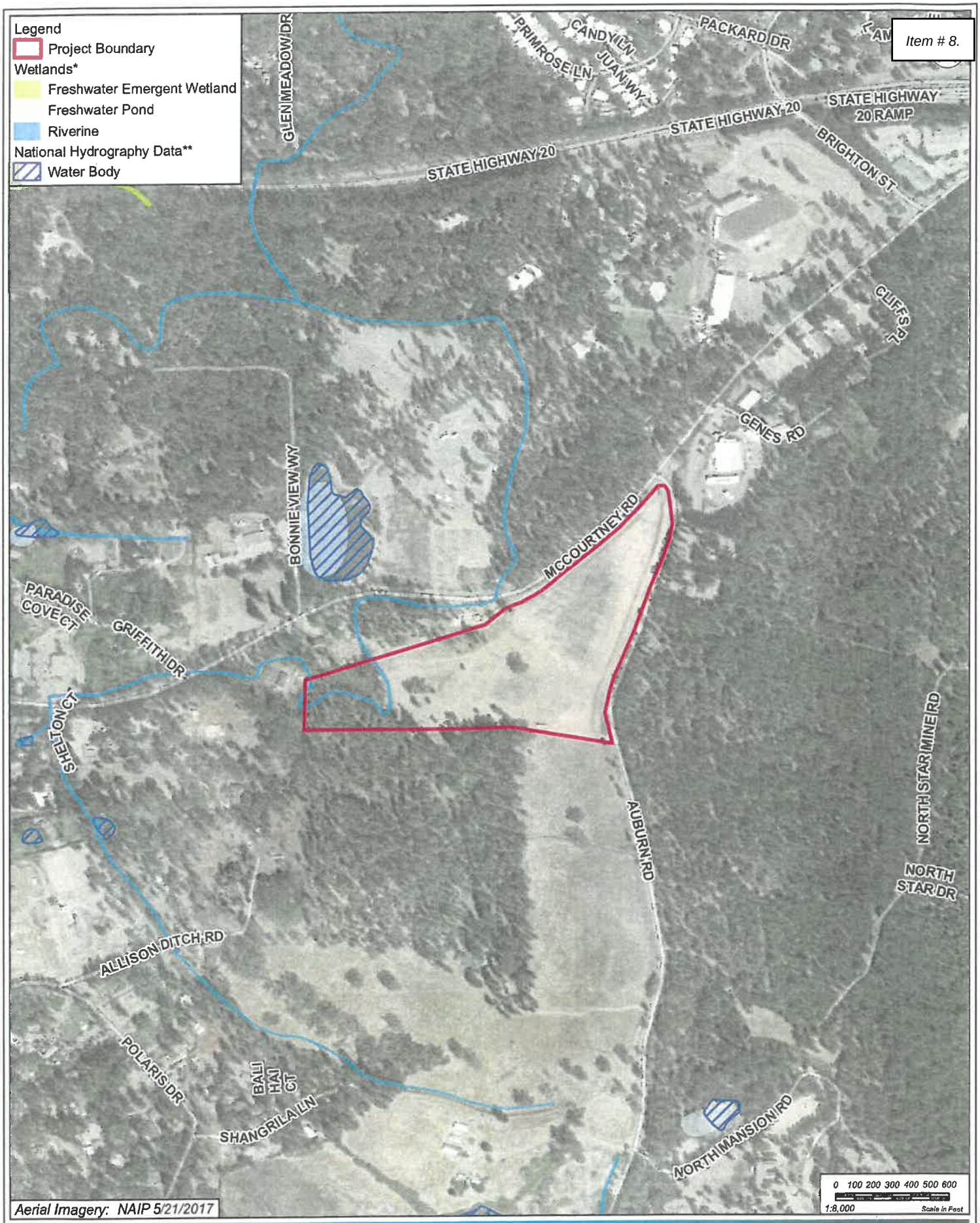
Sales Contact:
Brett Dulong
916-955-3105
brettd@ltgsys.com

Filename: Grass Valley RV Resort_JS_09-16-20 - REV02.AGI

DISCLAIMER:
This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 9/16/2020

Calcs by: Brian Franco
Phone: (510)-982-3938
brianf@ltgsys.com



GREG MATUZAK
Environmental Consulting LLC
Nevada City, CA

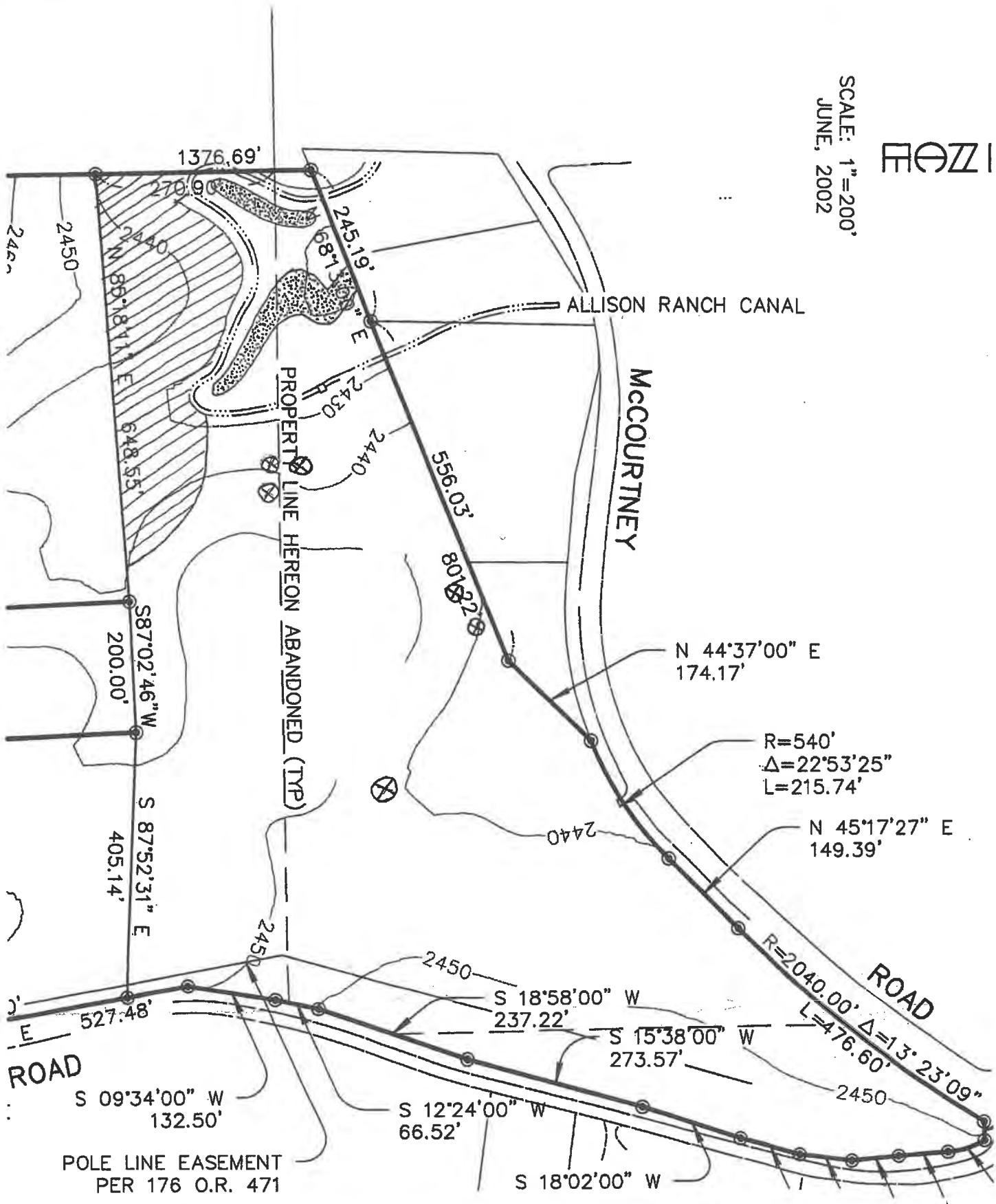
Parcel No.: 007-550-016-000

ATTACHMENT 2

* Data downloaded from https://www.fws.gov/wetlands/Data/Data-Download.html 3/6/2019
** National Hydrography Dataset (NHD) downloaded from http://nhd.usgs.gov March, 2019

Figure 5. Wetlands and Water F

Prepared: Melissa Nurani 3/10/2019 G:\ Matuzak\2018\0615 NevadaCnty 007-550-016-000\mxd\Figs MWI-NHD NevadaCounty 007-550-016-000.mxd



ATTACHMENT 3

FIGURE 2. NORTH STAR RANCH BIOLOGICAL RESOURCES

MITIGATION MONITORING & REPORTING PLAN

GRASS VALLEY RV PARK RESORT AND ANNEXATION PROJECT – SPHERE OF INFLUENCE AMENDMENT, ANNEXATION, PREZONE, DEVELOPMENT REVIEW AND USE PERMIT (20PLN-29)

SCH#2021090541

City of Grass Valley

~~November 16, 2021~~
January 13, 2022

Prepared by:

City of Grass Valley
Community Development Department
125 E. Main Street
Grass Valley, CA

AUTHORITY AND PURPOSE

Pursuant to the California Public Resources Code, Section 21081.6, the City of Grass Valley is required to implement a Mitigation Monitoring and Reporting Plan for Grass Valley RV Park Resort and Annexation Project located at 11425 McCourtney Road and ±25 acres generally located north and east of McCourtny Road and Old Auburn Road.

The purpose of this Mitigation Monitoring and Reporting Plan is to ensure compliance with, and effectiveness of, the Mitigation Measures set forth in the Mitigated Negative Declaration prepared for the project.

RESPONSIBILITIES

The City of Grass Valley Community Development Department (CDD) will have primary responsibility for the operation of the Mitigation Monitoring and Reporting Plan. The CDD is responsible for managing all technical advisors and coordinating monitoring activities. The CDD is responsible for directing the preparation and filing of Compliance Reports.

MITIGATION MONITORING MATRIX

The following is a list of Mitigation Measures as presented in the Mitigated Negative Declaration prepared for the project. The Mitigation Monitoring and Reporting Program (MMRP), will be considered for adoption by the City of Grass Valley City Council concurrently with consideration of the Mitigated Negative Declaration prepared for the project. The City Council may direct that changes be made to the measures contained in this document prior to its adoption.

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
1.	AIR QUALITY	**AQ 1 – Mitigation Measures:** Prior to the issuance of grading permits, the project applicant shall include in the General Notes and/or Grading Plan, provisions for Dust Control, including the following conditions: 1. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage. 2. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions. 3. All on-site vehicle traffic shall be limited to a speed of 15 miles per hour on unpaved roads. 4. All land clearing, grading, earthmoving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour. 5. All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant may apply City-approved nontoxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance	2 & 4	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
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1.	AIR QUALITY	6. All material transported off-site shall be either sufficient watered or securely covered to prevent public nuisance, and there must be a minimum of 6 inches of freeboard in the bed of the transport vehicle. 7. Paved streets adjacent to the project shall be swept or washed at the end of the day, or more frequently, if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud which may have resulted from activities at the project site. 8. Prior to final occupancy, the applicant shall re-establish ground cover on the site through seeding and watering in accordance with the City's grading ordinance. ~~**AQ – 2 Mitigation Measure:**~~ ~~Restrictions on Generator Use – Portable generators used on site shall be limited to the 15 glamping sites only and shall not exceed 10 horsepower. Prior to the issuance of a certificate of occupancy, the applicant shall include in the General Notes and/or Site Plan the location and contents of signage which would convey the prohibition of portable generators used at sites that provide full hook-ups. Signage located on the site for this purpose shall include a phone number where visitors may call to report a violation of this restriction. The applicant shall provide the City with documentation, to the City's satisfaction, which demonstrates that the project would prohibit the use of portable generators at sites providing full hook ups during visitor check in and facility patrols, as applicable.~~	2 & 4	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
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						Date Report Recieved	Notes
1.	AIR QUALITY	**AQ – 3 Mitigation Measure:** Vehicles used on-site shall not idle for greater than 5 minutes at any time or location. Prior to the issuance of certificate of occupancy for the project, the applicant shall include in the General Notes and/or Site Plan the location and contents of signage which convey the restriction of vehicle idling to no greater than 5 minutes at any time or location. Signage location on the site for this purpose shall include a phone number where visitors may call to report a violation of this restriction. The applicant shall provide the City with documentation, to the City's satisfaction, which demonstrates that the project would prohibit idling for greater than 5 minutes at any time or location.	2 & 4	CDD	OG		
2.	BIOLOGICAL	**BIO – 1 Mitigation Measure:** Prior to the issuance of a grading permit, the applicant shall prepare an Aquatic Resources Delineation Report (mapping and reporting on existence of "waters of the U.S." including wetlands). If any " waters of the U.S.", including wetlands would be filled by the encasement of the NID canal, then Clean Water Act (CWA) permits would need to be obtained prior to filling any "waters of the U.S. including wetlands.	1.	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
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No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
2.	BIOLOGICAL	**BIO – 2 Mitigation Measure:** Disturbance of areas within 100 feet of the NID canal shall include measures to minimize potential impacts to the NID canal and potential wetland vegetation adjacent to the NID canal. These measures are intended for inclusion into the proposed development within the non-disturbance buffers during and after construction to minimize direct and indirect impacts to water quality during and following construction. This will be accomplished by implementing the following during and following construction: 1. Limit construction to periods of extended dry weather and the dry summer season. 2. Establishing the area around the active stream channel as Environmentally Sensitive Area (ESA) where those area will not be impacted by construction or thereafter. 3. No fill or dredge material will enter or be removed from the NID canal or wetlands during construction and thereafter. 4. Use appropriate machinery and equipment to limit disturbance in this area. 5. Placement of soil erosion control devices (such as wattles, hay bales, etc.) between the NID canal and the areas to be graded and developed to limit potential runoff and sedimentation into the NID canal and adjacent wetlands. 6. No dewatering of the NID canal will occur as part of the proposed construction or thereafter.	2	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
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No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
2.	BIOLOGICAL	7. Implement the following Best Management Strategies during and following construction including but not limited to: a. Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Placing staging areas and other work areas outside of the 100-foot non-disturbance buffers within the northwest corner of the property. b. The contractor shall exercise reasonable precaution to protect the NID canal and wetlands as well as adjacent non-disturbance buffers from pollution with fuels, oils, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion. c. No equipment for vehicle maintenance or refueling shall occur within the 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instructions on the label. d. Exposed bare soil along the NID canal embankment, linking the 100-foot non disturbance buffers to the NID canal and adjacent wetlands should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching.	2	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction

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No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION: Date Report Recieved	VERIFICATION AND IMPLEMENTATION: Notes
2.	BIOLOGICAL	Non-native species that are known to invade wild lands, such as orchards grass, velvet grass, rose clover, winter and spring vetch, and wild oaks should not be used as they displace native species. e. The applicant shall distribute copies of these mitigation measures and permit requirements to the contractors prior to grading and construction within the non-disturbance buffers. All contractors shall be completely familiar with the mitigation measures contained above and with the terms and conditions of all permits.	2	CDD	OT		
		BIO – 3 Mitigation Measure: If construction or development activities occur during the nesting season (February 1-through August 30) a pre-construction nesting bird survey shall be completed by a qualified biologist, within 250 feet of any potential nesting migratory birds and raptors habitat. If nesting raptors or migratory birds are identified during surveys, active nests should be avoided, and a no disturbance or destruction area shall be established by a qualified biologist and kept in place until after the nesting season or a wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances. Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of avoidance, minimization, or additional conditions.	2	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction

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3.	CULTURAL	**CUL 1 – Mitigation Measure:** Inadvertent Discoveries – If potential tribal cultural resources (TCRs), archaeological resources, or other cultural resources are encountered, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handing of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request materials not be permanently curated, unless requested by the Tribe. If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur.	4	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
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No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
3.	CULTURAL	**CUL 2 – Mitigation Measure:** Inadvertent Discoveries – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact by telephone within 24 hours, the Native American Heritage Commission in accordance with Section 5097.98 of the Public Resource Code.	4	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction

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						Date Report Recieved	Notes
4.	HYDROLOGY/WATER QUALITY	**HY/WQ 1 – Mitigation Measures:** 1. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the City of Grass Valley Engineering Division. 2. Prior to the issuance of a grading permit, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.	2 & 4	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
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No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
5.	NOISE	**NOISE 1 – Mitigation Measures:** The following measures shall be incorporated into the project construction operations: a. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur on Saturdays, Sundays or legal holidays. b. All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working order. c. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity. d. Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible. e. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. f. Project area and site access road speed limits shall be established and enforced during the construction period. g. Construction hours, allowable workdays, and the contact information of the job superintendent shall be clearly posted at all project entrances. Should a noise complaint be received, the appropriate parties shall investigate and take appropriate action.	1 1 1 & 4	CDD CDD CDD	OT OT OT/OG		
5	NOISE						

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
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						Date Report Recieved	Notes
5.	NOISE	**NOISE 2 – Mitigation Measure:** The use of outdoor speakers/stereos/amplified music devices on the premises should be limited to daytime hours only (7:00 a.m. to 8:00 p.m.) and outdoor speakers/stereos/amplified music devices should not be audible at the property lines of the nearest residential dwelling. **NOISE 3 – Mitigation Measure:** Periodic checks shall be performed by facility management to ensure that outdoor speakers/stereos/amplified music devices are not auditable at the property lines of the nearest existing residential uses. In addition, any complaints from nearby residents regarding speaker noise shall be addressed immediately by facility management.	3	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading 4. During construction 5. Prior to Occupancy 7. After construction
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FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) and 17.72.60 F (Use Permits) of the Development Code, the City Council is required to make the following specific findings before it approves Development Review and Use Permits.

1. The City received a complete application for The Grass Valley RV Park Resort and Annexation Project (20PLN-29).

2. The Community Development Department prepared an Initial Study/Mitigated Negative Declaration as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA). Mitigation Measures were incorporated into the project to fully mitigate all potentially significant impacts on the environment.

3. The Planning Commission has independently reviewed, analyzed, and considered the Initial Study/Mitigated Negative Declaration prior to making a recommendation to the City Council on the project.

4. The City Council has considered the Planning Commission's recommendation on the project including the Initial Study/Mitigated Negative Declaration prior to making its decision on the project. The Mitigated Negative Declaration reflects the independent judgement of the City of Grass Valley, as lead agency.

5. The 2020 General Plan designates the project site as Office Professional. The Grass Valley RV Park Resort Project is consistent with the General Plan or any applicable Specific Plan.

6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.

7. The design, location, size, and characteristics of the proposed project follows any project-specific design standards in effect and any standards and guidelines for Development Review Permits.

8. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities.

9. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project is *January 25, 2022*. This project is approved for a period of one (1) year and shall expire on *January 25, 2023*, unless the project has been effectuated (i.e., a building permit has been issued) or the applicant requests a time extension that is approved pursuant to the Development Code.

2. The project shall be constructed in accordance with the Development Review Permit and Use Permit (20PLN-29) approved by the City Council. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Development Review Permit and Use Permit. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.

3. The RV Park Resort Project shall be constructed per the phasing plan as described in the project description. Phasing may be altered subject to approval of the City Engineer and Community Development Director.

4. The RV Park Resort is approved as a Transient Occupancy Use as defined in Chapter 3.16 et. seq. of the City's Municipal Code and shall be subject to the City's Transient Occupancy Tax. As a Transient Occupancy Use, tenants shall not occupy the RV and Glamping sites for a duration exceeding thirty (30) consecutive days. Within each of the RV and Glamping Sites, no permanent structures, including, but not limited to decks, storage buildings, awnings, etc. shall be constructed.

5. Prior to the issuance of grading and/or building permits, the applicant shall record the Development Impact Fee Deferral/Reimbursement Agreement with the County Recorder's Office. A conformed copy shall be submitted to the Community Development Department.

6. Concurrently with site improvements, the applicant shall install a 3-rail vinyl fence along the south property line. A wood fence shall be installed along the west property line. The applicant shall coordinate with the adjoining property owners for the installation of the fencing. The fencing shall be shown on the improvement plans for the project to the satisfaction of the Community Development Director.

