GRASS VALLEY
Development Review Committee Meeting

Wednesday, November 12, 2025 at 9:00 AM
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.

MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

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 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee 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's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Committee 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.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. Development Review to consider a 43,000 square foot expansion of an existing contractor's equipment yard at 928 Taylorville Road. (**25PLN-14**) Location/APN: 928 Taylorville Road / 022-150-034

   Environmental Status: Recommended Draft IS/MND

   Recommendation: The Development Review Committee recommend that the Planning Commission approve the Development Review application for the expanded contractor's yard as presented, or as modified by the Development Review Committee, which includes the following actions:1. Adoption of the tiered 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 (Attachment 1); 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 (Attachment 2); 3.Adoption of Findings of Fact for approval of the C&D Development Review Permit as presented in the staff report; and, 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

2. Habitat for Humanity request for re-zone of property to a Combining District, associated Zoning and General Plan Text Amendment, and 16-lot Tentative Subdivision Tract Map. (**25PLN-0020**) Location/APNs: No assigned address (APN: 035-600-015), is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

   Environmental Status: Initial Study, Mitigated Negative Declaration

   Recommendation: 1. Recommend that the Planning Commission approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16-lot Tentative Subdivision Map, and includes the following actions: a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental

Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 9). c. Adopt the Findings of Fact for "1 through 15" for approval of the project/Re-zone, General Plan and Zoning Text Amendments, and Tentative Subdivision Map, as presented in the Staff Report; and, d. Approve the General Plan text amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and e. Approve the zoning text amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, and Tentative Subdivision Tract Map in accordance with the Conditions of Approval, as presented in this Staff Report (Attachment C). g. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, Month DD, 2024, at 9:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, Month DD, 2024.

_____

Taylor Whittingslow, City Clerk

C&D Contractar Yard Expansion (25PLN-14)

Attachment List

1. Initial Study/Mitigated Negative Declaration
2. Mitigation Measure Monitoring Report Table
3. Vicinity and Aerial Exhibit
4. Applications (Universal, Development Permit)
5. Applicant Project Description
6. Proposed Improvement Plan
7. Technical Memorandum Report by Project Biologist

CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Grading and Expansion of the Existing Contractor's Storage Yard At 928 Taylorville Road, Grass Valley

(25PLN-14)

SCH Number: 2025100695

September 2025

TIERED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Tiered Initial Study

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.), an Initial Study is a preliminary environmental analysis that is used by the lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project. The CEQA Guidelines require that an Initial Study contain a project description, description of environmental setting, identification of environmental effects by checklist or other similar form, explanation of environmental effects, discussion of mitigation for significant environmental effects, evaluation of the project's consistency with existing, applicable land use controls, and the name of persons who prepared the study.

Tiering Process

This environmental analysis is a Tiered Initial Study for the proposed expansion of the storage yard by C&D Contractors, Inc. (referred to as the "proposed project" or "project" throughout this document). Pursuant to Section 15152 of the CEQA Guidelines this environmental analysis is tiered from a previous Environmental Impact Report adopted for a 2013 project, amended in 2021 (SCH 2013052057), adopted 2014 and 2021, respectively. That EIR and SEIR involved a Sphere of Influence Amendment, General Plan Amendment, Annexation, and Rezone of a 420-acre area that included this project site (13PLN-08). The CEQA concept of "tiering" refers to the evaluation of general environmental matters in a broader environmental document, with subsequent focused environmental documents for individual projects that implement the program. CEQA and the CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. This is accomplished in tiered documents by eliminating repetitive analyses of issues that were adequately addressed in the prior environmental review and by incorporating those analyses by reference. This Tiered IS/MND is limited to effects that were not analyzed as significant in the prior environmental document or that are susceptible to substantial reduction or avoidance (CEQA Guidelines Section 15152[d]) mitigation has been identified where required. In this case, because the zoning established for the subject property is Light Industrial, (M-1), which was established and analyzed during the prior EIR and SEIR, and because the use as a contractor's equipment yard is considered an allowed use under the zoning, this EIR focuses on the construction impacts related to preparing the site for the allowed use.

Background Summary:

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 a proposed Development Review project byC&D Contractor's, Inc. for the expansion of their equipment yard at 928 Taylorville Road. Grading involves disturbance of 43,300 sq ft and imported fill of about 13,405 cubic yards. The expanded use of the site as a contractor's storage yard is permissible under the zoning code.

However, grading in excess of 50 cy requires a discretionary Development Review Permit and is subject to the California Environmental Quality Act. Because the proposed use is permissible under the zoning code, the environmental analysis focuses on the site grading. 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 was circulated for a 30-day public and agency review commencing October 17, 2025. 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.

Project title: C&D Contractors, Inc. (25PLN-014)

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:

Amy Wolfson, City Planner
125 E. Main Street
Grass Valley, CA 95945
530-274-4711
awolfson@cityofgrassvalley.com

Project Location and Site Description:

The general topography of the Project area is characterized as sloping moderately to steeply downward from northeast to southwest with slopes ranging between 7% and 36%. A 15-inch storm drainpipe will be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area. Drainage inlets, routing and Best Management Practices are proposed to be implemented. Average elevation in the Project area is approximately 2,377 feet above mean sea level (MSL).

Surrounding Land Uses:

The Project area is located on Taylorville Road with commercial zoning to the north and northwest

supporting an office complex directly north and the Target shopping center northwest. Directly west is a single-family subdivision, known as Berriman Ranch, and subsequent phases of the Berriman Ranch project are projected to the southwest of the site. Immediately south is an area of open space zoning. The east side is bordered by Taylorville Road and then State Highway 20/49 beyond that.

Project Objective:

The proposed Development Review application is to expand the existing equipment yard area to allow C&D contractors to more efficiently use and store equipment and stockpile material. The C&D property increased in area following a recorded lot line adjustment in 2023 (23PLN-20) adding additional property from the south.