7. The final design of the monument sign shall be in compliance with the City's community design standards and Chapter 17.38 of the City's Development Code.

8. The applicant shall file a Notice of Determination, including payment of associated fees, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.

9. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

10. The project includes the following revisions as outlined in the revised site plan dated December 21, 2021:
    - Prohibition of portable generators and wood burning fire pits;
    - The removal of 3 RV spaces from 150 to 147 RV spaces;
    - Relocation of the pond from the center of the site to north of the clubhouse;
    - Additional bioretention areas north of the existing landmark tree;
    - Additional berming/landscape screening areas around the perimeter of the site;
    - An additional gated emergency ingress/egress on McCourtney Road with Knox Box;
    - Solar panel array adjoining the southeastern property line.

B. OTHER AGENCY APPROVALS:

1. The applicant shall submit an application to the Nevada County Local Agency Formation Commission for a Sphere of Influence Amendment and Annexation. The annexation application shall be approved by LAFCO prior to the issuance of permits for the project.

2. The applicant shall submit an application with the State Housing and Community Development Department (HCD) for review and approval of building, electrical, plumbing, and mechanical permits for the project.

3. The Nevada County Environmental Health Department requests the following permits be obtained:
    a. All commercial food facilities that are constructed in Nevada County intended for the sale of food to the public and/or residents of a living community are required to have a Food Facility Operational Permit that is issued by the Nevada County Department of Environmental Health. All proposed site plans, equipment specifications, and proposed menus shall be submitted to Nevada County Department of Environmental Health for approval prior to any construction or implementation of the proposed retail food establishment, grocery store or other retail food operation.
    b. The project proposes a maintenance storage structure but no mention of any storage materials and/or hazardous materials/wastes. The facility would require evaluation upon submittal to disclose if there will be any storage hazardous materials.

C. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

2. As outlined in the project description, the following off-site improvements shall be shown on the improvement plans and installed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy for the RV Park Resort:
   a. Curb, gutter, sidewalk, and ADA improvements along Old Auburn Road from project entrance to McCourtney Road intersection.
   b. Design right-turn-lane into project on Old Auburn Road.
   c. Pedestrian crossing improvements at McCourtney Road/Old Auburn Road Intersection.
   d. Increase in City sewer from 2 inch to 6 inch and extension of City sewer lines from Brighton Street to RV Park Resort project site.

3. The project plans shall include the following note:

   All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot-tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.

4. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain on the following harvest document(s) from the California of Forestry and Fire Protection and submit a copy of the approved document to the City.

   a. Less Than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
   b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).

5. Prior to the removal of trees, the applicant shall obtain a tree removal permit from the Grass Valley Public Works Department.

6. The applicant shall submit to the Building Department for review and approval two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the Building Official, and the Engineering Division.

7. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
   a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
   b. Submit design calculations for the wall(s) for review and acceptance.
   c. If the proposed wall(s) are to be constructed against a cut slope, in a manner of which will not meet minimum OSHA requirements, submit:
      1. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
      2. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will: 1) be onsite during excavation and construction of the retaining walls; 2) be onsite at least once a day during inclement weather; and 3) will submit daily reports to the City.

8. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification number, issued by the state, to the Engineering Division.

9. If a streambed crossing, new connection, or disturbance to a creek is proposed, the applicant shall obtain a Streambed Alteration Permit from the California Department of Fish and Game or obtain a letter of exemption. A copy of the

approved Streambed Alteration Permit and associated documents, or letter of exemption shall be submitted to the Engineering Division.

10. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.

11. (If the project creates and/or replaces 5,000 sf. or more of impervious surfaces) measures must be implemented for site design, source control, runoff reduction, storm water treatment, and baseline hydromodification management measures per the City of Grass Valley Design Standards.

12. An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10% of the cost of erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring property owners if left in an incomplete state. The minimum-security amount shall be $500.00. The cost estimate shall be provided to the Engineering Division for review and approval as part of plan submittal. All costs shall include a ten (10) percent contingency.

13. A detailed grading, permanent erosion control plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.

14. The applicant shall submit to the City Engineer for review, a separate sight distance exhibit showing that minimum sight distance requirements are achieved in accordance with City of Grass Valley Design Standards. The exhibit shall indicate the roadway design speed, sight distance design speed, sight distance in both directions and delineate any areas of vegetation removal/easements and no parking areas, recommended for optimal sight distance and/or vehicle movements.

15. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.

16. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e., NID), prior to receiving City Engineer approval.

17. Per the Development Code, the Grading Permit shall expire one (1) year from the

effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).

D. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS, THE DEVELOPER SHALL INITIATE THE FOLLOWING:

1. That prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.

2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Planning and Engineering Divisions of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Planning and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.

3. Placement of construction fencing around all trees designated to be preserved in the project shall be completed.

4. Submit for review and approval by the Fire Department, a Fire Safety Plan.

5. Submittal of two copies to the Engineering Division of the signed improvement/grading plans.

E. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

1. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

2. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the solid and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

3. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material

must be properly disposed of in accordance with the City's Standards Specifications.

4. The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.

5. For any public work, the contractor shall comply with all Department of Industrial Relations (DIR) requirements including complying with prevailing wage requirements.

F. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year in the amount of 10% of the total improvement costs.

2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans, if any. All offers of dedication must be recorded and a copy provided to the Engineering Division.

3. The applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).

4. The applicant shall submit "As-built" plans, signed by the Engineer of Record, to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.

5. Submit a final report prepared by the soils engineer, in accordance with the California Building Code, to the Engineering Division.

6. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans. Include the signature, company, and date.

G. PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY:

1. The landscaping within the development shall be consistent with the landscaping plans submitted. The final landscape plans shall incorporate the following:

a. Preference should be given to the use of native plant species for landscaping. Utilize mulch in planting areas to maximize moisture retention. The developer shall incorporate existing trees into the landscape when feasible.
b. Preference should be given to the use of natural and indigenous stone and wood building materials for landscape structures, site walls, and outdoor areas. Integrate outdoor site features with the natural topography and vegetation where possible.
c. Incorporate natural cooling by utilizing shading from tree canopies for east and west-facing windows where possible.

2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.

3. If required, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWELO. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELO requirements.

4. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

H. MITIGATION MEASURES

AQ 1 – Mitigation Measures:
Prior to the issuance of grading permits, the project applicant shall include in the General Notes and/or Grading Plan, provisions for Dust Control, including the following conditions:

1. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
2. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
3. All on-site vehicle traffic shall be limited to a speed of 15 miles per hour on unpaved roads.
4. All land clearing, grading, earthmoving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
5. All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant may apply City-

approved nontoxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.

6. All material transported off-site shall be either sufficient watered or securely covered to prevent public nuisance, and there must be a minimum of 6 inches of freeboard in the bed of the transport vehicle.
7. Paved streets adjacent to the project shall be swept or washed at the end of the day, or more frequently, if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud which may have resulted from activities at the project site.
8. Prior to final occupancy, the applicant shall re-establish ground cover on the site through seeding and watering in accordance with the City's grading ordinance.

~~**AQ – 2 Mitigation Measure**:~~

~~9. Restrictions on Generator Use – Portable generators used on-site shall be limited to the 15 glamping sites only and shall not exceed 10 horsepower. Prior to the issuance of a certificate of occupancy, the applicant shall include in the General Notes and/or Site Plan the location and contents of signage which would convey the prohibition of portable generators used at sites that provide full hook ups. Signage located on the site for this purpose shall include a phone number where visitors may call to report a violation of this restriction. The applicant shall provide the City with documentation, to the City's satisfaction, which demonstrates that the project would prohibit the use of portable generators at sites providing full hook ups during visitor check in and facility patrols, as applicable.~~

AQ – 3 Mitigation Measure:

10. Vehicles used on-site shall not idle for greater than 5 minutes at any time or location. Prior to the issuance of certificate of occupancy for the project, the applicant shall include in the General Notes and/or Site Plan the location and contents of signage which convey the restriction of vehicle idling to no greater than 5 minutes at any time or location. Signage location on the site for this purpose shall include a phone number where visitors may call to report a violation of this restriction. The applicant shall provide the City with documentation, to the City's satisfaction, which demonstrates that the project would prohibit idling for greater than 5 minutes at any time or location.

BIO – 1 Mitigation Measure:

11. Prior to the issuance of a grading permit, the applicant shall prepare an Aquatic Resources Delineation Report (mapping and reporting on existence of "waters of the U.S." including wetlands). If any " waters of the U.S.", including wetlands would be filled by the encasement of the NID canal, then Clean Water Act (CWA) permits would need to be obtained prior to filling any "waters of the U.S. including wetlands.

BIO – 2 Mitigation Measure:

12. Disturbance of areas within 100 feet of the NID canal shall include measures to minimize potential impacts to the NID canal and potential wetland vegetation adjacent to the NID canal. These measures are intended for inclusion into the proposed development within the non-disturbance buffers during and after construction to minimize direct and indirect impacts to water quality during and following construction. This will be accomplished by implementing the following during and following construction:

    a. Limit construction to periods of extended dry weather and the dry summer season.
    b. Establishing the area around the active stream channel as Environmentally Sensitive Area (ESA) where those areas will not be impacted by construction or thereafter.
    c. No fill or dredge material will enter or be removed from the NID canal or wetlands during construction and thereafter.
    d. Use appropriate machinery and equipment to limit disturbance in this area.
    e. Placement of soil erosion control devices (such as wattles, hay bales, etc.) between the NID canal and the areas to be graded and developed to limit potential runoff and sedimentation into the NID canal and adjacent wetlands.
    f. No dewatering of the NID canal will occur as part of the proposed construction or thereafter.
    g. Implement the following Best Management Strategies during and following construction including but not limited to:

        i. Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Placing staging areas and other work areas outside of the 100-foot non-disturbance buffers within the northwest corner of the property.
        ii. The contractor shall exercise reasonable precaution to protect the NID canal and wetlands as well as adjacent non-disturbance buffers from pollution with fuels, oils, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.
        iii. No equipment for vehicle maintenance or refueling shall occur within the 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instructions on the label.
        iv. Exposed bare soil along the NID canal embankment, linking the 100-foot non disturbance buffers to the NID canal and adjacent wetlands should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species

that are known to invade wild lands, such as orchards grass, velvet grass, rose clover, winter and spring vetch, and wild oaks should not be used as they displace native species.

v. The applicant shall distribute copies of these mitigation measures and permit requirements to the contractors prior to grading and construction within the non-disturbance buffers. All contractors shall be completely familiar with the mitigation measures contained above and with the terms and conditions of all permits.

BIO – 3 Mitigation Measure:

13. If construction or development activities occur during the nesting season (February 1-through August 30) a pre-construction nesting bird survey shall be completed by a qualified biologist, within 250 feet of any potential nesting migratory birds and raptors habitat. If nesting raptors or migratory birds are identified during surveys, active nests should be avoided, and a no disturbance or destruction area shall be established by a qualified biologist and kept in place until after the nesting season or a wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances. Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of avoidance, minimization, or additional conditions.

CUL 1 – Mitigation Measure:

14. *Inadvertent Discoveries* – If potential tribal cultural resources (TCRs), archaeological resources, or other cultural resources are encountered, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handing of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request materials not be permanently curated, unless requested by the Tribe.

    If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur.

CUL 2 – Mitigation Measure:

15. *Inadvertent Discoveries* – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

16. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact by telephone within 24 hours, the Native American Heritage Commission in accordance with Section 5097.98 of the Public Resource Code.

HY/WQ 1 – Mitigation Measures:

17. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the City of Grass Valley Engineering Division.

18. Prior to the issuance of a grading permit, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.

NOISE 1 – Mitigation Measures:

19. The following measures shall be incorporated into the project construction operations:
    a. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur on Saturdays, Sundays, or legal holidays.

b. All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working order.
c. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
d. Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
e. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
f. Project area and site access road speed limits shall be established and enforced during the construction period.
g. Construction hours, allowable workdays, and the contact information of the job superintendent shall be clearly posted at all project entrances. Should a noise complaint be received, the appropriate parties shall investigate and take appropriate action.

NOISE 2 – Mitigation Measure:

20. The use of outdoor speakers/stereos/amplified music devices on the premises should be limited to daytime hours only (7:00 a.m. to 8:00 p.m.) and outdoor speakers/stereos/amplified music devices should not be audible at the property lines of the nearest residential dwelling.

NOISE 3 – Mitigation Measure:

21. Periodic checks shall be performed by facility management to ensure that outdoor speakers/stereos/amplified music devices are not auditable at the property lines of the nearest existing residential uses. In addition, any complaints from nearby residents regarding speaker noise shall be addressed immediately by facility management.

RESOLUTION NO. R2022-04

A RESOLUTION OF THE CITY OF GRASS VALLEY ADOPTING A MITIGATED NEGAGIVE DECLARATION AND REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF NEVADA COUNTY TO TAKE PROCEEDINGS FOR THE SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION FOR THE GRASS VALLEY RV RESORT AND ANNEXATION PROJECT. (20PLN-29).

WHEREAS, the City of Grass Valley desires to initiate proceedings pursuant to the Cortese-Knox Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of the Grass Valley RV Park Resort Project; and

WHEREAS, notice of intent to adopt this Resolution of Application has not been given to each interested and subject agency; and

WHEREAS, the territory proposed to be annexed includes approximately ±45 acres, is inhabited, and a description of the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, the 20-acre RV site of the subject territory of this proposal is not located within the sphere of influence of the City of Grass Valley, but is located within the City's Planning Area and within an area designated by the Local Agency Formation Commission as an "Area of Interest" and

WHEREAS, the designation of "Area of Interest" denotes land that is not currently in the City's sphere of influence but is acknowledged as an area in which development and other uses may have an impact on the City; and

WHEREAS, the subject territory is partially developed with office, commercial and residential uses and is located adjacent to the City limits; and

WHEREAS, it is desired that the proposed annexation be subject to the following terms and conditions:

1. That this annexation is subject to the terms of the MASTER TAX EXCHANGE AGREEMENT, entered into by the City Council and Board of Supervisors on October 9, 2001.
2. That the territory to be annexed to the City be detached from the Nevada County Consolidated Fire District.
3. That the territory to be annexed to the City be detach from CSA 16 and annex to CSA 32 for solid waste.
4. That the territory to be annexed to the City shall be subject to the levying or fixing and collection of any previously authorized taxes benefit assessments, fees, or charges of the City.
5. That the City Council, through the adoption of Ordinance 813, has Pre-

RESOLUTION NO. R2022-04

Zoned the territory which will become effective upon the date of annexation;

WHEREAS, the reasons for the proposed sphere of influence amendment and annexation are as follows:

1. The RV property has a much higher likelihood of being developed within the next twenty years as an RV park than it does as office professional. The office market is sluggish in Western Nevada County and shows no signs of change.
2. Barring some very specialized use of the parcel that falls under the Office Professional definition, the RV parcel would not develop for many years. A parcel of 20 acres could generate ±120,000 building square feet of office space; it would take many years to absorb this quantity of new office space.
3. Even if there was a financial incentive to develop the property as Office Professional, the location of the parcel does not lend itself to office professional uses, unless the use were highly specialized.
4. It is estimated that development of the property as an RV park would bring in new revenue to the City.
5. There are unquantifiable economic benefits to be gained from an RV park at the proposed location. A synergy of recreation uses would be created with the Fairgrounds, which would result in increased attendance at the Fairgrounds.
6. The jobs to housing ratio would not be affected if the property developed as an RV park. With an estimated 8 new jobs and no new housing units, there would not be any noticeable change in the jobs to housing ratio.
7. The NC-Flex Zone designation will legalize the existing single-family dwellings that are presently considered legally non-conforming with the County's Office Professional land use designation.
8. The NC-Flex Zone also permits commercial, offices, mixed use (e.g., commercial/residential) and residential uses.
9. The abandonment of well and septic systems improves the health, safety, and welfare of the property owners in the Project area. The extension of City sewer permits increased development potential than exists.
10. The City's Office Professional (OP) General Plan designation together with City services, provides a greater mix of commercial uses than will occur otherwise in unincorporated Nevada County.

WHEREAS, this Council adopted a Mitigated Negative Declaration (SCH#2021090541) and Mitigation Monitoring and Reporting Program.

WHEREAS, the Council has Pre-zoned the territory through the adoption of Ordinance No 813,

WHEREAS, the Council hereby adopts the plan for providing services to the affected territory required by Government Code Section 56653.

RESOLUTION NO. R2022-04

WHEREAS, the Council certifies that, pursuant to Section 99(b) of the Tax and Revenue Code:

1. That this annexation is subject to the terms of the MASTER TAX EXCHANGE AGREEMENT, entered into by the City Council and Board of Supervisors on October 9, 2001.

NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the City Council of the City of Grass Valley and the Local Formation Commission of Nevada County is hereby requested to take proceedings for the sphere of influence amendment and annexation of the territory shown in Exhibit A according to the terms and conditions state above, and int eh manner provided by the Cortese-Know-Herzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 25th day of January 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ben Agular, Mayor

ATTEST:

_____
Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

_____
Michael Colantuono, City Attorney

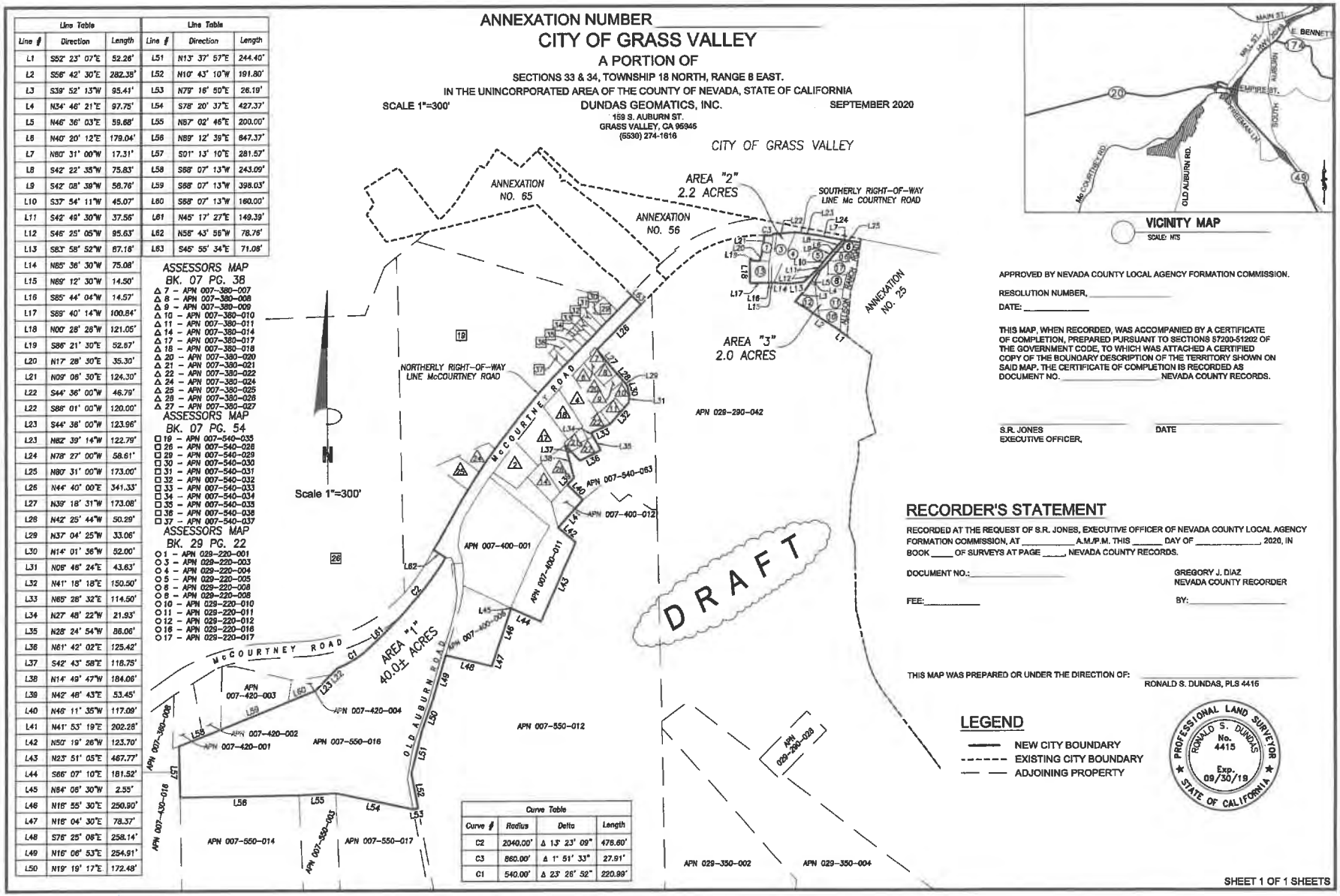
PUBLISH DATE: _____

EXHIBIT

ANNEXATION NUMBER _____
CITY OF GRASS VALLEY
A PORTION OF
SECTIONS 33 & 34, TOWNSHIP 18 NORTH, RANGE 8 EAST.
IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE 1"=300' | DUNDAS GEOMATICS, INC. | SEPTEMBER 2020

159 S. AUBURN ST.
GRASS VALLEY, CA 95945
(5530) 274-1616



VICINITY MAP
SCALE: NTS

Line Table		
Line #	Direction	Length
L1	S52° 23' 07"E	52.26'
L2	S56° 42' 30"E	282.38'
L3	S39° 52' 13"W	95.41'
L4	N34° 46' 21"E	97.75'
L5	N46° 36' 03"E	59.68'
L6	N40° 20' 12"E	179.04'
L7	N80° 31' 00"W	17.31'
L8	S42° 22' 35"W	75.83'
L9	S42° 08' 39"W	58.76'
L10	S37° 54' 11"W	45.07'
L11	S42° 49' 30"W	37.56'
L12	S46° 25' 05"W	95.63'
L13	S83° 58' 52"W	67.18'
L14	N85° 36' 30"W	75.08'
L15	N89° 12' 30"W	14.50'
L16	S85° 44' 04"W	14.57'
L17	S89° 40' 14"W	100.84'
L18	N00° 28' 26"W	121.05'
L19	S86° 21' 30"E	52.67'
L20	N17° 28' 30"E	35.30'
L21	N09° 08' 30"E	124.30'
L22	S44° 36' 00"W	46.79'
L22	S86° 01' 00"W	120.00'
L23	S44° 36' 00"W	123.96'
L23	N82° 39' 14"W	122.79'
L24	N78° 27' 00"W	58.61'
L25	N80° 31' 00"W	173.00'
L26	N44° 40' 00"E	341.33'
L27	N39° 18' 31"W	173.08'
L28	N42° 25' 44"W	50.29'
L29	N37° 04' 25"W	33.06'
L30	N14° 01' 36"W	52.00'
L31	N08° 46' 24"E	43.63'
L32	N41° 18' 18"E	150.50'
L33	N65° 28' 32"E	114.50'
L34	N27° 48' 22"W	21.93'
L35	N28° 24' 54"W	86.06'
L36	N61° 42' 02"E	125.42'
L37	S42° 43' 58"E	118.75'
L38	N14° 49' 47"W	184.06'
L39	N42° 46' 43"E	53.45'
L40	N46° 11' 35"W	117.09'
L41	N41° 53' 19"E	202.28'
L42	N50° 19' 26"W	123.70'
L43	N23° 51' 05"E	467.77'
L44	S66° 07' 10"E	181.52'
L45	N84° 08' 30"W	2.59'
L46	N16° 55' 30"E	250.90'
L47	N16° 04' 30"E	78.37'
L48	S76° 25' 08"E	258.14'
L49	N16° 06' 53"E	254.91'
L50	N19° 19' 17"E	172.48'

Line Table		
Line #	Direction	Length
L51	N13° 37' 57"E	244.40'
L52	N10° 43' 10"W	191.80'
L53	N79° 16' 50"E	26.19'
L54	S78° 20' 37"E	427.37'
L55	N87° 02' 46"E	200.00'
L56	N89° 12' 39"E	647.37'
L57	S01° 13' 10"E	281.57'
L58	S88° 07' 13"W	243.09'
L59	S88° 07' 13"W	398.03'
L60	S88° 07' 13"W	160.00'
L61	N45° 17' 27"E	149.39'
L62	N55° 43' 56"W	78.76'
L63	S45° 55' 34"E	71.08'

ASSESSORS MAP
BK. 07 PG. 38
△ 7 – APN 007-380-007
△ 8 – APN 007-380-008
△ 9 – APN 007-380-009
△ 10 – APN 007-380-010
△ 11 – APN 007-380-011
△ 14 – APN 007-380-014
△ 17 – APN 007-380-017
△ 18 – APN 007-380-018
△ 20 – APN 007-380-020
△ 21 – APN 007-380-021
△ 22 – APN 007-380-022
△ 24 – APN 007-380-024
△ 25 – APN 007-380-025
△ 26 – APN 007-380-026
△ 27 – APN 007-380-027

ASSESSORS MAP
BK. 07 PG. 54
□ 19 – APN 007-540-035
□ 28 – APN 007-540-028
□ 29 – APN 007-540-029
□ 30 – APN 007-540-030
□ 31 – APN 007-540-031
□ 32 – APN 007-540-032
□ 33 – APN 007-540-033
□ 34 – APN 007-540-034
□ 35 – APN 007-540-035
□ 36 – APN 007-540-036
□ 37 – APN 007-540-037

ASSESSORS MAP
BK. 29 PG. 22
○ 1 – APN 029-220-001
○ 3 – APN 029-220-003
○ 4 – APN 029-220-004
○ 5 – APN 029-220-005
○ 6 – APN 029-220-006
○ 8 – APN 029-220-008
○ 10 – APN 029-220-010
○ 11 – APN 029-220-011
○ 12 – APN 029-220-012
○ 16 – APN 029-220-016
○ 17 – APN 029-220-017

Curve Table			
Curve #	Radius	Delta	Length
C2	2040.00'	Δ 13° 23' 09"	476.60'
C3	860.00'	Δ 1° 51' 33"	27.91'
C1	540.00'	Δ 23° 26' 52"	220.99'

APPROVED BY NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION.

RESOLUTION NUMBER, _____

DATE: _____

THIS MAP, WHEN RECORDED, WAS ACCOMPANIED BY A CERTIFICATE OF COMPLETION, PREPARED PURSUANT TO SECTIONS 57200-51202 OF THE GOVERNMENT CODE, TO WHICH WAS ATTACHED A CERTIFIED COPY OF THE BOUNDARY DESCRIPTION OF THE TERRITORY SHOWN ON SAID MAP. THE CERTIFICATE OF COMPLETION IS RECORDED AS DOCUMENT NO. _____ NEVADA COUNTY RECORDS.

_____ _____
S.R. JONES DATE
EXECUTIVE OFFICER,

RECORDER'S STATEMENT

RECORDED AT THE REQUEST OF S.R. JONES, EXECUTIVE OFFICER OF NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION, AT _____ A.M./P.M. THIS _____ DAY OF _____, 2020, IN BOOK ____ OF SURVEYS AT PAGE ____, NEVADA COUNTY RECORDS.

DOCUMENT NO.:_____ GREGORY J. DIAZ
NEVADA COUNTY RECORDER

FEE:_____ BY:_____

THIS MAP WAS PREPARED OR UNDER THE DIRECTION OF: _____
RONALD S. DUNDAS, PLS 4416

LEGEND

——— NEW CITY BOUNDARY
- - - - - - EXISTING CITY BOUNDARY
— — ADJOINING PROPERTY

PROFESSIONAL LAND SURVEYOR
RONALD S. DUNDAS
No. 4415
Exp. 09/30/19
STATE OF CALIFORNIA

SHEET 1 OF 1 SHEETS

EXHIBIT A

ORDINANCE NUMBER 813

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A PREZONING OF PROPERTIES FOR THE GRASS VALLEY RV PARK RESORT AND ANNEXATION PROJECT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY AS FOLLOWS:

SECTION 1. The City of Grass Valley Planning Commission held a public hearing at its regular meeting of November 16, 2021, and continued the meeting to its December 21, 2022, meeting. At its December 21, 2021, continued public hearing, the Planning Commission recommended the City Council adopt a Mitigated Negative Declaration (SCH#2021090541) and approve the Pre-zoning for the Grass Valley RV Park Resort and Annexation Project including:

1. The 20-acre RV Park Resort Project site located at 11425 McCourtney Road is to be Pre-zoned to the Corporate Business Park (CBP) Zone as shown in Exhibit A.

2. The ±25 acres generally located north and east of McCourtney Road/Old Auburn Road is to be Pre-zoned to the Neighborhood Center Flex (NC-Flex) Zone as shown in Exhibit A.

SECTION 2. The City of Grass Valley Zoning Map is hereby amended as shown in Exhibit A but will not become effective until the Project area is annexed into the City.

SECTION 3. In compliance with Section 17.94.060(B) of the Grass Valley Development Code, the City Council adopts the following findings in support of this amendment to the Zoning Map:

1. The project amendment is consistent with the General Plan. Rationale: The City's Development Code has been determined to be consistent with the City's 2020 General Plan. The proposed Pre-zoning amendments include specific zoning designations of Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) that are specifically listed as being consistent with of City's Office Professional General Plan designation. The amendment is consistent with the City's

2020 General Plan and the General Plan is internally consistent. Multiple 2020 General Plan policies, goals and objectives support recreational facilities; in-fill development; economic development; and preservation of existing neighborhoods. The objective of the RV Park is to provide additional recreational facilities; fill the void of transient occupancy accommodations; provide tourism; and further the City's goals for economic development in the City and surroundings. For the ±25 acres along McCourtney Road, the City's NC Flex Zone is more befitting of the types of mixed commercial and residential uses existing than the County's Office Professional (OP) Zone designation. The NC-Flex Zone legalizes existing single-family dwellings and allows mixed use development furthering the City's Housing Goals, policies and objectives.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. Rationale: The proposed Pre-zoning designations are the appropriate zoning to implement the City's 2020 General Plan. Some of the properties in the Project area are fully developed while much of the land is partially developed and could be further redeveloped with more intensive office and mixed use (e.g. office/residential) uses once public sewer is provided. Future development will need to demonstrate compliance with City development and environmental standards to ensure it will not be detrimental to the public interest, health, safety, convenience, or welfare. As demonstrated in the public record, the proposal will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. Future development in the area will comply with the City's NC-Flex Zoning designation and standards.

3. The project sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize,

or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. Rationale: The Project area is located adjacent to the City of Grass Valley City limits, has access to full public services, and future development will be required to comply with all applicable public service standards. The proposed Pre-zoning amendments reflect the existing uses or will accommodate the Grass Valley RV Park Resort Project and ±25 acres along McCourtney Road. Though no development is planned along McCourtney Road, any future development will need to demonstrate compliance with the City's development and environmental standards to ensure it will not create a hazard or impact the site and neighboring properties. Future development of the Project shall comply with standards of the NC-Flex Zoning designation of the City's Development Code.

SECTION 5. The City Council amends the Zoning Map as shown in Exhibit A through the approval of this Ordinance.

SECTION 6. CEQA Findings. The City Council has adopted a Mitigated Negative Declaration (SCH#2021090541) including the adoption of a Mitigation Monitoring and Reporting Program as the appropriate level of environmental review.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, Section 2 of the Grass Valley City Charter.

SECTION 8. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in The Union, a newspaper of general circulation printed, published, and circulated within the City.

ORDINANCE NUMBER 813

INTRODUCED and first read on the 25th day of January 2022.

PASSED AND ADOPTED this 8th day of February 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Ben Aguilar, Mayor

ATTEST:

_____

Taylor Day, Deputy City Clerk

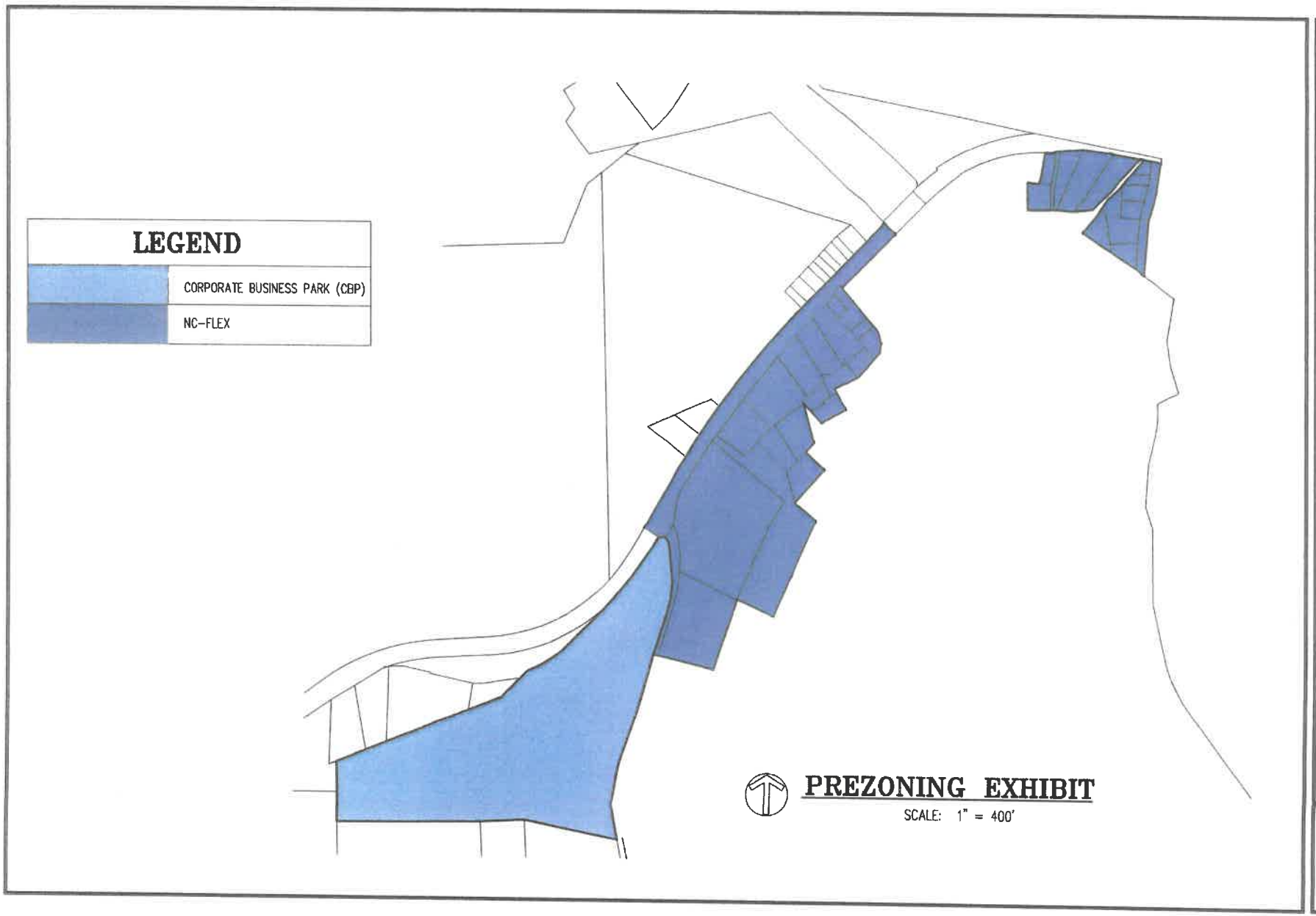
APPROVED AS TO FORM:

_____

Michael Colantuono, City Attorney

PUBLISH DATE: _____

EXHIBIT



GRASS VALLEY RV RESORT
PREZONING EXHIBIT
CITY OF GRASS VALELY CALIFORNIA

DESIGNED: REW
DRAWN: DEC
PROJ. NO:
DATE: October, 2020

SHEET NUMBER
EX-1

EXHIBI

ATTACHMENT 9

ON FILE WITH CITY CLERK AND PROVIDED TO CITY COUNCIL UNDER SEPARATE COVER

City of Grass Valley
City Council
Agenda Action Sheet

Title: Community Choice Aggregation Overview for Grass Valley

Recommendation: That Council 1) receive a presentation from Pioneer Community Energy on Community Choice Aggregation (CCA), and 2) provide direction to staff on next steps of evaluating possibility of Community Choice Aggregation for the City.

Prepared by: Timothy M. Kiser, City Manager

Council Meeting Date: 01/25/2022 **Date Prepared:** 01/19/2022

Agenda: Administrative

Background Information: Community Choice Aggregation (CCA), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services. The goal of a CCA is to provide options for electrical energy (i.e. cheaper rates, renewable energy choices, etc.) than Pacific Gas and Electric Company (PG&E). Under Public Utilities Code section 366.2, customers have the right to opt out of a CCA Program and continue to receive service from PG&E.

Pioneer Community Energy will provide a presentation with additional information about CCA's and potential next steps. Attached are the PowerPoint for Council's reference.

Council Goals/Objectives: The item executes portions of work tasks towards achieving/maintaining Community and Sense of Place as well as Economic Development and Vitality.

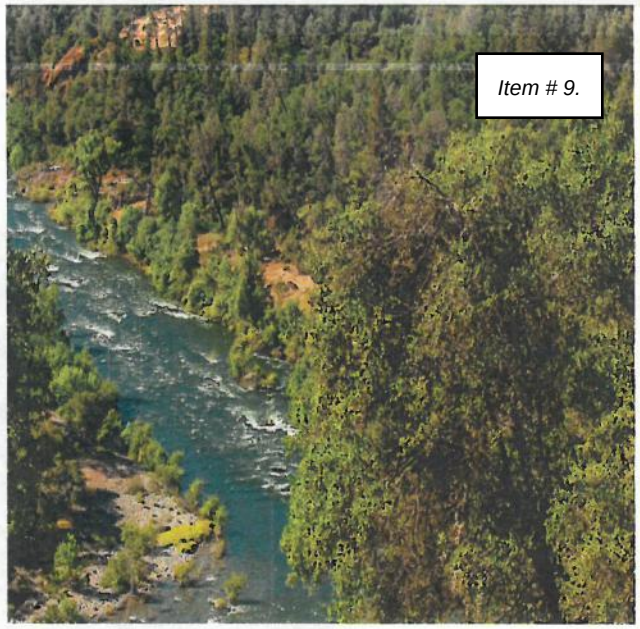
Fiscal Impact: The initial fiscal impact is minimal to evaluate a CCA for the City.