Project sponsor's name and address:

Martin Wood, SCO Planning, Engineering, Surveying
140 Litton Drive, Ste 240
Grass Valley, CA 95945

martinwood@scopeinc.net

PROJECT DESCRIPTION:

A Development Review application including a proposed 43,300 square feet of ground disturbance, including 13,406 cubic yards of import fill. The proposed grading will take place adjacent to the existing contractor's yard to expand the usable area. The applicant is not proposing to expand the existing operation but will use the additional area to more efficiently store equipment and stockpile material. The use itself is considered a permitted use in the M-1 zoning designation. A Development Review application is being requested in order to accommodate the proposed grading in excess of 50 c.y. pursuant to Table 7-2 of the City Municipal Code.

Access, Parking & Circulation – Primary ingress/egress is from an existing driveway encroachment off of Taylorville Road. A second concrete driveway is being added approximately 170 feet south of the existing driveway to serve the expanded equipment yard area. The driveway aisle is 30-feet wide, to accommodate the large vehicles accessing the site, which exceeds the city's standard requiring a 24 ft drive aisle width for two-way drive aisles.

Landscaping – The preliminary landscape plan includes perimeter landscaping along with internal parking lot landscaping. The proposed plan is characterized by a variety of vegetation forms including shade trees, large shrubs/small trees, medium shrubs, and understory planting that are predominantly California natives. Landscaping shall also be installed in the common areas and surrounding the parking lot. The landscaping shall be in accordance with the City and State Model Water Efficiency Landscape requirements.

Lighting – No new lighting is being proposed

Tree Removal – According to the site plan a total of 36 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and firs, are proposed to be removed from the site in order to accommodate the development. The City of Grass Valley acknowledges the importance of trees to

the community's health, safety, welfare, and tranquility. Chapter 12.36 of the Municipal Code outlines standards for tree removal and for obtaining a tree removal permit to ensure that community trees would be prudently protected and managed so as to ensure these multiple civic benefits.

Grading – As previously stated, earthwork grading involves 43,300 square feet of ground disturbance, including 1 cubic yard of cut and 13,405 cubic yards of import fill. The applicant is proposing a stacked gabion block wall that will range in height from 5-feet to 7-feet, and spans 464 feet at the southern edge of the property.

Drainage – A 15-inch storm drainpipe will be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area. Drainage inlets, routing and Best Management Practices are proposed to be implemented.

Utilities – *Water Supply:* The property is currently connected to City water and no new connections are required to serve the expanded equipment yard.

*Sanitary Sewer***:** The property is currently connected to City sewer and no new connections are required to serve the expanded equipment yard.

Dry Utilities: No new connections to dry utilities (i.e., natural gas, electrical supply, telephone, cable) are required to serve the expanded equipment yard.

General Plan Land Use Designation

The bulk of the project area has a land use designation of Commercial (C) according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments. There is also an area of approximately 0.47 acres that has a designation of Urban Medium Density, and an area of approximately 0.075 acres that is designated for Open Space, presumably as a buffer between the residential and commercial designation. Zoning

Zoning Designation

The proposed expanded contractor's yard is within the Light Industrial (M-1) zoning designation. The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the manufacturing-industrial designation of the general plan. The project design shall be in accordance with the M-1 zone standards regarding height, setbacks, parking standards, etc.

Offsite Improvements

Frontage improvements along Taylorville Road include installation of sidewalk, curb, and gutter.