Funds Available: N/A **Account #:** N/A

Reviewed by: Tim Kiser, City Manager

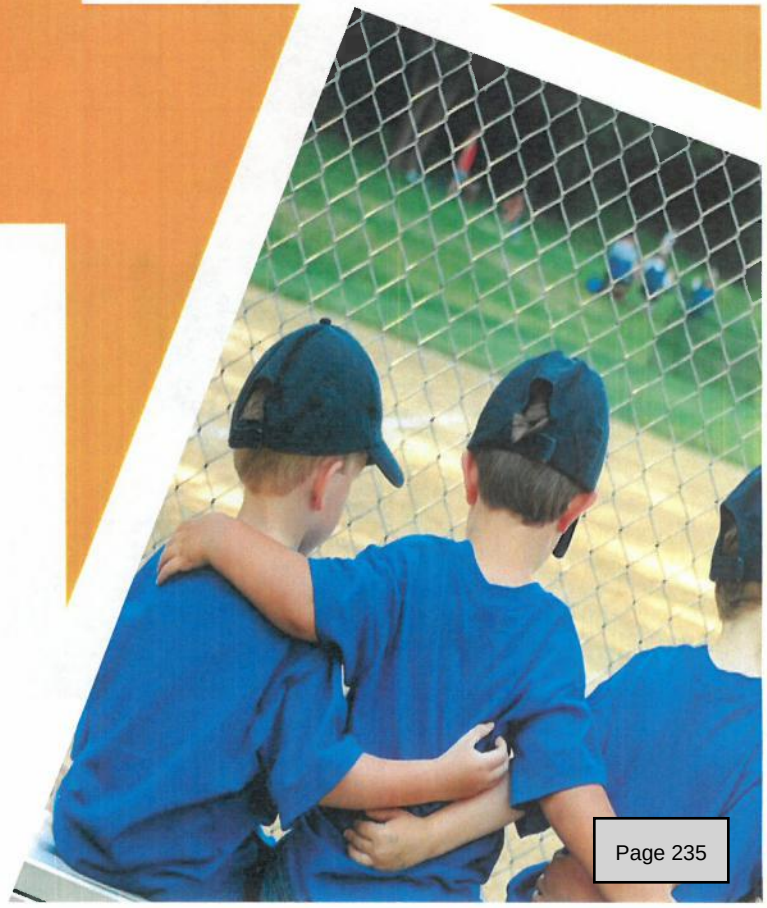
Attachments:

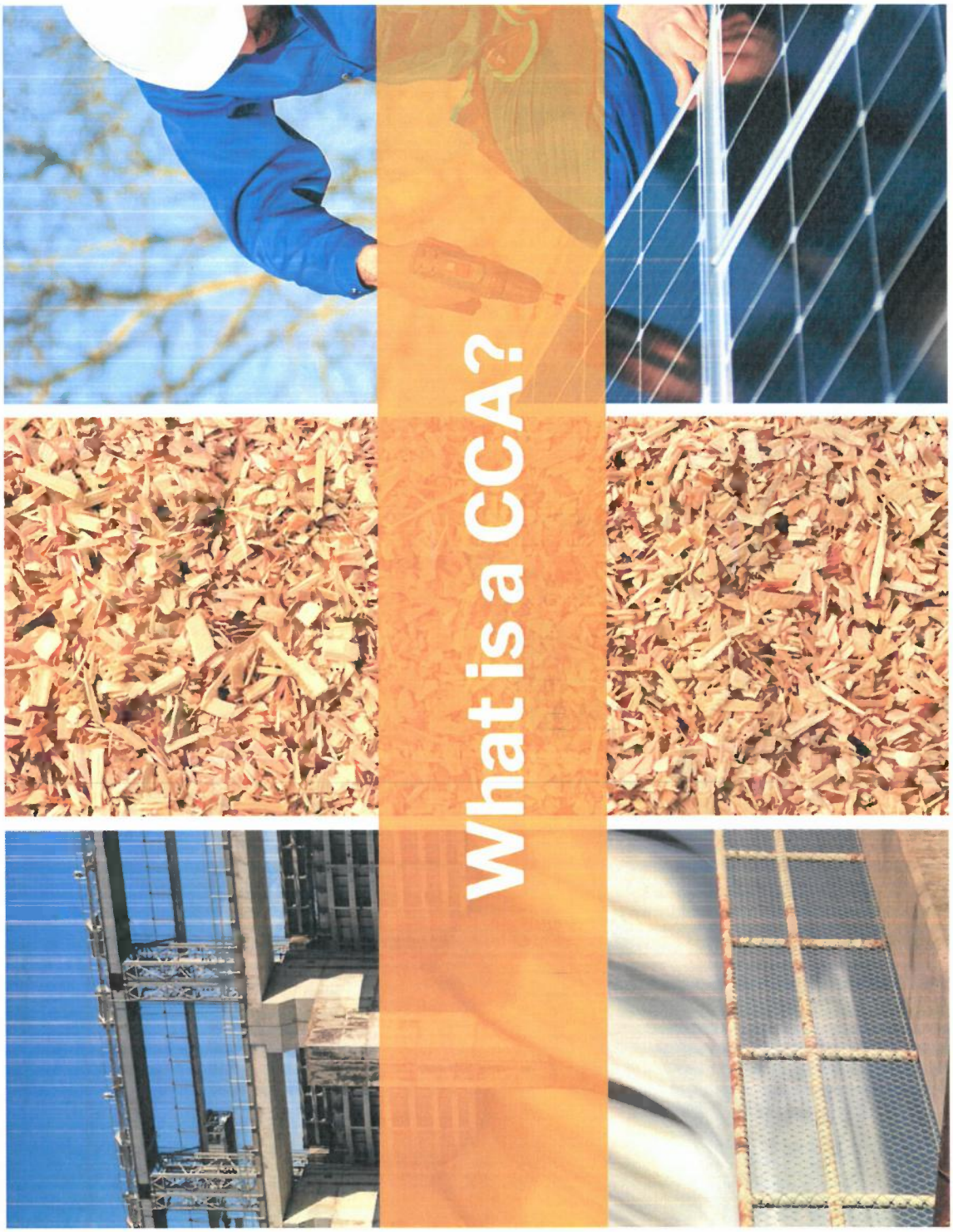
1. Power Point Presentation Slides



Community Choice Aggregation Overview For Grass Valley

January 20, 2022




What is a CCA?

What is a CCA?

PIONEER COMMUNITY ENERGY

- CCA stands for Community Choice Aggregation
- Authorized in California by Assembly Bill 117 (Migden, 2002)
- A CCA allows any city, county, or combination thereof to form an entity (JPA) to take over the responsibility for purchasing power for their community

How do CCA's Work?

- Should a CCA be established, one big thing changes and three things remain the same

How an Investor-Owned Utility works?	How a Community Choice Aggregation works
Utility purchases power	CCA purchases power
Utility maintains transmission lines	Utility maintains transmission lines
Utility provides customer service	Utility/Pioneer provides customer service
Utility bills customer	Utility bills customer

Who Joins?

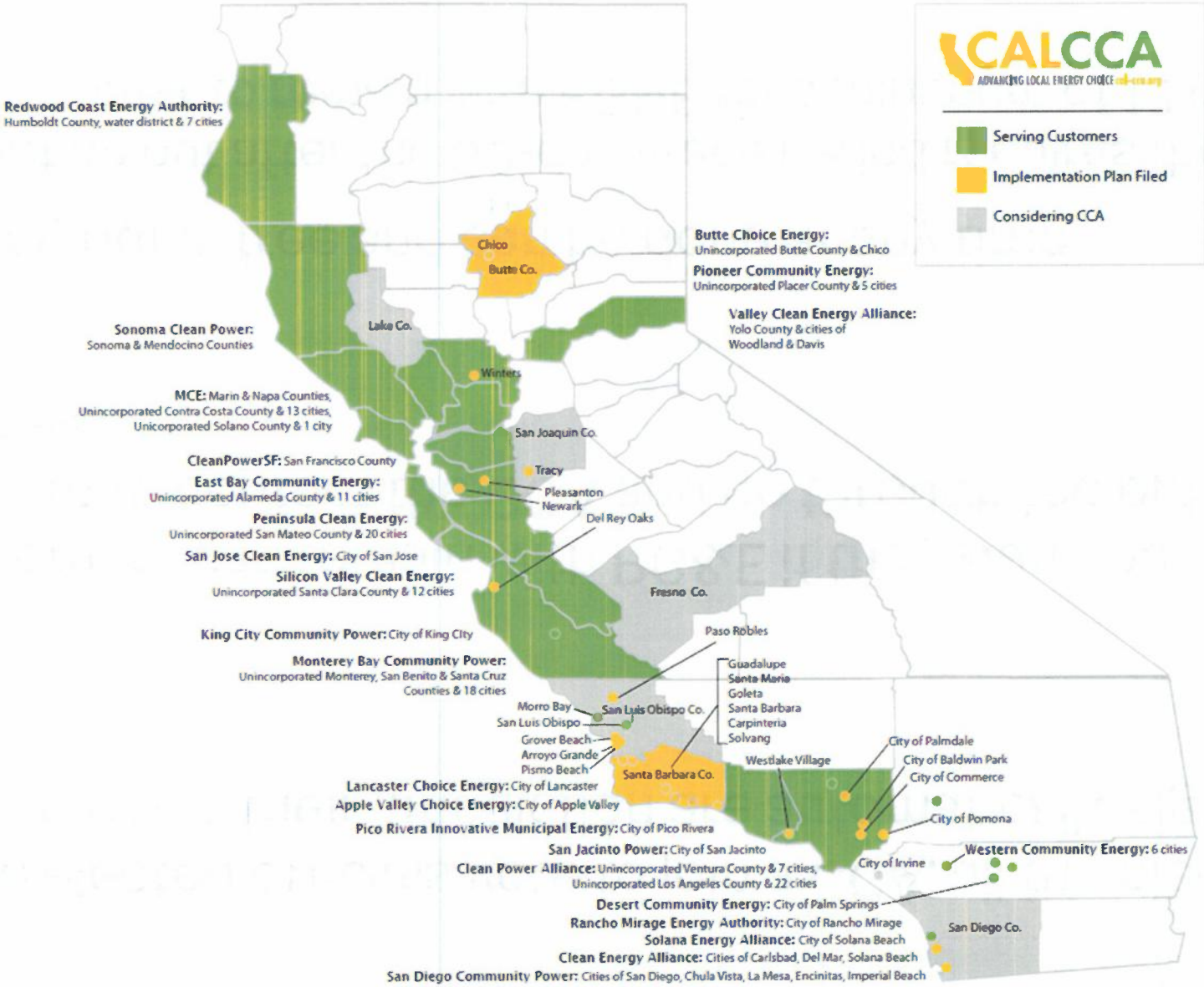
PIONEER COMMUNITY ENERGY

- Once elected officials vote to join a CCA, all the electric customers in their jurisdiction are automatically signed up

- Customers can remain with PG&E if they want, but its up to them to contact the CCA and go through the opt-out process

- Opting out is free and can be done at any time
  - Opting out after the 60-day grace period requires the customer to remain with PG&E for a minimum of 12 months

Statewide CCA's



Options for Grass Valley

PIONEER COMMUNITY ENERGY

01 Join Pioneer

Advantages of reduced risk and start-up capital

Disadvantage is 1 of numerous Board

02 Form your own JPA

Advantage is you control JPA

Disadvantage is start-up capital, operational risk and need of outside financing

03 Dept of City

Advantage is you control Department

Disadvantage is General Fund at risk

04 Do Nothing

You don't have to do anything.

Many off ramps in the process before power is procured on your behalf.

Benefits to the City?

Benefits to Grass Valley

PIONEER COMMUNITY ENERGY

- Local Control
  - Energy Procurement
  - Setting of Rates (Discount to PG&E is goal)
  - Programs
  - Creation of Jobs
  - Economic Development
  - Environmental/Social Goals
  - City provides a choice for residents and businesses in energy provider
- PG&E owned by shareholders, CCA's owned by constituents/ratepayers

Next Step

- Pioneer returns to the Council in two weeks to discuss:
  - Who is Pioneer?
  - The benefits to the City to join a JPA
  - The process and timeline to join

- Risk to the general fund is $15,000 or ½ the cost to produce an impact assessment study
  - Pioneer pays the other 1/2

Thank You

Don Eckert, Executive Director
Pioneer Community Energy
916-251-8575
don.eckert@pioneercommunityenergy.ca.gov
www.pioneercommunityenergy.ca.gov

City of Grass Valley
City Council
Agenda Action Sheet

Title: City of Grass Valley Strategic Plan (last Updated April 2020)

Recommendation: That Council provide direction on updating the Grass Valley Strategic Plan.

Prepared by: Timothy M. Kiser, City Manager

Council Meeting Date: 01/25/2022 **Date Prepared:** 01/19/2022

Agenda: Administrative

Background Information: The City of Grass Valley initiated the strategic planning process in the Spring of 2018. Staff met and worked with stakeholders (Grass Valley citizens, community and business owners, City employees, and others) to develop the components of the strategic plan (vision, mission, values, goals, projects, etc.). The goals and projects presented in the 2018 City of Grass Valley Strategic Plan was the result of multiple meetings and countless discussions regarding the well-being of our City and how to best improve our unique identity as we plan for the future.

The City's mission, vision, and values provide the foundation for the plan's seven key goals: Community and Sense of Place, Transportation, Recreation and Parks, Economic Development and Vitality, High Performance Government and Quality Service, Public Safety, and Water and Wastewater Systems and Underground Infrastructure. We developed the strategic objectives (projects) in each Goal via extensive analysis of citizen needs and desires, community leaders and local business owners' feedback, local and statewide trends, and information provided from various professionals within the City's organization. On November 13, 2018, the City Council approved 2018 City of Grass Valley Strategic Plan.

Since Council approved the Strategic Plan, staff has used this document as a road map and guiding force for all the future projects, plans and services by the City. In January 2020, staff updated the 2018 City of Grass Valley Strategic Plan to reflect accomplishments (shown in Green text). Now, staff is in the process updating the accomplishments from January 2020 through December 2021 which should be completed early next month.

Due to COVID 19, the 2020 update did not involve holding any small group meetings, but we did send out an email with a draft version of the plan for comments to stakeholders that previously participated meetings. Staff received a few comments/suggestions through emails in addition to comments from the City Council Meeting.

Staff is looking to keep this document updated making it a living document. With COVID 19, this has been a difficult process. Some of the information can be updated with new census data, but the bigger question is "does the City Council still feel the City's mission, vision, values, and seven goals still represent our city?". Based upon Council's response to this question, there are several options on how to proceed and staff will present these potential options at the meeting.

Council Goals/Objectives: This action executes portions of work tasks towards achieving/maintaining Strategic Plan objectives of Community Leadership, and Productive and Efficient Workforce.

Fiscal Impact: There is no immediate budget/financial impact associated with the proposed actions.

Funds Available: N/A **Account #:** N/A

Reviewed by: Tim Kiser, City Manager

Attachments:

1. 2020 Update of the City of Grass Valley Strategic Plan

CITY OF GRASS VALLEY

STRATEGIC PLAN

Updated April 2020

MISSION

Enrich the quality of life through exceptional service, innovation, and leadership.

VISION

Enhance our future as a progressive destination and the place to live and thrive.

VALUES

Honesty & Open
Exceptional Service
Proactive
Fiscal Responsibility
Partnerships

THE CITY OF GRASS VALLEY

That some achieve great success is proof to all that others can achieve it as well."
- Abraham Lincoln

The concept of a long-range Strategic Plan was presented to the Grass Valley City Council in 2018. The purpose of the Strategic Plan was to provide a set of goals from which comprehensive programs could be developed and adopted to help direct the City's future strategies and projects. The Strategic Plan was developed with input from community focus groups consisting of an assortment of interested citizens and community leaders. Community contributions culminated at a Citywide public forum where discussion focused on the future direction of Grass Valley and potential projects to enhance the City's livability; seven core goals were identified: 1) *Community & Sense of Place*, 2) *Transportation*, 3) *Recreation and Parks*, 4) *Economic Development and Vitality*, 5) *High Performance Government & Quality Service*, 6) *Public Safety*, 7) *Water & Wastewater Systems & Underground Infrastructure*.

A list of strategies and projects were established for each goal based on feedback from the community, City staff and City Council. The strategies and projects will be reviewed by the City Council each year during the budgeting process and priorities will be established to determine which projects will be executed over the coming years. As projects are completed new projects will be added in keeping with the seven established Goals.

As part of this overall process City staff revised the City's Mission statement, created a Vision statement and set of Values to help guide City employees moving forward.

THE MISSION OF GRASS VALLEY IS TO:
ENRICH THE QUALITY OF LIFE THROUGH EXCEPTIONAL SERVICE, INNOVATION AND LEADERSHIP.

THE VISION OF GRASS VALLEY IS TO:
ENHANCE OUR FUTURE AS A PROGRESSIVE DESTINATION AND THE PLACE TO LIVE AND THRIVE.

CITY VALUES

WE ACCOMPLISH OUR **MISSION** AND REALIZE OUR **VISION** BY EMBRACING THESE **VALUES:**

HONEST AND OPEN:

WE WORK IN AN **OPEN, ETHICAL AND TRUTHFUL WAY.** ALL HAVE ACCESS TO SERVICES AND INFORMATION. WE ACT WITH **UNCOMPROMISING HONESTY** AND **INTEGRITY** IN EVERYTHING WE DO.

EXCEPTIONAL SERVICE:

WE PROVIDE, **EXCELLENT**, **PROFESSIONAL** AND **HIGH**-QUALITY **SERVICE**. WE **ANTICIPATE**, **MEET OR EXCEED** CUSTOMER SERVICE EXPECTATIONS, **QUALITY IS EVERYTHING WE DO.**

PROACTIVE:

WE **LEAD BY EXAMPLE**, INCORPORATING NEW IDEAS AND TECHNOLOGIES IN OUR WORK ENVIRONMENT, **ANTICIPATING** AND **IMPROVING** OUR DELIVERY OF SERVICE IN AN ENVIRONMENT OF EVER INCREASING CHANGE.

FISCALLY RESPONSIBLE:

WE BELIEVE IN **PROTECTING THE FINANCIAL HEALTH** OF THE CITY AND PROMOTING ITS ECONOMIC VITALITY AND **DELIVERING EXCEPTIONAL VALUE** TO OUR CITIZENS. RECOGNIZING WE ARE ENTRUSTED TO WISELY USE PUBLIC RESOURCES AND **BE ACCOUNTABLE** TO THOSE THAT HAVE PLACED TRUST IN US.

PARTERSHIPS:

WE BELIEVE IN **COLLABORATION**, PROMOTING **INCLUSIVENESS**, SUPPORTING COMMUNITY INPUT, AND **EMBRACING NEW IDEAS.** WE TAKE PRIDE IN WORKING FOR AND GIVING BACK TO GRASS VALLEY

GRASS VALLEY

The City's General Plan has always been built around central themes, all are key focus points of the City's current Vision:

- Preserve Grass Valley's historical character and encourage restoration.
- Expand public services to serve growing population.
- Encourage variety in residential building types and environments.
- Include high density housing areas in the town center.
- Provide better regional connections.
- Improve the circulation patterns within the City.
- Protect and improve the Downtown area.
- Diversify the economy and locate industry to avoid undue traffic.
- Preserve scenic beauty and character.

The citizens of Grass Valley value the City's rural small-town character and sense of community. Neighborhood integrity, as well as, design and establishment of community and neighborhood gathering places is a high priority for Grass Valley. Aesthetics such as trees, creeks and wildlife also play a vital role in the quality of life for Grass Valley residents. Furthermore, community members cherish the inherent sense of history in the architecture and landmarks throughout Grass Valley; therefore, historic preservation and improvements are highly important to the community.

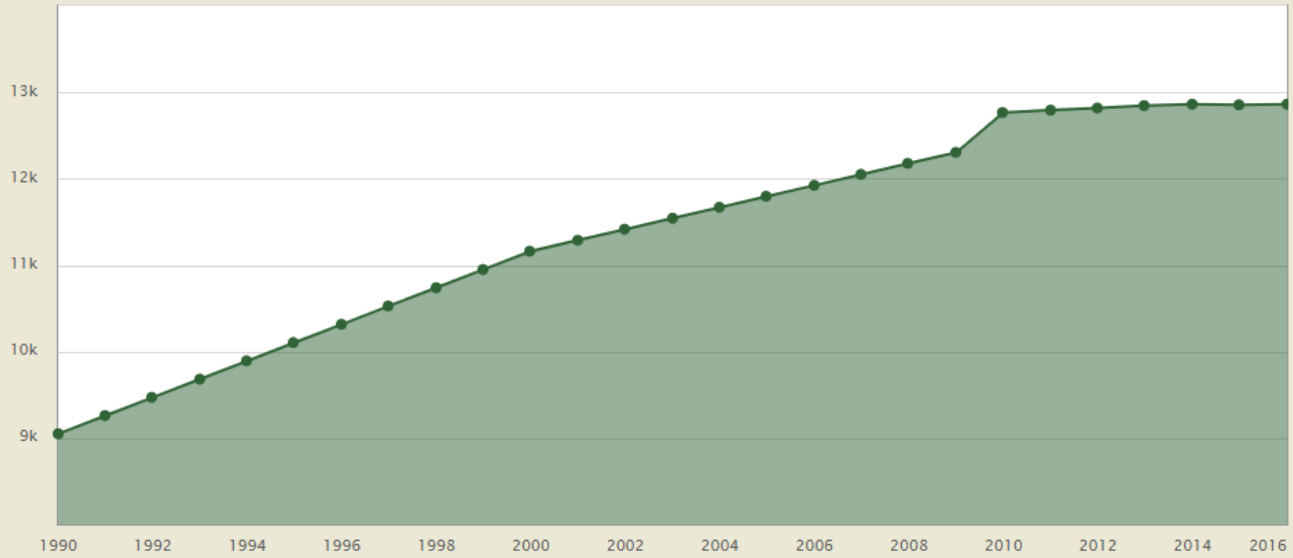
The City of Grass Valley was incorporated as a charter City on March 13th, 1893. During the goldrush countless tin miners immigrated from Cornwall, England and settled in Grass Valley to try their hand at gold mining Grass Valley, home to two of the most lucrative mines in California: The Empire Mine and the North Star Mine. The Cornish brought with them their Cornish heritage which still permeates Grass Valley's culture, especially during annual events such as Cornish Christmas and St. Piran's Day.