Exhibit A – Vicinity Map

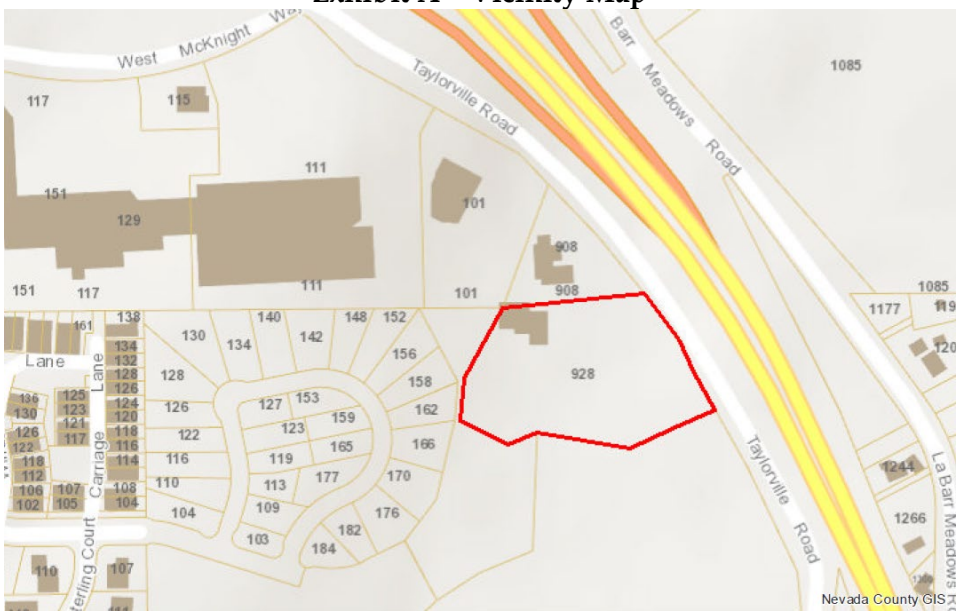


Exhibit B – Aerial Photograph

Exhibit C – Site Photographs

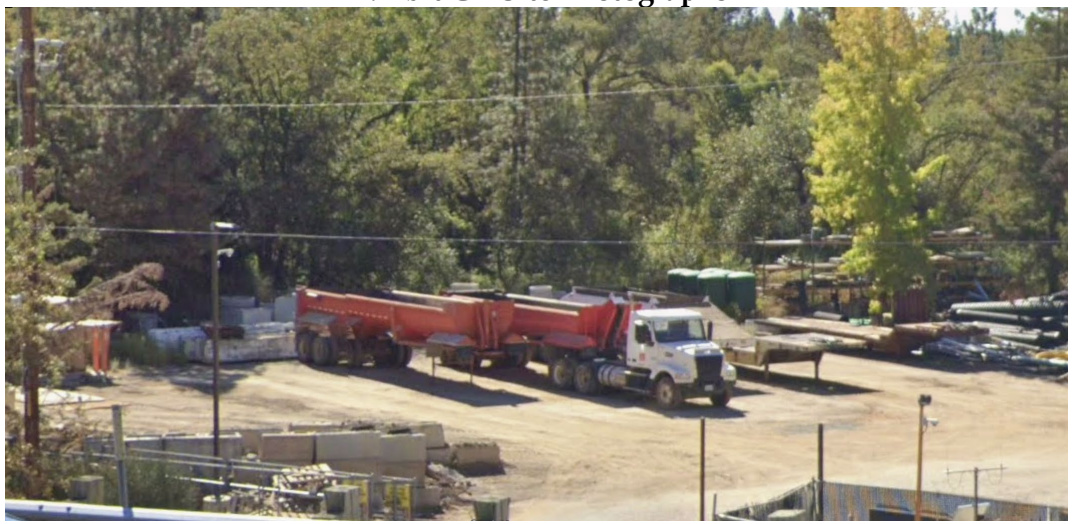
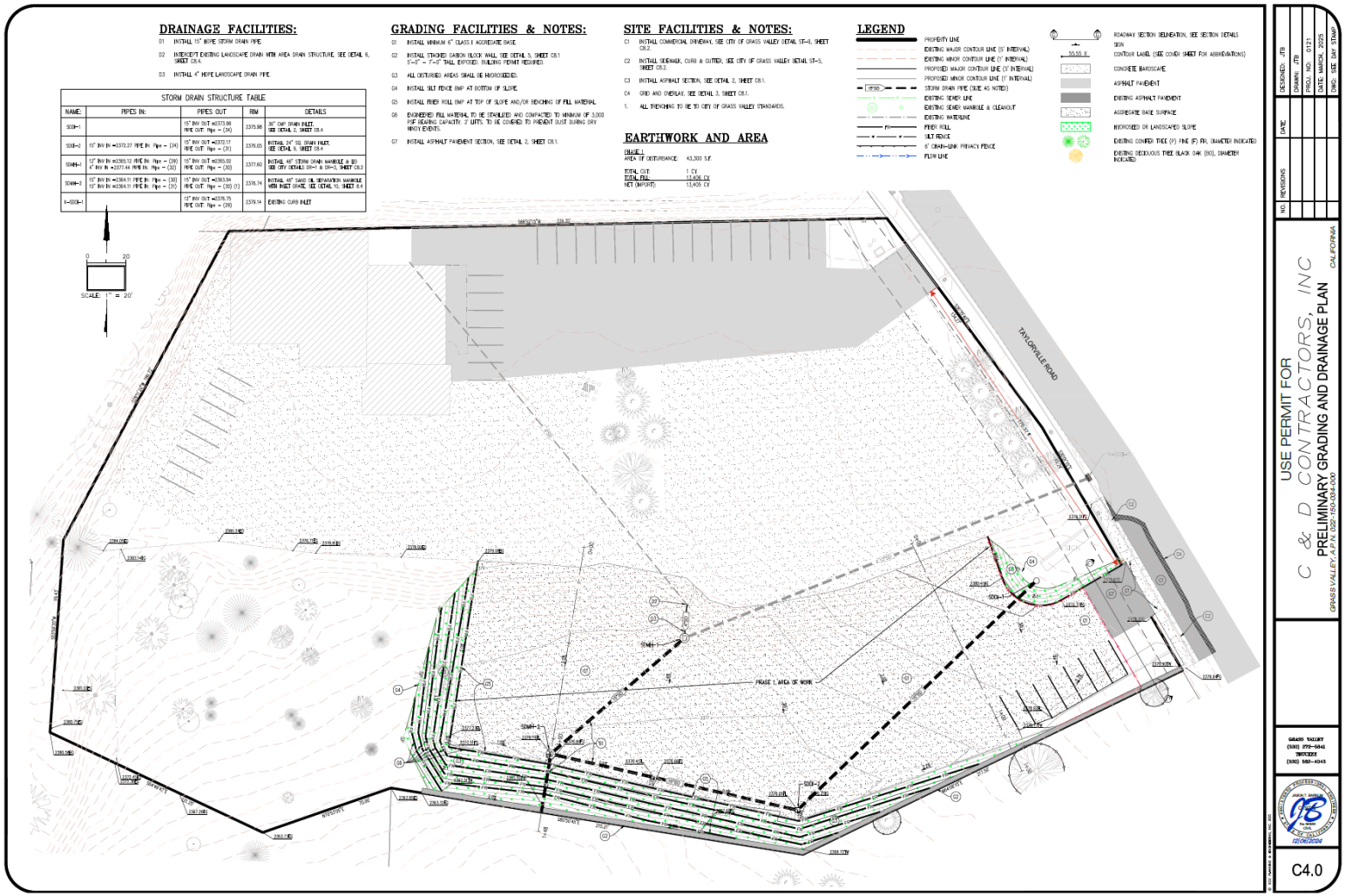


Exhibit D – C&D Contractors, Inc Grading Plan



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 C&D Contractors equipment yard expansion

City of Grass Valley Department of Public Works – Improvement Plan, Grading Plan, Encroachment Permit and Tree Removal Permit approvals.

City of Grass Valley Community Development Department – Site Plan and Building Plan Approvals and Conditions of Approval/Mitigation Measure compliance verification.

City of Grass Valley Building Department – 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.

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 substantiated.

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
- ☒ Air Quality
- ☒ Cultural Resources/Tribal Cultural Resources
- ☒ Geology/Soils
- ☐ Hazards and Hazardous Materials
- ☐ Land Use/Planning
- ☐ Noise
- ☐ Public Services
- ☒ Transportation
- ☐ Utilities/Service Systems
- ☐ Agriculture and Forestry
- ☒ Biological Resources
- ☐ Energy
- ☒ Greenhouse Gas Emissions
- ☒ Hydrology/Water Quality
- ☐ Mineral Resources
- ☐ Population/Housing
- ☐ Recreation
- ☐ Wildfire
- ☐ Mandatory Findings of Significance

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.

Amy Wolfson, City Planner _____ 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) Substantially degrade the existing visual character or quality 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 designated scenic highways or vistas, but generally acknowledges the City and its surroundings as having a wide range of landscapes, scenic vistas and visual resources.