Grass Valley is the largest city in Western Nevada County, as such it is the economic and cultural center for the surrounding area. The City must plan for accommodating the needs of all the people who use the City, even those who are not City residents. For example, the Center for the Arts attracts approximately 60% of their patrons from locations outside of Grass Valley city limits.

POPULATION

TOTAL POPULATION **12,861** → **+ .05% vs. 2015**

Growth Rank
358 OUT OF **482**
Municipalities in California



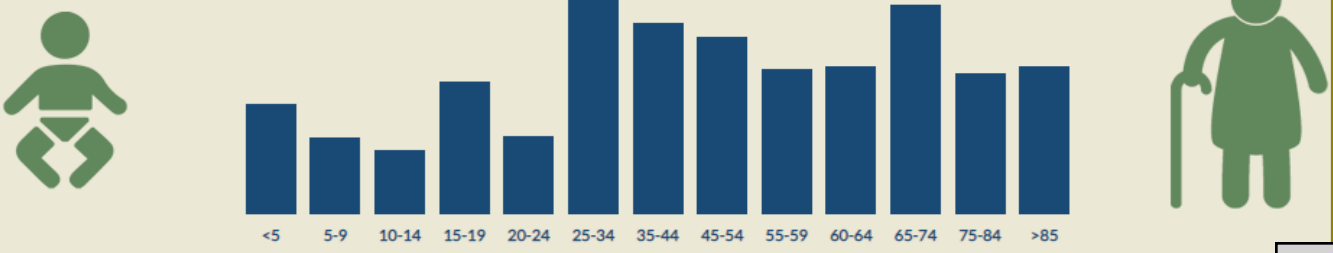
** Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census*

DAYTIME POPULATION

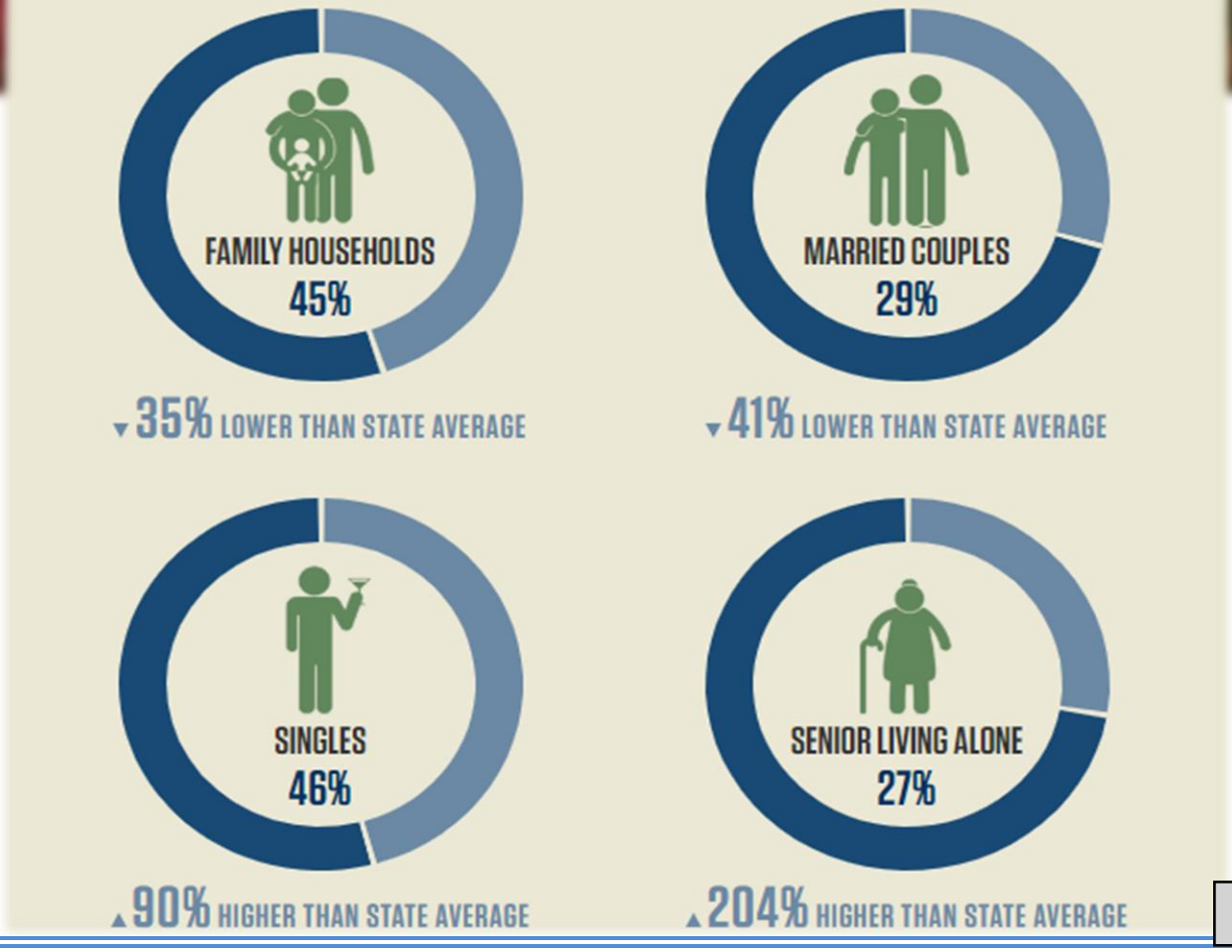
20,088

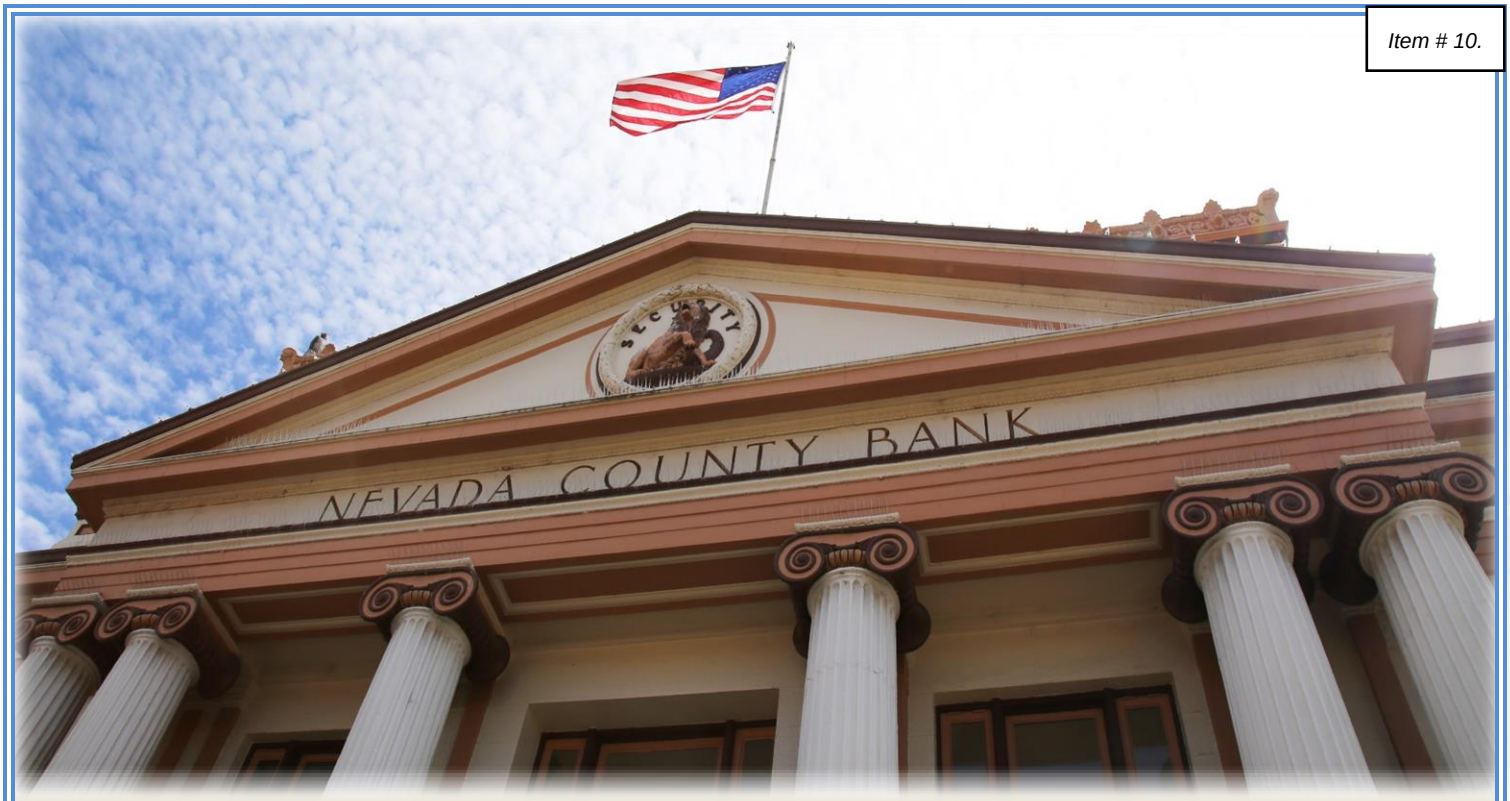
Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

POPULATION BY AGE GROUP

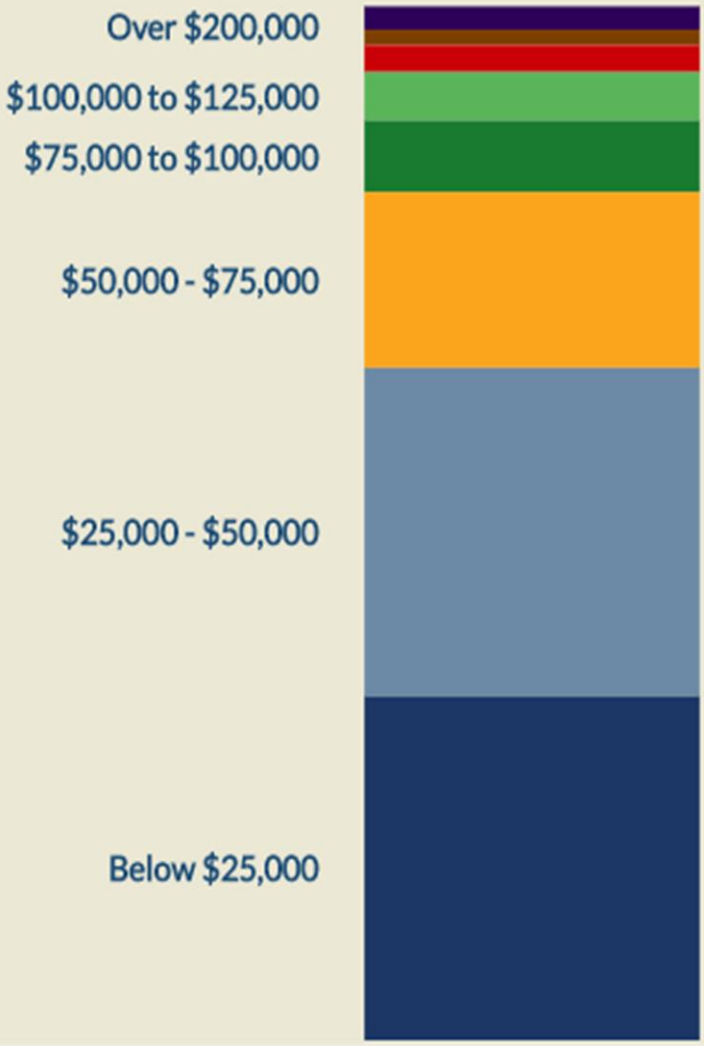


5,964 GRASS VALLEY HOUSEHOLDS





HOUSEHOLD INCOME



GRASS VALLEY

ABOVE $200,000

2%

▼76% LOWER THAN STATE AVERAGE

MEDIAN INCOME

$35,524

▼44% LOWER THAN STATE AVERAGE

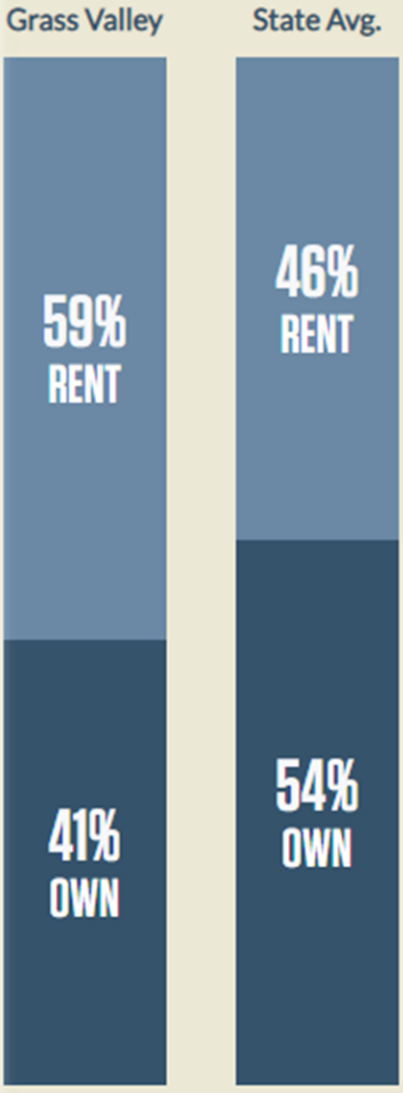
BELOW $25,000

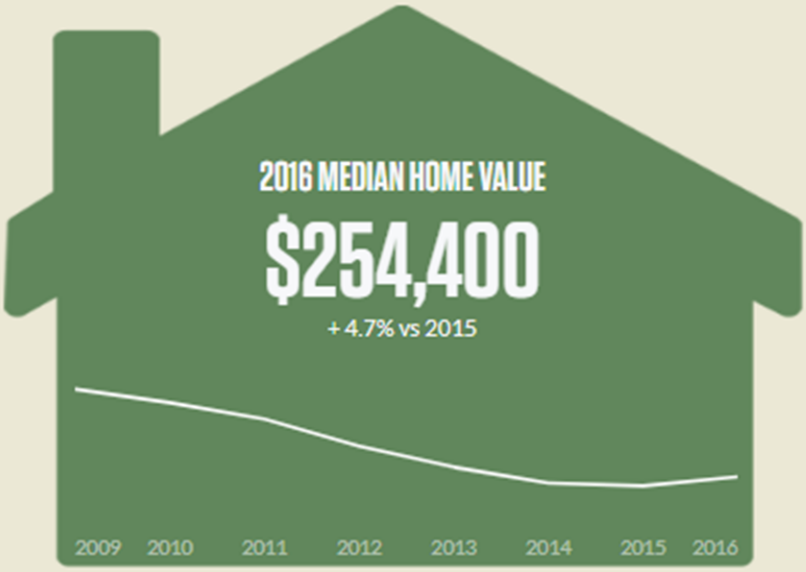
33%

▲70% HIGHER THAN STATE AVERAGE

HOUSING

HOME OWNERS VS RENTERS

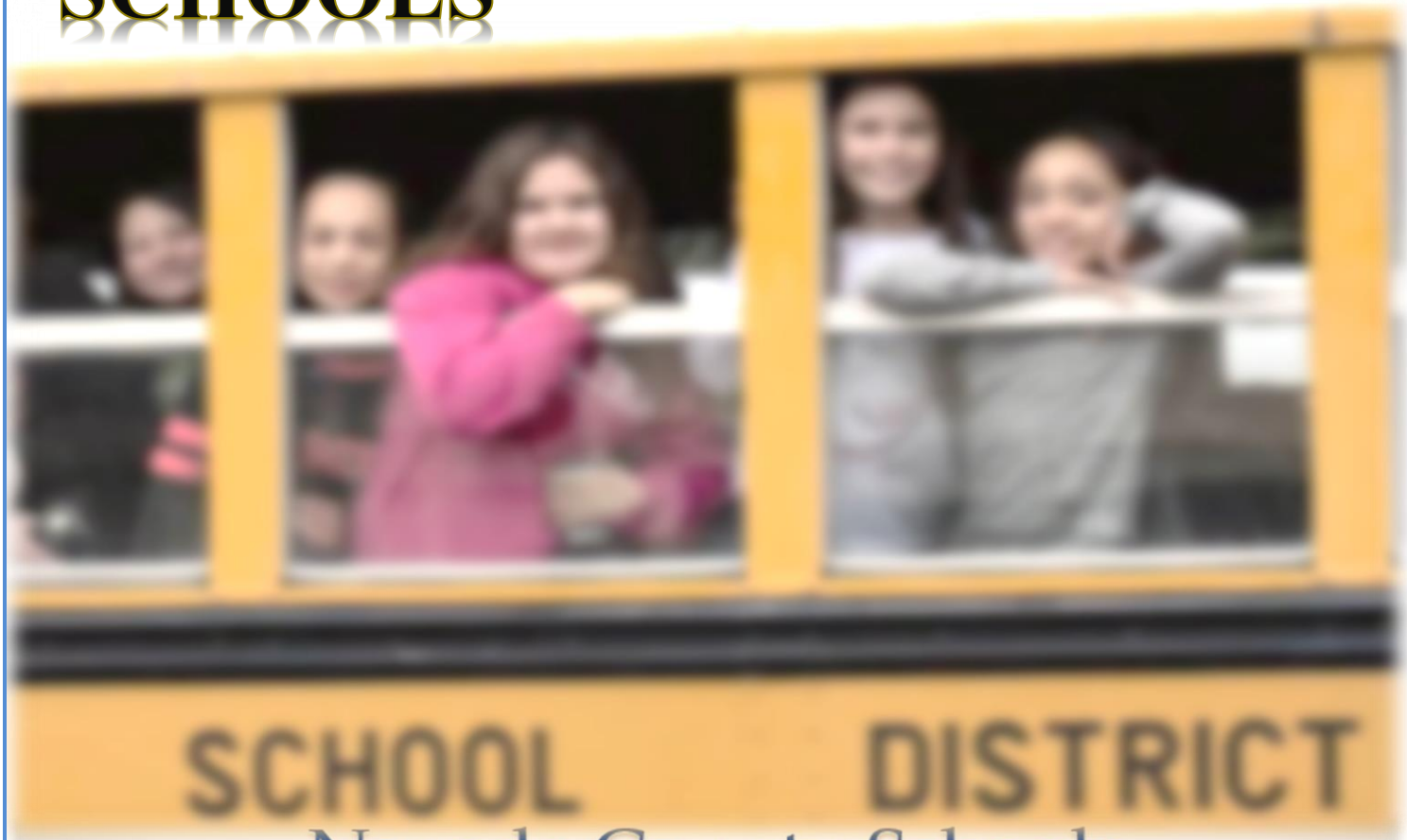




HOME VALUE DISTRIBUTION

** Data Source: 2016 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housin*

SCHOOLS



Nevada County Schools

Enrollment Trends Over Eight Years

- 2008-2009: 13,448
- 2009-2010: 13,299
- 2010-2011: 13,164
- 2011-2012: 12,840
- 2012-2013: 12,514
- 2013-2014: 12,354
- 2014-2015: 12,305
- 2015-2016: 12,066

Four Schools have closed during this period:

Pleasant Ridge, Nevada City Elementary, Gold Run School and Hennessey School

Bell Hill School closed in 2005

Pleasant Valley School will close at the end of this school yea

CITY OF GRASS VALLEY
Timothy Kiser, City Manager/City Engineer

125 East Main Street
Grass Valley, CA 95945

A CENTENNIAL CITY

LETTER FROM THE CITY MANAGER

It with great pleasure and pride that I present the 2018 City of Grass Valley Strategic Plan. This plan epitomizes the passion and empowerment of the Grass Valley citizens, community and business partners, Mayor and Council Members, as well as, the entire City staff. Without the participation and contribution from every member of Grass Valley, this plan would never have come to fruition. The goals and projects presented in this strategic plan are the result of multiple meetings and countless discussions regarding the well-being of our City and how to best improve our unique identity as we plan for the future.