The expanded equipment yard spans a distance of approximately 100 feet of frontage along Taylorville Road. The site is visible from State Highway 20/49 and vegetation and tree removal are required to accommodate the expanded graded area. A total of 36 trees are proposed to be removed from the site.

Sources of existing light in the project area include commercial lighting and parking lot lighting. Other sources of light and glare include vehicles traveling along Taylorville Road. No new light sources are proposed to accommodate the expanded equipment yard.

All development within City limits are subject to all City design standards, guidelines, and review requirements. These design and development standards reflect and implement the City's visual and aesthetic goals and mitigate the impacts to visual resources The 2020 Subsequent EIR adopted for the Southern Sphere of Influence Planning and Annexation project did not provide further aesthetic analysis. Therefore, the analysis of aesthetic impacts below is provided based on the impact analysis provided in the 2014 EIR, as well as project-specific analysis.

a)&b) As compared to its undeveloped state, the grading of 46,300 sq ft, which includes 13,406 cubic yards of fill would alter the views from both Taylorville Road and from State Route 20/49. 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 a designated scenic vista or highway, neither of which exist on or adjacent to the site.

While the City's General Plan does not identify any specific scenic vistas, it does acknowledge that SR 49 is eligible for scenic highway status, and it provides general guidance for development that takes place near broadly listed resources (hillsides, open spaces, watercourses, etc.). The 2014 EIR acknowledged that grading and vegetation removal would affect the existing character and vistas of the project area and provides that "design and development standards reflect and implement the City's visual and aesthetic goals and mitigate the impacts to visual resources."

This project is subject to all City design standards, guidelines, and review requirements, including section 17.44.70 –Outdoor Storage, as well as Section 17.30.040 - Fences, Walls, and Screening. These sections will require that the project be conditioned with a perimeter solid fence or wall (17.44.070 GVMC), benching of the retaining wall so that no part of the retaining wall exceeds a height of 6-feet (17.30.040 (D.3) GVMC), and landscape and wall screening between the residentially zoned property to the west of the project site (17.44.070.F GVMC).

Therefore, with the conditions of project approval that are intended to implement, objectives, and policies of the City's General Plan, along with the City's Development Code and Community Design Guidelines, will ensure the project will have a **less than significant** impact on scenic vistas or resources.

c) The 2014 EIR adopted for the Southern Sphere of Influence Planning and Annexation project analyzed aesthetic impacts associated with the annexation and prezoning of the project area, which included the C&D site. It acknowledges that "grading and vegetation removal will be required to accommodate future development." The grading of 46,300 sq ft, which includes 13,406 cubic yards of fill would alter the views from both Taylorville Road and from State Route 20/49. It also could impact views from the existing and anticipated residential development to the east. Residential development to the south of the site is separated by a substantial open space zone which is anticipated to adequately mitigate visual impacts in that direction. 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 infill development within established areas will be consistent in terms of scale, design, and materials.

The 2014 EIR anticipated that the implementation of the objectives, and policies of the City's General Plan, along with the City's Development Code and Community Design Guidelines, would adequately mitigate the aesthetic impacts of future development projects such as the proposed grading associated with the expanded contractor's yard. This project is subject to all City design standards, guidelines, and review requirements, including section 17.44.70 – Outdoor Storage, as well as Section 17.30.040 - Fences, Walls, and Screening. These sections will require that the project be conditioned with a perimeter solid fence or wall (17.44.070 GVMC), benching of the retaining wall so that no part of the retaining wall exceeds a height of

6-feet (17.30.040 (D.3) GVMC), and landscape and wall screening between the residentially zoned property to the west of the project site (17.44.070.F GVMC).

The project area has a light industrial character with industrial and commercial uses surrounding the project site to the north, and east. Open space zoning buffers the site improvement area from existing and planned residential uses to the west and south. As such, the proposed infill industrial project is not anticipated to substantially degrade the existing visual character or quality of the site and its surroundings. The applicant has provided a landscaping plan that provides perimeter tree replanting of native trees including western redbud and Jeffrey Pine trees. Further, the proposed project, including the landscaping and screening method, is required to be reviewed by the city's Development Review Committee and Planning Commission, which can require design alterations to ensure compatibility with the surrounding neighborhood and compliance with Design Guidelines. Required landscaping will soften the appearance of the industrial development on neighboring properties, passing motorists along Taylorville Road and State Route 20/49 with perimeter landscaping. Therefore, these impacts are considered ***less than significant.***

d) Excessive or inappropriately directed lighting can adversely affect nighttime views by reducing the ability to see the night sky and stars. Glare can be derived from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

The proposed expanded contractor's yard does not include any proposed new light sources. There also will not be any added reflective surfaces that would have the potential to cause glare. The proposed project is required to undergo Design Review prior to approval to ensure consistency with the Grass Valley Municipal Code and Design Guidelines. Impacts related to new sources of substantial light or glare are anticipated to be ***less than significant.***

No mitigation measures are required for impacts related to aesthetics.

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 proposed project is situated in an area that has been designated and zoned for Commercial and Industrial uses by the *City of Grass Valley 2020 General Plan* and *Development Code*. The area surrounding the project site has been largely built out in accordance with the City's commercial and industrial land use designations. Farmland classification programs are used to determine the agricultural productivity of a particular soil. The two systems used by the US Department of Agriculture, Natural Resources Conservation Service (NRCS) to determine a soil's agricultural productivity are the Land Capability Classification System and the Storie Index Rating System. The Land Capability Classification System takes into consideration soil limitations, the risk of damages when the soils are used, and the way in which soils respond to treatment, whereas the Storie Index Rating System ranks soils based on their suitability for agriculture.

The site is not zoned for forestry or timberland activities and is not zoned as a timberland production zone pursuant to Government Code Section 51104(g) and the project site is not used for any commercial agricultural purposes. However, Berriman Ranch located to the south and west of the project site contains remnants of a small ranch complex and orchard (2014 EIR, Section 3.10).