The City of Grass Valley initiated the strategic planning process in the spring of 2018. The City's mission, vision, and values provide the foundation for the plan's seven key goals: Community and Sense of Place, Transportation, Recreation and Parks, Economic Development and Vitality, High Performance Government and Quality Service, Public Safety, and Water and Wastewater Systems and Underground Infrastructure. We developed the strategic objectives (projects) in each Goal via extensive analysis of citizen needs and desires, community leaders and local business owners' feedback, local and statewide trends, and information provided from various professionals within the City's organization. These objectives will be the guiding force for all the future projects, plans and services prepared by the City in the next fifteen to twenty years.

The Strategic Plan is a tool that clearly identifies the City's responsibility to protect and provide for the Grass Valley community. The plan prioritizes the City's needs and directs the government in decisions regarding development of the City of Grass Valley. I am completely confident that our Strategic Plan's emphasis on accountability, partnerships, innovation, and efficiency will promote a comprehensive and responsive City budget that balances the diverse needs of our community.

I would like to thank all the citizens who devoted their time and perspective to help develop this Strategic Plan. I'd also like to share my appreciation for the Mayor and Councilmembers' constant leadership and support, as well as, the whole City staff for their unabating hard work and commitment to Grass Valley.

Sincerely,

Tim Kiser
City Manager

STRATEGIC PLAN

Work Tasks completed between 11/2018 and 1/2020 (Green Text)

GOAL #1: **COMMUNITY & SENSE OF PLACE**

THE CITY OF GRASS VALLEY IS DEDICATED TO PROMOTING PROGRAMS AND PROJECTS THAT IMPROVE LIVABILITY AND ENHANCE THE CHARACTER AND CHARM OF GRASS VALLEY.

It is the City's goal to provide for high-quality development that respects Grass Valley's historical small-town character, while also encouraging a variety of residential housing and business types. To maintain the quality of life and sense of community, the City will continue to provide more experiences for families and promote neighborhood and downtown improvements.

Ideas from the Community:

- Diverse housing options for all
- Downtown Grass Valley and other areas of the community needs more *experiences* for families (a communal gathering place)
- Preservation of Grass Valley's historical character and overall beautification of the City

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

1.A.1. Work with developers and the community to expedite the development of housing projects (especially already approved housing projects). Develop quality of life housing opportunities.

- *Adopted the 2019-2027 Housing Element which highlights the importance of maintaining and improving the local environment and quality of life in Grass Valley. It also addresses strategies for promoting fair and equal housing opportunities.*

1.A.2. Develop a landscape strategy to ensure consistency in City-maintained landscape areas, including downtown streetscapes and City-owned parking lots.

- *Hired Living Outdoors Landscapes to assist with Park and Downtown landscaping.*
- *Developed landscaping plan for South Auburn Street City Parking Lots.*

1.A.3. Create more experiences for families in City parks and downtown (e.g. storytelling, summer camps, outdoor performing arts, magic shows, and other special events geared toward families).

- *Reconstructed Minnie Park Playground expanding the playground and adding a scooter/tricycle track for beginner youth riders funded by Measure E.*

1.A.4. Develop an annual project to clean up neighborhoods and/or commercial areas.

- *Adopted Vacant Storefront Window Ordinance 17.41 to address potential blight issues associated with long-term unmaintained buildings in the downtown area.*

1.A.5. Create identifiable highway signage and gateways into the City to help promote a unique and captivating identity for the City of Grass Valley.

- *Constructed new entryway sign/ Fire Memorial at Neal Street Parking Lot. The entryway sign design will be the standard for other entry locations.*

1.A.6. Improve the appearance of Colfax Avenue (Highway 174), Main Street, and Old Highway 49.

- *Working with Caltrans to relinquish Colfax Avenue, Hansen Way, and portions of Tinloy Avenue. California Congress to approve the relinquishment in March 2020 (delayed due to COVID-19).*

1.A.7. Establish and support more events that encourage diverse attendance from all groups.

1.A.8. Add a student art exhibit to City Hall.

1.A.9. Improve and restore waterways (i.e. Wolf Creek) throughout the City.

- *Reconstructed floodplain and restored wetlands on Peabody Creek near Condon Park.*
- *Applied for Prop 68 Green Infrastructure grant in July 2019 to restore sections of Wolf Creek in Memorial Park to allow for safe public access. (Not awarded funds but will continue efforts as new grants become available).*

1.A.10. Be a leader in green energy solutions (Solar, Community Choice Aggregation, etc.)

- *Received a Beacon Spotlight Award (Gold Level) for 17% Community Greenhouse Gas Reduction.*
- *Received a Beacon Spotlight Award (Platinum Level) for 34% Agency Greenhouse Gas Reduction.*

B. <u>MEDIUM TERM PROJECTS (2-5 YEARS)</u>:

1.B.1. Make City entrance signs on Highway 49 East and West, possibly utilizing the overpasses and screen protective fencing as a backdrop.

1.B.2. Create a "community gathering place" for the City in/near downtown where families and groups can enjoy music, recreation, and all sorts of entertainment together.

1.B.3. Enhance efforts to clean up neighborhoods and commercial areas.

1.B.4. Create programs to encourage business and homeowners to make façade renovations to improve overall appearance of the City.

- *Adopted Vacant Storefront Window Ordinance 17.41 to address potential blight issues associated with long-term unmaintained buildings in the downtown area.*

1.B.5. Amend City regulations to allow businesses to utilize space in the public right-of-way in Downtown to increase outdoor dining and shopping experiences (potentially remove some parking to accomplish).

- *Staff is working with Grass Valley Brewery to expand outdoor seating into sidewalk area (realign sidewalk into the street) on East Main Street as a trail project.*

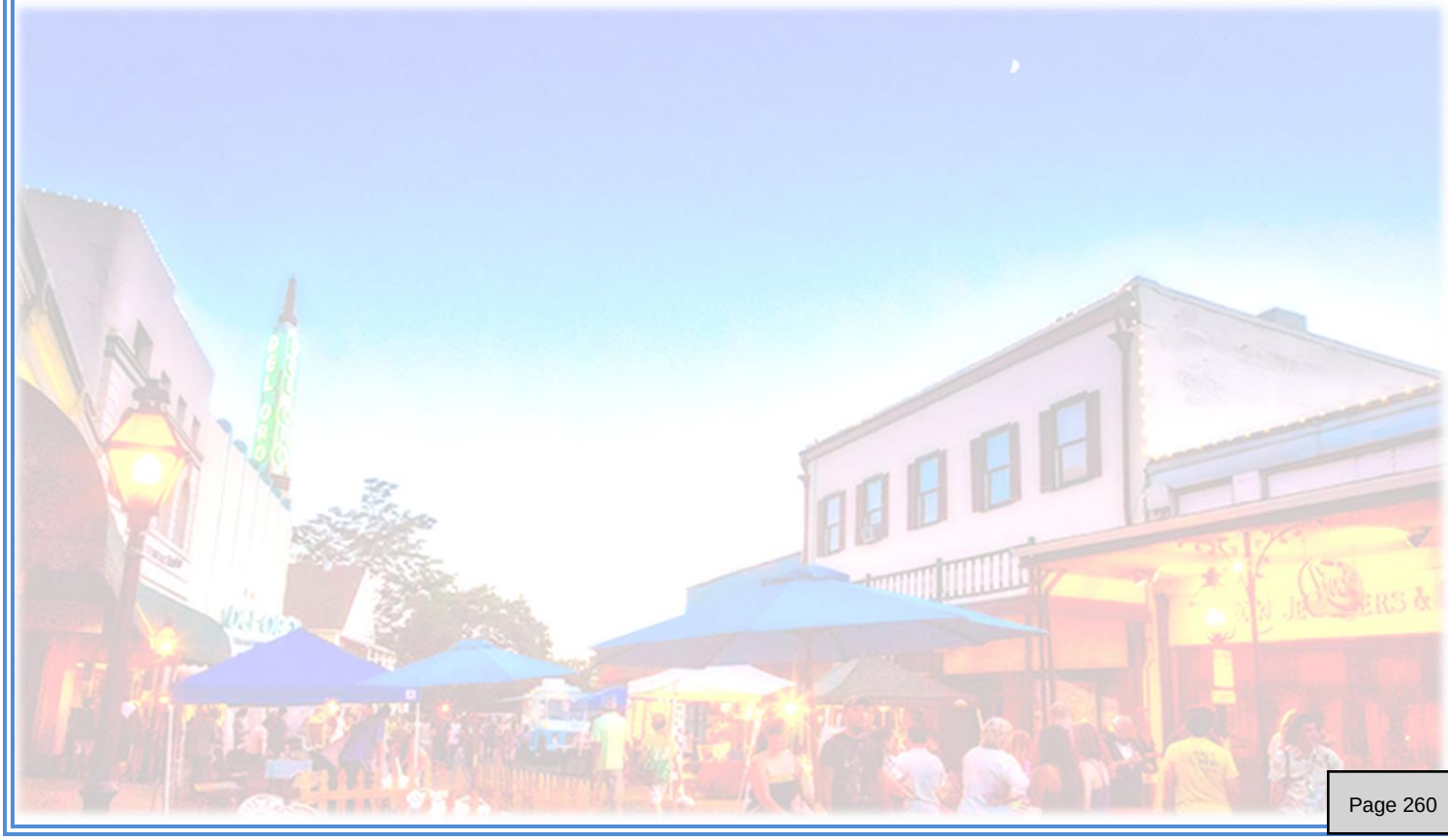
1.B.6. Initiate the General Plan Amendment, focusing on required components, refreshing information to bring the plan and code up to date, minimizing the time and money to update entirely, focusing on what is needed and required to sustain Grass Valley's vision for the next 20 years.

- *General Plan Amendment to the City of Grass Valley's 2019-2027 Housing Element.*

1.B.7. Design Grass Valley themed signage to install throughout Downtown area.

C. <u>LONG TERM PROJECTS (5-10 YEARS)</u>:

1.C.1. Enhance the attractiveness of neighborhoods through City services, innovative ideas, and voluntary compliance with City codes and regulations.



GOAL #2: **TRANSPORTATION**

THE CITY OF GRASS VALLEY SUPPORTS A SAFE, RELIABLE, AND MULTIFACETED TRANSPORTATION SYSTEM CAPABLE OF ACCOMMODATING EVERY COMMUNITY MEMBER AND GUEST OF GRASS VALLEY.

Grass Valley focuses on improving circulation patterns within the City, and this Strategic Plan reinforces that focus with projects aimed at enhancing overall connectivity. Providing quality infrastructure will always be a focal point for the City of Grass Valley, including safe and well-designed streets, bikeways, sidewalks, and trails.

Ideas from the Community:

- Street maintenance, improvements to intersections and pedestrian walkways (sidewalks, trails) should be treated as high priorities.
- Improvements need to be made to Colfax Avenue and South Auburn Street intersection downtown, as well as, the McKnight Way freeway interchange.
- Completion of the Wolf Creek Trail system.
- Enhance City sidewalks and bikeways to provide for safer travel, better walkability, and more connectivity throughout Grass Valley.
- Look into net-zero emissions and alternate fossil fuel transportation modes, in addition to shorter wait times for bus travel.

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

2.A.1. Develop an aggressive pavement management plan to address aging streets and sidewalks that need resurfacing and repair. Look into contracting out an annual overlay program for road and sidewalk repair.

Completed the following projects:

- *2019 Street Improvement Project: Mill Street from Highway 20 to East Main Street, East Main Street from the Roundabout to Dorsey Drive, Bennett Street from Hanson Way to the end of City Limits, South Auburn Street from Hansen Way to McKnight Way, Scotia Pines Circle & Peabody Court, Forest Glade Circle, Freeman Lane South of West McKnight Way (4.5 miles of resurfaced roads, 50 ADA ramps installed).*
- *Empire Court & Kate Hayes Street Project: (0.35 miles of resurfaced roads,2 ADA ramps installed).*
- *Richardson Street Reconstruction: (780 linear feet of missing segments of sidewalk, 20 ADA ramps installed) funded by Measure E.*
- *2019 Measure E Rehab Project: Chapel Street, Pleasant Street, Walsh Street, Neal Street, Carpenter Street, Townsend Street, West Main Street, Dalton Street, Columbia Avenue, Lloyd Street, South School Street, Temby Street, and South Church Street (3 miles of AC overlaid roads, 50 ADA ramps installed, 1000 linear feet of missing segments of sidewalk) funded by Measure E.*

- *NE Sidewalk Project (Sutton Way, Maltman Drive, and Dorsey Drive) installed 4 curb ramps and installed 1400 ft of missing sidewalk to create continuous accessible sidewalk routes.*

2.A.2. Create a tree planting/replacement program with a common theme (e.g.: Dogwoods) for the City's streets. Continue seeking grants related to air quality and greenhouse gases to help fund this effort.

2.A.3. Maintain ADA Transition Plan and commence implementation of improvements.

- *Installed 106 ADA ramps.*
- *Updated park restrooms (Memorial Park and Minnie Park) and playgrounds (Memorial Park and Minnie Park) to meet ADA requirements funded by Measure E.*
- *Added one ADA parallel parking space downtown.*

2.A.4. Continue to look for ways to improve parking (i.e. add more parking spaces) in and near Downtown area.

- *Purchased 309 Mill Street property to create additional parking downtown – Project is under Planning review.*
- *Working with Caltrans to relinquish portions of Tinloy Street, Colfax Avenue, and Hansen Way, along which the City will create more parking spaces.*
- *Constructed 15 permit only paved parking spaces at 161 S. Auburn Street.*
- *Constructed 25 permit only parking spaces at 341 East Main Street.*
- *Turned Neal Street/S. Auburn Street Parking Lot into pay for parking lot (33 spaces).*

2.A.5. Install sidewalks in key pedestrian areas, including downtown and East Main Street, to provide for connectivity with existing sidewalks to allow for safe pedestrian travel.

- *Installed new sidewalks along Pleasant Street to make a continuous sidewalk on one side of the street.*

2.A.6. Work out an agreement with Caltrans to acquire Tinloy Street-Hansen Way-Colfax Avenue (Highway 174) intersection.

- *Relinquishment Agreement for the right of way was approved by Caltrans and City Council. Awaiting CA Congress approval.*

2.A.7. Develop a plan to redesign the intersection at the freeway offramp at Colfax Avenue and South Auburn Street (possible roundabout) to improve traffic flow and pedestrian/cyclist access, encourage safer driving, and provide additional parking for downtown.

- *In partnership with Caltrans, NCTC, and the City, conceptual oval/kidney bean roundabout has been studied and received preliminary approval. Next step is to seek funding to start engineering, environmental review, and construction.*

B. MEDIUM TERM PROJECTS (2-5 YEARS):

2.B.1. Conduct proactive community engagement forums regarding sensitive traffic concerns and facilitate discussions with the responsible departments (Police, Engineering, etc.) on traffic related issues.

2.B.2. Collaborate with Caltrans to develop a design to improve the McKnight Way Interchange, and South Auburn Street/Colfax Avenue/Tinloy Street triangular intersection (possible roundabout) to improve traffic flow and freeway access.

- *An Intersection Control Evaluation was completed for the McKnight Way interchange. The extensive study and report, which proposes two roundabouts on both freeway ramps, was accepted by Caltrans. The City has approval to seek out funding opportunities and to move on to the design and environmental phases.*
- *An Intersection Control Evaluation was nearing completion for the triangle intersection. A draft report and preferred alternative were developed, Engineering Department is looking to apply for an ATP grant to fully fund the project.*

2.B.3. Create an attractive, aesthetically pleasing entryway to downtown.

- *Constructed new entryway sign/ Fire Memorial at Neal Street Parking Lot.*

2.B.4. Beautify Colfax Avenue (landscaping) to make it a more attractive gateway to downtown shopping and dining, and Memorial Park neighborhoods.

2.B.5. Redesign streets throughout downtown: improve sidewalks, develop a gathering place for community members and visitors to congregate.

- *Constructed raised crosswalk at Mill Street/Bank Street intersection, improved curb ramps throughout downtown, South Auburn Street, Bennett Street, etc. (See 2.A.1 & 2.A.3 for more details).*

2.B.6. Develop a systematic and decisive plan to acquire property.

2.B.7. Improve existing public-controlled property to allow for the development of non-motorized trails to create connections between areas such as Wolf Creek, Downtown, schools, and parks.

- *Completed first phase of Wolf Creek Trail (Cohousing/River Otter way to Mining Museum Parking Lot at Mill Street & Freeman Lane) 1.25+/- miles of trail constructed.*

2.B.8. Evaluate the placement of new electronically lit crosswalk systems near schools and downtown sites.

- *Installed flashing cross walk signs at four intersections downtown (West Main Street/Church Street, West Main Street/School Street, Neal Street/Mill Street, South Auburn Street/Mohawk Street, and East Main Street/Murphy Street).*

2.B.9. Install electric vehicle charging stations at key locations throughout the City.

C. LONG TERM PROJECTS (5-10 YEARS):

2.C.1. Install portions of the Wolf Creek Trail throughout Grass Valley with the goal of providing overall connectivity to each section over the next 7 to 10 years.

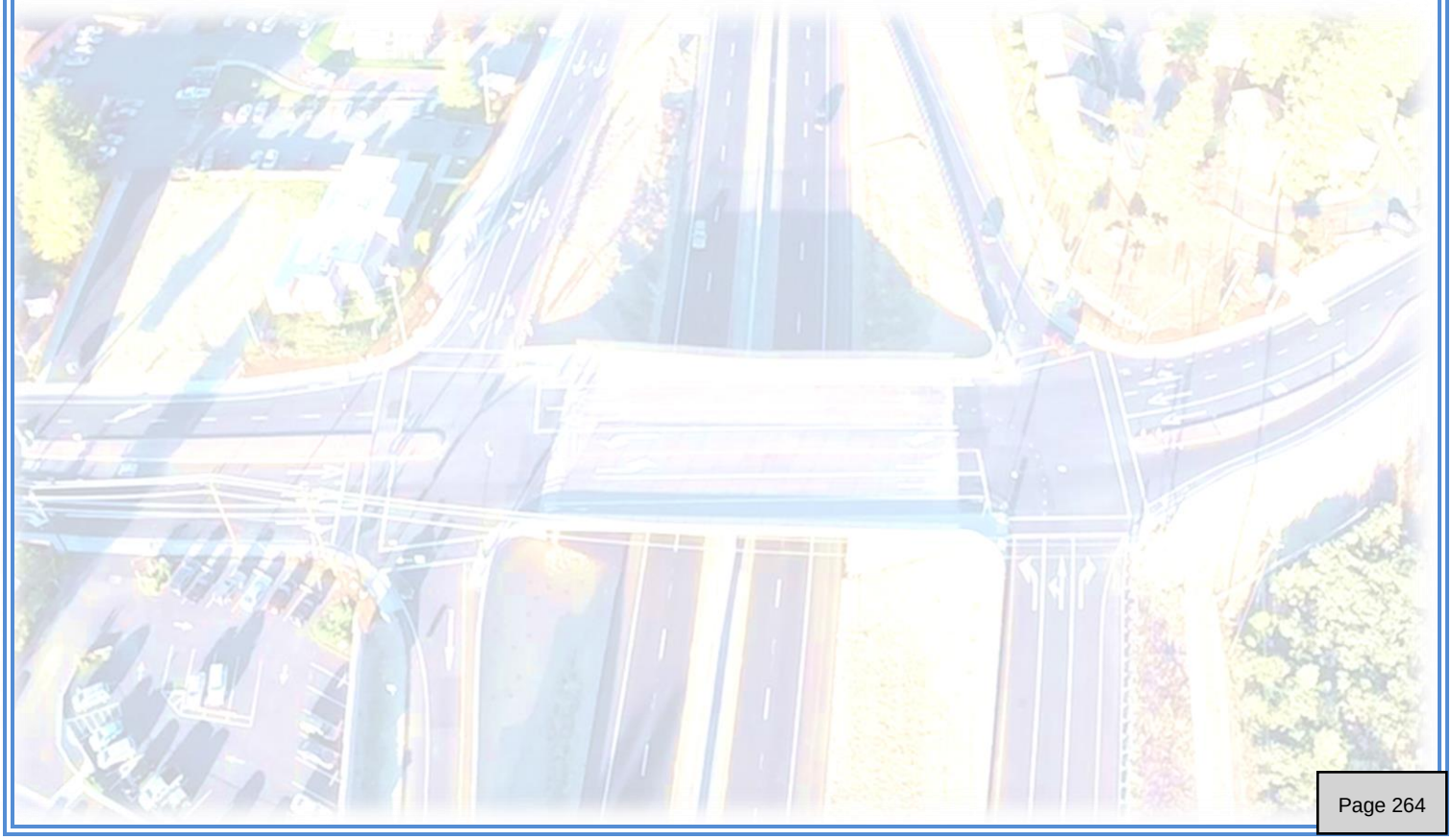
- *Completed first phase of Wolf Creek Trail (Cohousing/River Otter way to Mining Museum Parking Lot at Mill & Freeman Lane) 1.25+/- miles of trail constructed.*

2.C.2. Widen Highway 49 South to four lanes to improve safety in high-danger areas.