IMPACTS

The 2014 EIR adopted for the Southern Sphere of Influence Planning and Annexation analyzed agricultural impacts in section 3.10 of that document. , nor the 2020 Subsequent EIR adopted for the Southern Sphere of Influence Planning and Annexation project analyzed aesthetics and did not include recommended mitigation measures for aesthetic impacts. Therefore, the analysis of aesthetic impacts below is provided as a project-specific analysis.

a) "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 subject site is designated as "Urban and Built-Up Land " and as "Other Land" according to the state Department of Conservation. Urban and Built-up Land is defined as land which is "occupied by structures, with building density of at least 1 unit to 1.5 acres. Common uses include residential, commercial, and industrial. "Other Land" is defined as "land not included in any other mapping category." Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as "Other Land."

The site is an infill site designated as "Urban and Built Up" and "*Other Land*" as defined by the *U.S. Department of Agriculture*. "Other Land" is defined as "Land not included in any other mapping category.

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 project site has been zoned for industrial uses and is surrounded by similar developed commercial and residential uses. Considering no farmland, as defined, exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, and will therefore have ***no impact*** on the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) The Williamson Act is a mechanism for protecting agricultural and open space land from premature and unnecessary urban development whereby landowners receive a property tax benefit in exchange for restricting their land to agricultural or open space use. Neither the project site nor any of the surrounding parcels is subject to land under a Williamson Act contract. Therefore, the project will not conflict with any existing zoning or an existing Williamson Act contract, and no impact will occur.

c)-e) Forestland is defined in Public Resources Code Section 12220(g) as:

> *Land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.*

Timberland is defined in Public Resources Code Section 4526 as:

> *Land, other than land owned by the federal government and land designated by the board of experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species to produce lumber and other forest products, including Christmas trees.*

According to the Nevada County General Plan, commercial timberlands are located primarily in the middle and eastern areas of Nevada County, the most extensive of which is the Tahoe National Forest. According to the Vegetation Type Web Map provided by the Bureau of Land

Management (BLM), as viewed through an ArcGIS ESRI application on September 9, 2025, the area of site disturbance is primarily comprised of Montane Hardwood. According to the California Department of Fish and Game in a report titled "California Habitat Relationships System, "a typical montane hardwood habitat is composed of pronounced hardwood tree layer, with an infrequent and poorly developed shrub stratum, and a sparse herbaceous layer. The technical memo provided by biologist Greg Matuzak, indicates that the project is dominated by ponderosa pine, with some incense cedar and black oak within the area proposed for grading.

None of the project area is currently designated or zoned for timberland production or other forestry-related uses and is not in a designated Timber Preserve Zone (TPZ). Furthermore, the City and Nevada County General Plans do not designate any of the project area for timber or forest-related uses. Therefore, the site does not meet the definition for timberland provided in Public Resources Code Section 4526, as described above. ***No impact*** will occur.

The project site does not have a forest land zoning designation and does not contain forestland or timberland as defined above. The project site is zoned as M-1, designated for light-industrial uses. Additionally, the applicant will be required to obtain a Tree Removal Permit (which can be incorporated into the grading permit) from the City in accordance with Chapter 12.36 of the City's Municipal Code for all trees 10 inches DBH and over.

No mitigation measures are required for impacts related to agriculture resources & forest resources.

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 cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

SETTING

Nevada County is located in the Mountain Counties Air Basin (MCAB). The MCAB includes the central and northern Sierra Nevada mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra Crest. The MCAB generally experiences warm, dry summers and wet winters. Ambient air quality in the air basin is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted. The Northern Sierra Air Quality Management District (NSAQMD) has responsibility for controlling air pollution emissions including "criteria air pollutants" and "toxic air pollutants" from direct sources (such as factories) and indirect sources (such as land-use projects) to improve air quality within Nevada County. To do so, the District adopts rules, regulations, policies, and programs to manage the air pollutant emissions from various sources, and also must enforce certain statewide and federal rules, regulations and laws.

Western Nevada County is non-attainment for the federal 8-hour ozone standard and all of Nevada County is non-attainment for the State 1-hour ozone standard. Ozone exceedances in Nevada County are primarily due to transport from the Broader Sacramento Area and the San Francisco Bay Area. As a federal non-attainment area, the District is preparing a federally enforceable State Implementation Plan (SIP) for western Nevada County in accordance with the Clean Air Act. The SIP is an air quality attainment plan designed to reduce emissions of ozone precursors enough to reattain the federal ozone standard by the earliest practicable date. This will include various pollution control strategies. Overall emissions of ozone precursors must be reduced in western Nevada County (consistent with Reasonable Further Progress requirements specified in the Clean Air Act) until attainment is reached. Most of these reductions are expected to come from motor vehicles becoming cleaner and from State regulations. Failure to submit and implement the SIP in a timely manner could result in federal sanctions, including the loss of federal highway funds, greater emission offset ratios for new sources, and other requirements EPA may deem necessary. As western Nevada County's population, industry and motor vehicle travel grow, the pollution transport fraction will decrease if local emissions are insufficiently mitigated.

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 emissions. The Northern Sierra Air Quality Management District (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 tiered approach to significance levels: A project with emissions meeting Level A thresholds will require the most basic mitigations; projects with projected emissions in the Level B range will require more extensive mitigations; and those projects which exceed Level C thresholds, will require an Environmental Impact Report to be prepared, which may result in even more extensive mitigations.

The 2014 SOI EIR and the 2020 Subsequent EIR included summaries of the relevant regulations and programs that regulate air quality within the U.S., California, and the MCAB.