2.C.3. Develop long-term transportation planning to help local and regional transportation networks operate at the highest level of efficiency.

2.C.4. Research Uber, Lift, and other transportation network companies as a potential public transportation option and employment shortage solution.

2.C.5. Work with Caltrans to remove their material storage yard along Wolf Creek and the Colfax downtown freeway exit.



GOAL #3: **RECREATION & PARKS**

THE CITY OF GRASS VALLEY STRIVES TO PROVIDE DIVERSE RECREATIONAL AMENITIES IN OUR PARKS, AND WE ARE ACTIVELY IMPLEMENTING PROJECTS TO IMPROVE THE PARKS AND TRAILS SYSTEMS.

To enrich the physical, mental and social wellbeing of the community, the City of Grass Valley will provide diverse recreational amenities to all age groups within our parks and maintain the parks to the highest standards.

Ideas from the Community:

- Upgrades and improvements to all City parks and trail systems.
- Improved cooperation with the school systems for joint use of fields.
- Enhancements to the City pool and facilities at Memorial Park.
- Development of a sports complex for field events where the City can host City teams and traveling teams as an economic advancement for Grass Valley.
- Ensure accessibility and safety of the parks and trails within the City.

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

3.A.1. Upgrade Memorial Park fields, pool and pool deck, locker rooms, parking lots, sidewalks and safety fencing around Colfax Highway. Also, improve signage, entrance, and landscaping to accomplish overall beautification of Memorial Park.

- *City approved a contract with Public Restroom Company to replace and upgrade the pool buildings (restrooms, locker rooms, showers, meeting room, office space, etc.). Paid for with Measure E funding and the estimated completion is Summer 2020.*
- *Constructed 4 Pickleball courts in Memorial Park.*

3.A.2. Install and/or improve fields for soccer, lacrosse and other field sports. Increase playable hours at fields through the evaluation of lighting options.

- *In conjunction with Grass Valley School District, the City installed an all-weather full-size soccer/lacrosse field. The field is striped for multiple soccer field age groups and includes a gravel walking/jogging perimeter path. The project was fully funded by Measure E.*

3.A.3. Collaborate with the State, local agencies, schools to utilize their field space and/or property for recreational purposes.

- *The Grass Valley School District and the City entered into a Joint Use Agreement to expanded community use of the Grass Valley Charter School Field, the Lyman Gilmore Middle School Field, and the Scotten Elementary School Field. The Joint Use Agreement expands community use of the identified GVSD school sites to maximize utilization of School District property and improve recreational opportunities for the public and*

community. The City intends to use and upgrade the facilities of the identified school sites for community use, during non-school hours.

3.A.4. Develop internal trails within the City parks.

3.A.5. Beautify and improve the landscaping throughout Condon Park, design and develop a more striking entrance to the park, provide more parking, expand the disc golf area, add seating around skate park, and non-motorized trails throughout the park, and renovate the public buildings.

- *Replaced park restrooms (Memorial Park and Minnie Park) and playgrounds (Memorial Park and Minnie Park). Funded by Measure E.*
- *Approved the expansion of Condon Park disc golf course.*
- *Reduced potential fire danger by masticating approximately 10 acres (opens the expansion of the disk golf course).*
- *City is working with Acton Arboriculture to develop a short- and long-term plan for maintaining and improving the trees and horticulture in Condon Park.*

3.A.6. Enhance the City's recreational programs by developing partnerships, policies, and processes with outside organizations to help meet the recreational needs of Grass Valley while minimizing the need for City resources.

- *A Joint Use Facility Agreement with Grass Valley School District has allowed to the City to assume field reservation responsibilities and collect field use rental fees at Lyman Gilmore, Scotten and Grass Valley Charter Schools. The process for recreational organizations to reserve field space in the Grass Valley area has been streamlined because they can reserve the various available field spaces through the City of Grass Valley.*

- *The City has worked closely with Gold Country Lacrosse Club to meet their field use needs. The City has included field striping and additional fencing to the Lyman Gilmore turf field to accommodate Lacrosse standards.*

- *The City has continued to support the growth of Gold Country YMCA. The City modified the use agreement with YMCA to include use of the Scout Lodge at Memorial Park to allow for more year-round programming and classes.*

- *Through collaborative efforts with Gold Country Disc Golf Association, concept level designs for a 9-hole expansion of the Condon Park Disc Golf course has been completed.*

3.A.7. Improve the smaller parks in Grass Valley by upgrading play equipment and landscaping.

- *Replaced the Minnie Park playground and restrooms. Funded by Measure E.*

3.A.8. Install a water playground feature in City parks.

3.A.9. Increase the use of video and social media advertising for recreation programs, classes, and events.

3.A.10. Improve the safety of public parks by employing a park ranger.

B. MEDIUM TERM PROJECTS (2-5 YEARS):

3.B.1. Implement new Recreation Management Software to allow for the convenience of online registration, reservations, and payments.

- *With the purchase of the Tyler Technologies system for financial software, the City can implement a Parks and Recreation module that can be used to facilitate online registration, reservations, and payments in the future at no additional cost.*

3.B.2. Remove the dilapidated buildings in Memorial Park and replace with new building(s) that can be used by community groups for their various recreation and other programs in partnership with the City.

- *The Community Development Department submitted a Community Development Block Grant (CDBG) application on February 14, 2020 to make improvements to Memorial Park. The proposed park improvement project the City has requested funds for includes replacing the dilapidated Clubhouse building with a new multipurpose recreation building. The City should know results of application by the end of May 2020.*

3.B.3. Improve Condon Park by adding more trails and continue upgrades to Love building so it can be considered a more diverse venue capable of hosting events (e.g.: weddings, company events, reunions).

3.B.4. Create a unique play structure in Condon Park that commemorates the City's historical past.

3.B.5. Create Parks and Landscaping maintenance standards for City parks to ensure they are well maintained, clean, safe, and family friendly.

3.B.6. Construct an all-weather field for soccer, lacrosse, and other sports.

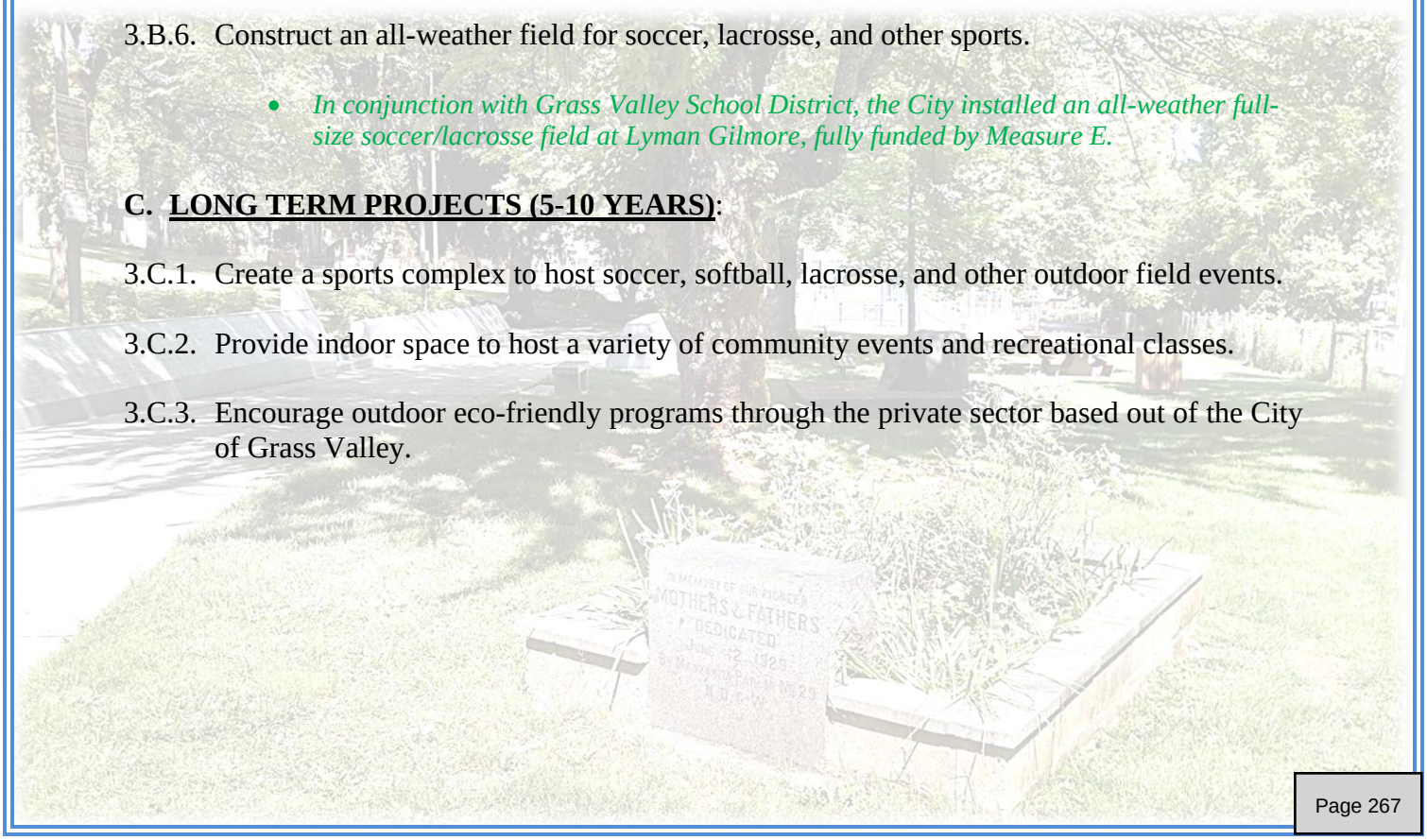
- *In conjunction with Grass Valley School District, the City installed an all-weather full-size soccer/lacrosse field at Lyman Gilmore, fully funded by Measure E.*

C. LONG TERM PROJECTS (5-10 YEARS):

3.C.1. Create a sports complex to host soccer, softball, lacrosse, and other outdoor field events.

3.C.2. Provide indoor space to host a variety of community events and recreational classes.

3.C.3. Encourage outdoor eco-friendly programs through the private sector based out of the City of Grass Valley.



GOAL #4: **ECONOMIC DEVELOPMENT & VITALITY**

THE CITY OF GRASS VALLEY ENCOURAGES A ROBUST AND SUSTAINABLE ECONOMY THAT REFLECTS DIVERSE EMPLOYMENT OPPORTUNITIES THAT SUPPORT THE VALUES OF GRASS VALLEY.

Grass Valley plays a critical role in shaping the quality of life for its community members through the establishment of an authentic sense of place and fiscal stability. City leaders will continue to work with the business community and community leaders to institute a sustainable economic development strategy that supports small business development, the arts, and tourism.

Ideas from the Community:

- Grass Valley needs more living-wage jobs.
- We need to provide opportunities for emerging, non-traditional entrepreneurial small businesses in the City.
- Provide local training in the various trades to foster upward mobility.
- Improve highspeed internet and broadband service throughout the City.
- Improve the downtown Safeway shopping center and entrance to downtown Grass Valley.
- Encourage the farm to fork industry, collaborate with local farms.
- Support small business through the City permitting process.
- Expand marketing for tourism and the arts in Grass Valley, promoting the City as a destination to explore.

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

4.A.1. Implement a plan to establish highspeed, broadband internet service to the residences and businesses in the City of Grass Valley and surrounding area.

- *The City is working with Race Communications to bring high speed internet to the City. Staff is currently working with Race on installing fiberoptic cable in the Whispering Pines business park and Loma Rica Ranch.*

4.A.2. Address Downtown parking issues identified in the Adopted Parking Plan, including funding, convenient access, and integrated transit and alternate transportation solutions.

- *Purchased 309 Mill Street property to create additional parking downtown – Project is under Planning review.*
- *Working with Caltrans to relinquish portions of Tinloy Street, Colfax Avenue, and Hansen Way, along which the City will create more parking spaces.*
- *Constructed 15 permit only paved parking spaces at 161 S. Auburn Street.*
- *Constructed 25 permit only parking spaces at 341 East Main Street.*
- *Turned Neal Street/S. Auburn Street Parking Lot into pay for parking lot (33 spaces).*

4.A.3. Enforce the No-Smoking ordinance downtown, work with merchants and community members to promote No-Smoking campaign.

4.A.4. Collaborate with the Downtown Association to create unique shopping experiences downtown to help influence patrons to linger and shop longer. Develop strategies to inspire citizens and visitors to shop downtown as opposed to online (e.g. create same day delivery service for downtown stores).

4.A.5. Take steps, via annexation and/or rezoning, to create a business environment with more opportunities for industrial businesses to thrive.

- *On July 19, 2019, City Council directed staff to initiate an application to amend to the Southern Sphere of Influence Planning and Annexation Project area which was approved in 2014 and 2016. Specific amendments would include an expansion of the City Sphere of Influence, expansion of the previous annexation area boundaries, and modifications to the General Plan Land Use and Zoning maps. This action would allow Hansen Brothers Enterprises (HBE) to execute their expansion plans. Additionally, the owners of Berriman Ranch, located on the west side of Highway 49 have requested the City consider a different land use mix that eliminates the 26+/- acres of commercial land to allow additional residential land.*

4.A.6. Integrate the roles of Grass Valley Elected Leaders and City Staff in the economic development efforts for the City so everyone understands and articulates the same maxim regarding the City's economic wellbeing.

B. <u>MEDIUM TERM PROJECTS (2-5 YEARS)</u>:

4.B.1. Work with Sierra College, Nevada Union High School, and other organizations to develop specific curriculum to train the locally demanded workforce to help foster Grass Valley's economic growth.

4.B.2. Support workforce development and community amenities initiatives that meet the needs of employers within the Grass Valley community.

4.B.3. Develop a Marketing Brand for the City that can be used for all promotional materials, and produce a long-term, fundable marketing strategy.

- *City Council approved the new City logo as well as the Measure E logo to help identify Measure E funded projects.*
- *The City has adopted a Style Guide and corresponding Color Palette in conjunction with the new website design.*
- *City staff is currently working on a Branding Guidelines document to ensure consistency with use of City logo, colors, etc.*

4.B.4. Provide opportunities for emerging/non-traditional retail and technology startup businesses. Seek funding sources for small business startups and provide specialized *small business* assistance via convenient and user-friendly permitting and approval processes at the City.

- *City staff has created a Resource Guide to assist new businesses in the process of starting up their commercial locations within the City.*

4.B.5. Collaborate with City business partners such as Center for the Arts, the Downtown Association, Chamber of Commerce, and Nevada County Fair to develop a comprehensive marketing strategy to promote and market the Arts, Tourism, Ecotourism, farm-to-fork opportunities, Fair events, and entrepreneurial business. This effort will promote economic revenue enhancement for the City, as well as, small businesses, the trades, the arts community, Nevada County Fair, hotel, motels, restaurants and the like.

- *City joined the Grass Valley community calendar via Trumba wherein the City's calendar will be updated with upcoming community events. This calendar is published on the City's website.*

4.B.6. Reevaluate the effectiveness of the City's current economic development priorities and taxpayer supported efforts to attract new businesses into the community. Consider consolidating efforts to get more noticeable results; possibly develop an in-house program to demand more accountability and oversight.

4.B.7. Create strategies to counter the online shopping phenomenon; a combination of attractions for locals and tourists (e.g. *support your local business* campaigns and *weekday specials for locals*). Survey the local economy to discover where and when sales are stemming from: Local or Visitor and Weekday or Weekend sales, so the market can cater to each specifically.

4.B.8. Develop a strategy to maintain funding and capital reserve concerns with various Lighting and Landscaping districts.

4.B.9. Explore coordination with contracted grant writer(s) to explore and apply for grants.

- *The city hired an independent contractor to assist with the Prop 68 park grant applications. City Staff has worked together on multiple grant applications throughout 2018-19.*

4.B.10. Improve the City's effectiveness through collaboration with economic-health oriented regional partners.

4.B.11. Evaluate the economic, social, and community impacts of a Cannabis dispensary.

4.B.12. Complete an Energy Action Plan that addresses energy efficiencies to meet State mandates.

- *The City approved an Energy Action Plan (EAP) prepared by Sierra Business Council. This plan provides an analysis of the energy use within the City limits by the community and City operated facilities as well as a roadmap for accelerating energy efficiency, water efficiency, and renewable energy efforts already underway in Grass Valley.*
- *Received a Beacon Spotlight Award (Gold Level) for 17% Community Greenhouse Gas Reduction*
- *Received a Beacon Spotlight Award (Platinum Level) for 34% Agency Greenhouse Gas Reduction*

C. LONG TERM PROJECTS (5-10 YEARS):

4.C.1. Encourage the development of experiences (i.e. boutique hotel and spa), as well as, ecotourism, agritourism, and shopping locally.