IMPACTS

a) Typically, air districts develop thresholds of significance for CEQA evaluation in consideration of maintaining or achieving attainment under the National and California ambient air quality standards (NAAQS and CAAQS) for the geographical area they oversee (long-term regional air quality planning). These thresholds are tied to an air district that is in nonattainment under the State Implementation Plan (SIP) for criteria air pollutants within a cumulative context. The Northern Sierra Air Quality Management District (NSAQMD) is the agency primarily responsible for ensuring that federal and state ambient air quality standards are not exceeded and that air quality conditions are maintained. An area is designated as "in attainment" when it is in compliance with the federal and/or state standards. These standards are set by the U.S. Environmental Protection Agency (EPA) or California Air Resources Board (CARB) for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or public welfare with a margin of safety. Western Nevada County, which includes the project site, is designated as nonattainment for the federal and state ozone (O3) standards. The County is also designated as nonattainment for the state particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM10) standard. As a nonattainment area, the NSAQMD submitted an Ozone Attainment Plan to the EPA (NSAQMD 2018). Once adopted by the EPA, the Ozone Attainment Plan will be a federally enforceable air quality attainment plan for western Nevada County designed to reduce emissions of O3 precursors (reactive organic gases [ROG], and NOx) to attain the federal 8-hour O3 standard, in accordance with the Clean Air Act. Generally, a project would be considered to potentially conflict with the Ozone Attainment Plan if it would result in demographic growth that would exceed the forecasts used in the Plan. Regarding demographic growth, forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) were developed by NCTC for its 2015–2035 Regional Transportation Plan (RTP) (NCTC 2018). The Ozone Attainment Plan relies on the land use and population projections provided in the 2015–2035 RTP, which is generally consistent with the local plans in Nevada County; therefore, the Ozone Attainment Plan is generally consistent with local government plans. The project site is currently zoned M-1 and the project involves expanding the graded area of the contractor's equipment yard in order to better organize and use the space. Therefore, no changes to the existing zoning designations are necessary. Because there are no projected expansion of services or operations proposed with this project there is no regional growth that will occur that is not already accounted for under the Ozone Attainment Plan. The proposed project would not result in new or more severe impacts to an applicable air quality plan than what was previously disclosed in the 2014 EIR or the 2020 SEIR and therefore this impact is *less than significant.*

b) The 2014 SOI EIR quantified construction emissions associated with the Adopted Southern SOI Project assuming continual construction and growth under Impact 3.2.1. The 2014 SOI EIR concluded that short-term daily emissions of NOX and PM10 associated with development would not exceed NSAQMD's recommended Level C significance threshold of 136lb/day; however, emissions would exceed the NSAQMD-recommended Level C ROG significance thresholds of 136lb/day. This impact was identified as significant and unavoidable. The 2014 SOI EIR, and updated modeling used in the 2021 SEIR, concluded that construction generated ROG would exceed Level A significance and NOX would exceed Level C significance and resulted in an exceedance of NSAQMD's recommended Level C significance threshold for NOX and would exceed Level A significance for ROG. The mitigation identified in the 2014 SOI would continue to be applied to the proposed project

and the impact would remain significant and unavoidable as identified in the 2014 SOI EIR. However, the current project to expand the C&D contractor's yard would not result in new or more severe impacts. The 2021 Supplemental EIR concluded that development projects within the Southern SOI area could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and states standards for ozone and coarse and fine particulate matter. The 2021 SEIR concluded this to be a significant and unavoidable impact. Applicable adopted mitigation measures appropriate to include for reducing impacts for the proposed project include the following:

Mitigation Measure 3.1-2, low water use landscaping, and 12.5% EV charging station

Mitigation Measure 3.1-4, requiring an HRA if more than 100 loading trucks per day

c) The 2014 SOI EIR and the 2021 SEIR concluded that the short-term construction emissions of future development within the annexation area, including the subject property, could contribute to existing air quality violations and required implementation of Mitigation Measure 3.1-1a and 3.1-1b. Mitigation Measure 3.1-1a requires submittal of an Off-Road Construction Equipment Emissions Reduction Plan, which will apply to the subject project. Mitigation Measure 3.1-1b requires that architectural coatings contain less than 100 grams of volatile organic compounds per liter of coating. While this will apply to the subject property, there may not be much architectural coatings applied because this is primarily a grading project and does not involve any building construction

The California Emissions Estimation Model (CalEEMod) was used to evaluate the project specific construction impacts for the C&D contractor's yard expansion project. The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated for both construction and operation of land use projects. If modeled construction emissions exceed NSAQMD's mass emission thresholds for criteria air pollutants and precursors then NSAQMD recommends implementing mitigation to reduce these emissions. Results of the model are located in the appendices of this study. Cumulative impacts, evaluated by NSAQMD thresholds, are daily rather than cumulative. When construction occurs over longer periods of time, the impacts for criteria pollutants are distributed over a longer time and are generally less impactful. Pursuant to the NSAQMD "Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects," NOx, ROG and PM10 emissions must be mitigated to a level below significant. If emissions for NOx, ROG or PM10 exceed 136 pounds per day (Level C), then there is a significant impact; Level B is significant if two or more pollutants fall into this category. The overall pollutant impact is expected to remain at a level that is less than significant with the incorporation of standard mitigation measures recommended by the modeling program and outlined in ***Mitigation Measure AQ2.*** No new significant impacts were identified, and none were found to be substantially more severe than the impact identified in the 2014 SOI EIR or the 2020 SEIR. Project impacts would remain significant as identified previously and as such, the following mitigation measures identified in the 2014 EIR and the 2020 SEIR apply to this project:

Mitigation Measure 3.1-1a, submittal of an Off-Road Construction Equipment Emission Reduction Plan

Mitigation Measure 3.1-1b, architectural coatings with less than 100 grams of VOCs per liter

The proposed project would not result in new or more severe impacts to exposure of substantial pollution concentrations to sensitive receptors than what was previously disclosed in the 2014 EIR or the 2020 SEIR.

In consultation with NSAQMD, the project is required to comply with standard air quality measures for construction as noted below. These measures are consistent with the Northern Sierra Air Quality Management's Air Quality Plan for the district. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on thresholds of significance established by the NSAQMD, the project as proposed would comply with NSAQMD regulations.

According to NSAQMD, a dust control plan is required in order to address the multi-phase project that amounts to over an acre of ground disturbance. The current proposal will disturb just under an acre at 43,300 square feet. This mitigation measure is outlined in ***Mitigation Measure AQ 1***, and will be required in addition to the mitigation measures referenced above if more than an acre or more is disturbed.

According to the CalEEMod modeling outputs for the proposed project, short-term construction-related impacts for the project will trigger Level A mitigation measures for ROG and PM_{10} pollution and Level B mitigation measures for Nox.