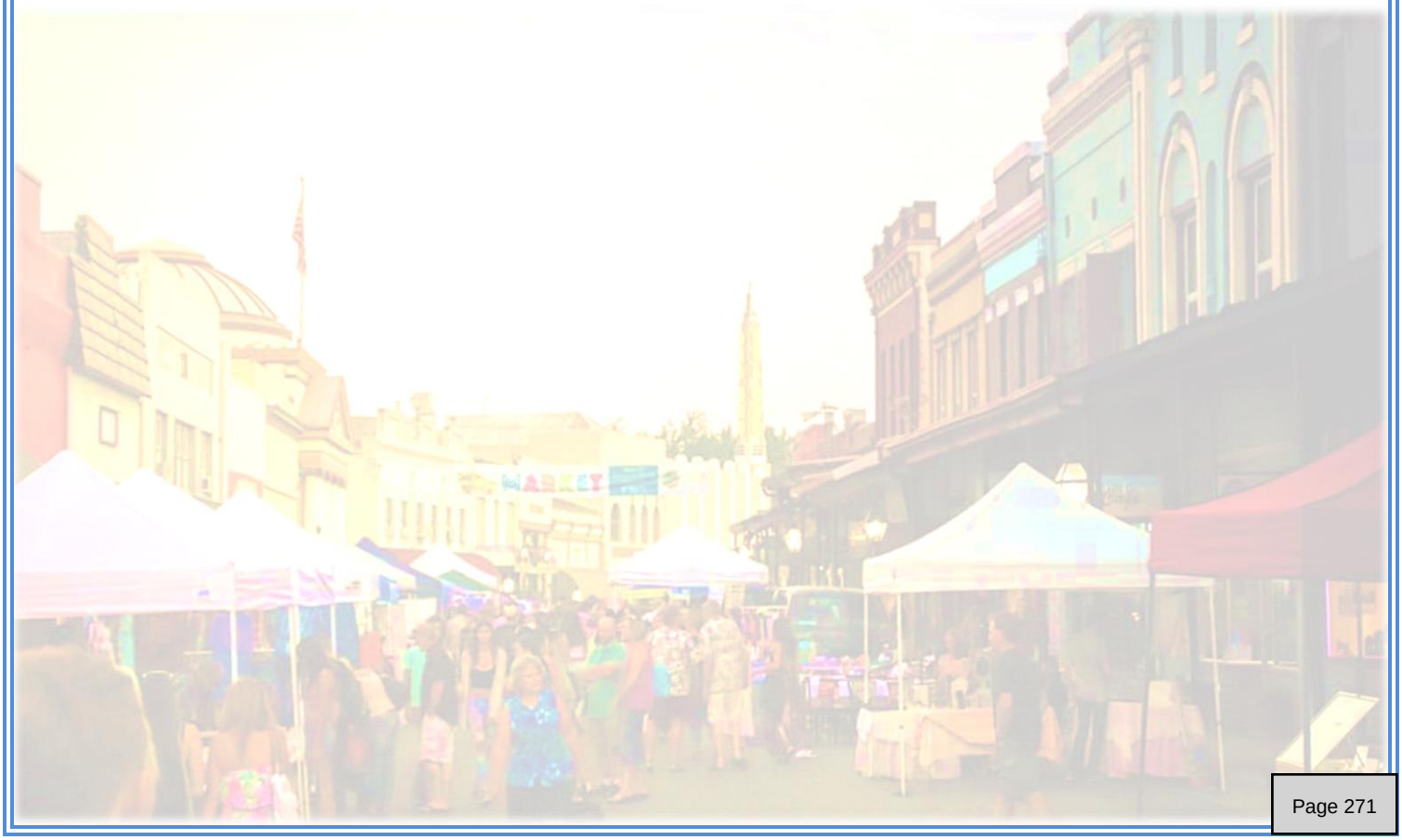
4.C.2. Work with the South Auburn Street Safeway shopping center owner(s) to renovate their building and parking lot to allow for a more decorative entrance into Downtown Grass Valley.

4.C.3. Create outdoor venues to attract traveling events such as swimming, soccer, lacrosse and softball tournaments, as well as, outdoor concerts and performing arts (i.e. incorporate the Julia Morgan "North Star" house).

4.C.4. Evaluate the potential annexation of properties for economic development purposes. Consider annexing and providing sewer service to the airport area to allow for business and employment expansion.

4.C.5. Look into developing a high-tech, business center that can support the centralized big city high-tech centers of the country, offering an alternative to big city urban living. This area could also be used by various freelancers.

4.C.6. Organize the development of Priority Development Areas through public/private partnerships, grant funding, and public engagement.



GOAL #5: **HIGH PERFORMANCE GOVERNMENT & QUALITY SERVICE**

THE CITY OF GRASS VALLEY STRIVES TO EXEMPLIFY AN INNOVATIVE, EFFICIENT, EFFECTIVE, OPEN AND COLLABORATIVE CITY GOVERNMENT.

Grass Valley epitomizes a lean and efficient local government. The success of our organization relies on teamwork, a professional and progressive approach to business and customer service, transparency, and fiscal responsibility.

Ideas from the Community:

- Upgrade City's website so it is more user friendly.
- Epitomize an open and transparent government that values public input on important community issues.
- Continue to improve the customer-friendly atmosphere in City Hall.
- Provide regular updates via social media and website about upcoming events, special projects, and other topics of interest.

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

5.A.1. Return all phone calls and emails on the same day or within 24 hours (next business day). Continue to improve the customer-friendly environment at City Hall.

- *All phone calls directed to any of the City's main numbers are directed to the three Community Services Analysts. The CSAs ensure that any messages or emails in the general voicemail inbox are responded to in the same day.*
- *The City has assumed all customer service responsibilities associated with utility billing.*

5.A.2. Improve training for all City employees to develop a secure succession plan, emphasize customer service and a can-do attitude.

5.A.3. Continue to build cooperative relationships with representatives from service clubs and other community groups.

5.A.4. Provide regular updates via social media that inform the public about upcoming City Council and Planning Commission meetings, seasonal events and fairs, special projects, and more.

- *In 2019 the City established a Facebook Page and Instagram account, each of which has recruited over 1,000 followers. The City publishes and shares information about upcoming events and projects occurring in the City via these social media outlets.*

- *In March 2020 the City launched a new website designed to streamline information and City processes to better assist the public.*

5.A.5. Work toward improving the City's communication and collaboration with Nevada County and other public agencies.

5.A.6. Continue to invest in technology to assist staff and promote overall operational efficiency, develop a tech-replacement account as part of the City Budget.

- *The City Budget now includes increased funding for Information Technology elements, and it is a goal for FY 2020-21 to include a "Base Funding Source" for Information Technology each year.*

5.A.7. Move forward with the implementation of a Document/Records Management System and Scanning Program to help make information more accessible to public via the internet.

- *In October 2018, the City entered into a five-year Professional Services Agreement with PinPoint (LSSP Corporation), Document Management System. EPA grant funds were used to purchase the software.*
- *The City has begun scanning building file documents into the system for permanent retention. Staff has also converted all code compliance documents into the system which has helped expedite the noticing process.*

5.A.8. Maintain a strong fiscal reserve – continuously maintain a balanced City budget.

- *The City Budget includes prudent levels of reserves for Economic Contingency, CalPERS Pension Stabilization, OPEB Stabilization and Capital / Deferred Maintenance. This is in addition to a prudent level of fund balance / unobligated reserves.*

5.A.9. Continue utilizing the 7-year plan forecasting and comply with City budget administration policy.

- *The 7-Year Forecast is updated at least twice annually and used as part of the annual budget and mid-year budget updated process.*

5.A.10. Continue full implementation of budget policies included in each annual budget.

B. <u>MEDIUM TERM PROJECTS (2-5 YEARS)</u>:

5.B.1. Implement innovative and cutting-edge practices to help improve the performance and exceptional service of the entire City workforce.

5.B.2. Improve and upgrade the City's website and social media network; create procedures to ensure all sites are continuously monitored, updated, and accurate. Partner with the Chamber of Commerce, School Districts, the Community College District and other community organizations to participate in a Community Calendar that lists events and activities; publish to the City's website and link to social media sites.

5.B.3. Explore the possibility of repurposing City Hall and relocating to the downtown area, thus preserving a historic building while expanding the economic vitality of downtown.

5.B.4. Generate a Citywide vehicle replacement account as part of the City's budget.

- *The City implemented a vehicle leasing program whereby ongoing "base funding" is provided to cover ongoing leases. The Measure E Fund includes ongoing funding for public safety vehicle/apparatus replacement as part of the 7-Year Forecast.*

5.B.5. Stabilize the City's CalPERS retirement obligations by setting aside sufficient funds over time to cover the City's unfunded liability; making it a high priority during the annual budget process.

- *The City is currently in the process of securing bond financing to pay off the majority of the CalPERS Unfunded Liability and will begin using the PARS Pension Stabilization Trust Fund (Section 115 Trust) to mitigate future expose to volatile pension costs.*

C. <u>LONG TERM PROJECTS (5-10 YEARS)</u>:

5.C.1. Research alternative solutions for utility billing to ameliorate community members' customer service experience.

- *In mid-November 2019, the City's current utility billing service provider, Fathom Water, notified the City they would be discontinuing business operations. Staff determined MuniBilling to be the best short-term solution. While MuniBilling provides the billing software program, the City has reassumed all customer service activities associated with utility billing and account management.*
- *Staff is looking at other options to improve our utility billing operations, including evaluating Tyler Enterprise System - Utility Billing module and placing the sewer bills on the Nevada County Tax Roll, etc.*

5.C.2. Take a stronger leadership role in the community; continue to facilitate Community-Council-Staff Strategic Planning Sessions.

GOAL #6: **PUBLIC SAFETY**

THE CITY OF GRASS VALLEY IS DEVOTED TO PROVIDING A SAFE PLACE TO LIVE, WORK AND PLAY.

Grass Valley is home to resilient and dynamic police and fire departments. The police are dedicated to ensuring the City's streets, parks, businesses, and neighborhoods are safe; while the fire department is committed to enhancing their medical response capacity and protecting Grass Valley from the ever-growing dangers associated with wildfires. Both public safety departments are eager to improve their processes and response times through the use of modern technology.

Ideas from the Community:

- Address homelessness.
- Confront the growing drug issues plaguing the youth in Grass Valley.
- Provide for a safe walking and driving environment throughout the community.

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

6.A.1. Enhance the City's technological capabilities to provide for increased public safety via the utilization of cameras, drones and modernized patrol car technology.

- *We have added card-lock access control across City Facilities including City Hall, the Police Department, both fire stations, the Wastewater Treatment Plant, and Water Treatment Plant.*
- *We have added high definition video equipment at City Facilities including City Hall, the Police Department, both fire stations, the Wastewater Treatment Plant, and Water Treatment Plant, as well as, at sewer lift stations and parks (Memorial / Minnie (on FS1))*
  - *Funding for these projects were from several funds including, general fund, enterprise funds, asset forfeiture funds, and developer impact fees.*

6.A.2. Improve investigative capability using modern technology and new/updated software packages.

- *The Police Department has invested in several technologies, some of which were pretext call software for wireless platforms, a throw camera, exploration of ALPR platforms at reasonable costs (still researching), and deployment of high definition cameras across facilities and public spaces as mentioned above.*

6.A.3. Review development projects with crime prevention in mind.

- *The Police Department worked with CDD to develop conditions of approval related to crime prevention through environmental design and via the conditioning of space for City accessed video surveillance systems as part of the Dorsey Marketplace design and intersection construction.*

- *The Police Department is working collaboratively with the Engineering Department to create new design standards for signalized intersections that may develop in the future to include video and potentially ALPR technologies with dedicated physical space for those infrastructure needs.*

6.A.4. Emphasize community policing strategies and crime prevention through regular interactions with residents, visitors, youth, and business owners.

- *Several active shooter/critical incident preparedness presentations as well as mock drills at several high-risk locations have been completed (i.e. NID, Mental Health, Brighton Greens) and will continue. In the case of mutual responsibility facilities, like Health and Human Services at Brighton Greens, joint drills between the NCSO, CHP and GVPD were conducted, with GVPD taking the lead role.*
- *Numerous K9 presentations with groups such as Rotary, Elks, Vet's and nursery/grade/ and middle schools. National Night Out, Coffee with a Cop, Hero's Night etc.*

6.A.5. Commence regular statistics-driven public education messages via social media and City website to spread awareness and recruit community involvement in Grass Valley public safety efforts.

6.A.6. The Grass Valley Police Department will coordinate with local schools and afterschool programs to execute a drug awareness and prevention program.

- *The assigned School Resource Officer at Silver Springs High School conducts drug awareness and prevention on the campus. GVPD has and plans to continue to host the GREAT Summer Youth Academy, in partnership with NEO, to provide prevention-based summer youth camps for kids, while building positive youth-police relationships.*

6.A.7. Take a more proactive approach to homelessness and drug use within the City to ensure our neighborhoods, parks, downtown, and other public areas are safe for our residents, businesses, and visitors.

- *Creation of specialty team within our Strategic Response Unit (previously Investigations Unit) that is dedicated to homeless and quality of life related issues in the City. We have partnered with the County Home Team to provide congruent services in our interaction with the homeless population. We are a partner agency recipient of a Peace Officer Standards and Training Innovation Grant for the training of police officers related to locally based curriculum related to Community Partnerships and Homeless engagement training. Hospitality House is the lead grant recipient with GVPD instructors of the curriculum that is in development.*

6.A.8. Expand police presence in public places and during events; look into hiring a sworn Park Ranger.

- *With staffing at 28 of 29 FTE we are finally able to fill a Parks/Downtown position with a sworn officer. Absent any staffing issues, we intend to fill this position during the Spring – made possible by Measure E personnel.*

6.A.9. Review the City's dispatch capabilities, as well as, the contract with Nevada County to see what the best solution is for the City. Address radio dead spots within the City and surrounding areas. Update cooperative and mutual aid agreements.

6.A.10. Provide easier access to current fire information, emergency evacuation processes, and preparatory education related to property and vegetation management.

- *Fire information link on City Web Site, Grass Valley Fire social media sites (Facebook, Instagram, Twitter).*
- *Developed and mailed to City residents the Ready Nevada County Wildfire Handbook.*
- *Conducted Community Fire Forum at Love Building in May 2019.*

6.A.11. Expand outreach for National Night Out events.

- *Under GVPD leadership, we have collaborated with all local LE agencies to create a jurisdictional-roving NNO event every August, bringing together the community with their police and public safety departments in a fun and engaging environment.*

6.A.12. Collaborate with Nevada County and the State to address homelessness.

- *See 6.A.7. above*

6.A.13. Evaluate fire cooperation with the City of Nevada City.

- *Developed and implemented Shared Administrative Service agreement with Nevada City Fire.*
- *Integration of staff and programs has provided operational efficiencies through staffing, equipment standardization, training, and professional development opportunities.*
- *Amended Nevada City Municipal Code for Vegetation Management to reflect the Grass Valley Vegetation Management Municipal Code.*
- *Continued evaluation of Shared Service Agreement to develop additional strengths and promote resilience within each Cities' Fire Department.*

6.A.14. Continue a proactive and progressive Code Enforcement program, including an aggressive approach to weed abatement as it relates to fire hazards.

- *The City has instituted a progress and aggressive vegetation management program to mitigate exposure to wildland fire. Proactively the City has mailed informational notices to property owners regarding the responsibility of vegetation management on parcels in the City. The City has proactively mitigated City properties to comply with the vegetation management program, and funds mitigation of properties that are non-responsive.*
- *Cal Fire is completing the Ponderosa Fuel break to protect the Western side of Grass Valley from wildland fire. Parcels in the City comply with City vegetation management program.*

6.A.15. Conduct annual disaster response trainings (i.e. tabletop exercises for Emergency Operations Plan).

- *GVPD is currently working with GVFD and will be conducting tabletop exercises for active shooter response and disaster response in March 2020. A tactical medicine course is being presented in March 2020 to the GVFD by GVPD Reserve Chris Quinn. We are also working with the NCSO to put on a multi-agency active shooter training which will include tactical medic response, hospital and ambulance involvement as well as LE and Fire response and tabletop exercise. Many of the incident command and resource deployment models are replicable for other disaster response.*

6.A.16. Update Emergency Operations Plan to ensure preparedness for a large scale natural or manmade disaster. Develop a major fire evacuation plan, staging areas, and lines of defense around Grass Valley and conduct drills to commit plan to memory.

- *We are working collaboratively with the County OES to review and update their Evacuation Annex. Final comments are due back this month.*

6.A.17. Pursue safety for all (inclusionary).

- *The City and Cal Fire have entered a Mutual Threat Zone (MTZ) agreement providing additional resources to wildland fires including aircraft within the City of Grass Valley.*
- *Measure E has been instrumental in advancing the capabilities of the fire department by way of 1) Staffing (paramedics, red flag warnings, 2) New Fire Engines, 3) State of the Art equipment, and 4) Training.*

- *The fire department continually seeks improvements to service levels internally and with our partner agencies to provide operational resilience, readiness and excellent service.*

B. <u>MEDIUM TERM PROJECTS (2-5 YEARS)</u>:

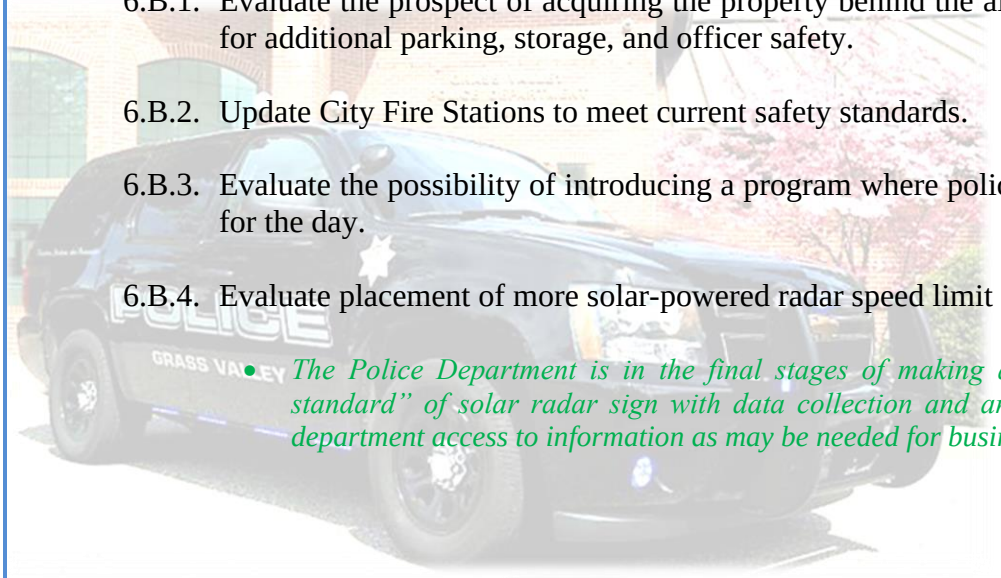
6.B.1. Evaluate the prospect of acquiring the property behind the alley of the police department for additional parking, storage, and officer safety.

6.B.2. Update City Fire Stations to meet current safety standards.

6.B.3. Evaluate the possibility of introducing a program where police officers visit local schools for the day.

6.B.4. Evaluate placement of more solar-powered radar speed limit notification signs.

- *The Police Department is in the final stages of making a recommendation for a "city standard" of solar radar sign with data collection and analytic capabilities with cross-department access to information as may be needed for business needs.*



GOAL #7: **WATER & WASTEWATER SYSTEMS & UNDERGROUND INFRASTRUCTURE**

THE CITY OF GRASS VALLEY IS COMMITTED TO MAINTAINING AND UPGRADING THE CITY'S UNDERGROUND AND SURFACE INFRASTRUCTURE.

Grass Valley will continue to upgrade and replace underground infrastructure including storm water, wastewater, and water pipes. The City strives to maintain our wastewater and water treatment plants to meet the highest standards, keeping in line with State and Federal rules, regulations, certifications, training and new technologies to improve the operation and efficiency of each plant in a fiscally responsible manner.

Ideas from the Community:

- Improvements need to be made to update and improve the City's storm water system.

OBJECTIVES/PROJECTS:

A. SHORT TERM PROJECTS (0-3 YEARS):

7.A.1. Install the necessary hardware and software to establish a City wide and surrounding area highspeed internet and broadband system, connecting homes and businesses.

7.A.2. Establish a methodical improvement program to upgrade, improve, and replace the existing storm water system with emphasis on older areas that are prone to flooding during high-volume water events.

7.A.3. Improve the creeks that traverse the City for increased storm water flows.

7.A.4. Sustain a high-quality drinking water delivery system to support the community and water-dependent businesses.

7.A.5. Maintain pace with the latest technologies and safety standards to ensure our water is clean and safe to drink, and our wastewater is disposed of in the most effective and sanitary means.

7.A.6. Continue to replace and upgrade aging wastewater and water system pipes.

B. MEDIUM TERM PROJECTS (2-5 YEARS):

7.B.1. Continually evaluate the water and wastewater fiscal reserves and their capital depreciation as it relates to the rate structure, to ensure fiscal prudence on behalf of the rate payers.

7.B.2. Look for opportunities to underground utilities (electrical, phone, cable facilities).

C. LONG TERM PROJECTS (5-10 YEARS):

7.C.1. Develop a useful GPS mapping system of the various underground tunnels and mine shafts in the City and surrounding area to identify potential hazards and protect against public safety hazards and mine shaft/tunnel failure.

7.C.2. Research the feasibility and produce a cost analysis for the City to work with local businesses to extend sewer lines to the Grass Valley airport business park to help influence economic development and business expansion in that area.