Table 1
Estimated Daily Construction Emissions

Construction Phase	ROG lb/day	NOx lb/day	PM_{10} lb/day
Maximum daily emissions	8.4	81.9	52.0
Level A Thresholds	<24	<24	<79
Level B Thresholds	24-136	24-136	79-136
Level C Thresholds	>136	>136	>136

Operational emissions are not being considered as part of this analysis for two reasons: 1) the applicant has indicated that the operation of the business is not changing, and that the additional area will allow for better organization of the existing operation, and 2) the expanded use as a contractor's equipment yard is a permitted use in the M-1 zoning designation where the site is located, therefore the focus of this initial study is on the construction impacts of the project. Construction-related emissions are anticipated to be less than significant with incorporation of Level B mitigation measures for NOx, and level A mitigation for ROG and PM_{10} as outlined in ***Mitigation Measure AQ 2.*** With implementation of NSAQMD's recommendations, the proposed project's emissions are not anticipated to substantially contribute to a violation of air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, impacts are anticipated to remain ***less than significant with mitigation.***

Emissions associated with the proposed project would be greatest during construction activities, specifically when diesel-powered construction vehicles are used for earth-moving operations. The nearest sensitive receptor (i.e. residential use) is located approximately ±180 feet from the proposed grading activity required to create the expanded contractor's yard. The 2020 Supplemental EIR concluded that development project within the Southern SOI area could result in short-term construction emissions that could violate or substantially contribute to a violation

of federal and states standards for ozone and coarse and fine particulate matter. The 2021 SEIR concluded this to be a significant and unavoidable impact and required Mitigation Measure 3.1-4, which required preparation of a Health Risk Assessment (HRA) if more than 100 loading trucks per day. The applicant has indicated that current and proposed vehicle trips won't exceed 20 trips per day so this mitigation measure was not applied to this project.

e) The project is not anticipated to produce any objectionable odors in its finished condition that would affect a substantial number of people. Construction activities associated with the proposed grading project may temporarily generate objectionable odors. However, odor-generating construction activities would be temporary, and are only likely to be detected by a small number of residents nearest the project site. Therefore, impacts from temporary project-related odors would be ***less than significant.***

AQ 1 – Mitigation Measures:

1) Submit a dust control plan to the Air Pollution Control Officer prior to disturbance of topsoil. The duct control plan must be approved by the Air Pollution Control Officer and submitted to the Planning Department prior to issuance of a grading perm

AQ 2 – Mitigation Measures:

1) A paved entry apron or other effective cleaning techniques be required for the second driveway. This may include a road section, extra coarse aggregate, a steek grate to "knock off" dirt which accumulated on the vehicle wheels, an/or a wheel washer.

2) Any material which is tracked onto a paved roadway must be removed (swept or washed) as quickly and as safely as possible.

3) The following mitigation measures shall be implemented during the construction phase of the project and shall be made notes on grading and construction plans:
   a) Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the District. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
   b) Grid power shall be used (as opposed to diesel generators) for jobsite power needs where feasible during construction.
   c) Temporary traffic controls shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by the City Engineer and /or Caltrans.
   d) Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable.

Previously adopted Mitigation Measure 3.1-1a (2021 SEIR): Future development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating that all off-road equipment(portable and mobile) meets or is cleaner than Tier 24 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements. Construction contracts shall stipulate the following:

- Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule202, Visible Emissions.

- The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators where feasible.

Previously adopted Mitigation Measure 3.1-1b (2021 SEIR): All architectural coating activities associated with construction of future development projects within the Southern Sphere of Influence Planning and Annexation project area shall be required to use interior and exterior coatings that contain less than250100grams of volatile organic compounds (VOC/ROG)per liter of coating

Previously adopted Mitigation Measure 3.1-2(2021 SEIR): Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions (building-specific mitigation was omitted for this grading-only project):

- Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.

- Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES –				
Would the project:				

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 Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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 Project area is located in Nevada County, CA in the northern-central Sierra Nevada foothills, specifically to the east of the downtown of the City of Grass Valley. The Sierra Nevada foothills lie between the western edge of the Sierra Nevada and the eastern border of the Central Valley. The foothills form a belt 10 to 30 miles wide that ranges from 500 to 5,000 feet in elevation in a series of northwest to north- northwest aligned ridges that decline in elevation from northeast to southwest. Many rapidly flowing rivers and streams run westerly in deeply incised canyons with bedrock channels to the Central Valley and eventually to the Pacific Ocean. Alluvial fans, floodplains, and terraces are not extensive; and all but the largest streams are generally dry during the summer. Dominant vegetation communities include grasslands, oak woodlands, and chaparral.

Vegetation communities within the Project area are typical of the lower Sierra Nevada foothills. However, the terrain within the Project area is not typical of the lower Sierra Nevada foothills that normally vary between flat ridges and valleys to gently and moderately sloping hillsides. The Project

area elevation ranges from approximately 2,650 to 2,590 feet above mean sea level (MSL) and much of the Project area has been impacted due to historical adjacent industrial practices and disturbance within the site.

The regulatory setting provided in the 2014 SOI EIR remains applicable to this analysis. The regulatory information provided on pages 3.3-20 through 3.3-26 of the 2014 SOI EIR provides a description of the applicable federal, state, and local regulations designed to reduce impacts on biological resources and adequately describes these regulations. These regulations are applicable to special-status wildlife species, including those listed by U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act and by California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act, as well as those protected under California Fish and Game Code (i.e., fully protected species, nesting birds). These regulations also apply to sensitive habitats, including riparian habitat, waters of the United States, waters of the state, and protected trees.

IMPACTS

a) The 2014 SOI EIR determined that subsequent development projects could result in adverse effects on special-status plant species that could occur within the project area. Implementation of Adopted Mitigation Measure MM 3.3.1 would reduce impacts on special-status plants by requiring rare plant surveys, avoidance of special-status plants detected during the surveys, or compensation for direct impacts on special-status plants detected during the surveys. This mitigation addresses the potential to adversely affect special-status plants within the C&D expanded yard area. The proposed project would not result in a new significant effect and the impact on special-status plants would not be more severe than the impact identified in the 2014 SOI EIR or 2021 SEIR. This impact would be ***less than significant with mitigation*** as outlined in the original 2014 EIR.

   The 2014 SOI EIR and 2021 SEIR determined that subsequent development projects could result in adverse effects on coast horned lizard if present within the project area. Implementation of Adopted Mitigation Measure MM 3.3.2 would reduce impacts on coast horned lizard by requiring a habitat assessment for the species, a focused survey if habitat suitable for the species is present, preconstruction surveys if coast horned lizards are detected during the focused surveys, and relocation of any coast horned lizards present in the work area by a qualified biologist. This mitigation will remain applicable to the C&D expansion yard and the potential to adversely affect coast horned lizard. Thus proposed project would not result in a new significant effect and the impact on coast horned lizard would not be more severe than the impact identified in the 2014 SOI EIR. This impact would be less ***than significant with mitigation.***

   The 2014 SOI EIR determined that subsequent development projects could result in adverse effects on California black rail and other migratory birds and raptors protected under the Migratory Bird Treaty Act and California Fish and Game Code. Implementation of Adopted Mitigation Measures MM 3.3.3a and MM 3.3.3b would reduce impacts on special-status birds and migratory birds by requiring a nesting bird survey, and implementation of a limited operating period and protective buffer if active nests are detected during the survey. This mitigation would also address potential impacts associated with the expanded contractor's yard to adversely affect special-status and migratory birds. The expanded yard is not anticipated to result in a new significant effect and the impact on California black rail and other migratory birds and raptors

severe than the impact identified in the 2014 SOI EIR. This impact would be ***less than significant with mitigation*** as proposed in the 2014 EIR.

b) A 3-foot wide drainage, along with associated riparian and wetland habitat, was mapped by project biologist Greg Metusak in a Technical Memo dated March 28, 2025 that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek. The 2014 SOI EIR and the 2021 SEIR determined that subsequent development projects could result in adverse effects on riparian habitat within the annexation area, which includes the subject property, and implemented Mitigation Measure MM 3.3.4 to reduce impacts on riparian habitat that cannot be avoided by requiring permitting and compensation (e.g., on-site restoration, purchase of mitigation credits) such that there is no net loss of this habitat. However, the project biologist concluded that the drainage did not contain riparian habitat. Therefore, the mitigation measure is not applicable to the project site and therefore the expanded C&D yard is anticipated to have ***no impact*** on riparian habitat

c) The 2014 SOI EIR and 2021 EIR determined that subsequent development projects could result in loss, disturbance, or degradation of wetlands and other waters of the United States identified in the annexation area and established mitigation measure 3.3.5 to require permitting by (e.g., Clean Water Act Section 404 and 401 and/or Porter-Cologne Water Quality Control Act), and no net loss of wetlands and other waters of the United States through impact avoidance, impact minimization, and compensatory mitigation. A Technical Memorandum was prepared by Greg Matuzak, Biological Consultant dated March 28, 2025, to evaluate the Berriman Ranch Open Space adjacent to the Berriman Ranch project, which includes the open space area located on the subject C&D property. The evaluation concluded that much of the open space area is a "potential wetland," although the area classified as such is located just south of the subject property. A 3-foot-wide drainage was mapped that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek. Associated riparian wetland habitat was also mapped along the unnamed tributary to Wolf Creek. The Technical Memo identifies this drainage feature as a stormwater outlet and drainage. Because the drainage does not contain either a defined bed and bank or an ordinary high-water mark (OHWM), it is not a feature that is regulated by either CDFW or the Army Corps. Because the technical memo prepared by the biologist did not specifically look at the proposed C&D expanded yard project area, and because potential wetlands are identified nearby the project, MM 3.3.5 will be appliable, requiring that the biologist identify whether wetland habitat exists on the site. Impacts of the project related to federally protected wetlands are anticipated to be ***less than significant with mitigation.***

d) The 2014 SOI EIR and 2021 SEIR determined that subsequent development projects would result in no impact on the movement of native resident or migratory fish or wildlife species or established migratory corridors. Vegetation communities within the C&D expanded contractor's yard, is not substantially different than the project area analyzed in the EIR and SEIR and is not expected to provide higher quality migratory corridor habitat. Additionally, conditions within the project area have not changed since certification of the 2014 SOI EIR and 2021 SEIR. Thus, there would be no new significant effects or more severe impacts than identified in the 2014 SOI EIR. There would be ***no impact.***

e) The 2014 SOI EIR and 2021 SEIR determined that subsequent development projects would not

result in conflict with any local policies or ordinances, including the City's General Plan, Development Code, and Community Design Guidelines because the City verifies compliance with adopted standards through the development review process and subsequent environmental review of specific projects. Development within the Southern SOI Amendment area and residential development area are also verified by the City for compliance with adopted standards during the development review process. Thus, implementation of the proposed expanded contractor's equipment yard would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR and 2021 SEIR. There would be ***no impact***

f) The2014 SOI EIR and 2021 SEIR determined that subsequent development projects would not result in conflict with any adopted habitat conservation plans, natural community conservation plans, or adopted biological resources recovery or conservation plans of any federal or state agency, because project the annexation area, which includes the subject C&D project area, is not within the coverage area of any such plan. No such plans have been adopted since 2021. Thus, implementation of expanded C&D contractor's yard would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR. There would be ***no impact.***

2014 EIR and 2021 SEIR Mitigation:

Previously adopted Mitigation Measure 3.3.2: Project applicants for each future development project proposed within the project shall retain qualified biologists to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes, as part of submittals of tentative maps and /or improvement plans. If suitable habitat exists, development agreements will require preconstruction surveys to be performed by a qualified biologist in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within suitable habitat areas, to allow any lizards to move out of the way of the vehicles.

Previously adopted Mitigation 3.3.1: The project applicant for each future development project proposed within the project area shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species with potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed impact area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities (Nelson 1994.) These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.

If any state- or federally listed CNPS List 1 or CNPS List 2 plant species are found in or adjacent to (within 100 feet) of the proposed impact area during surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:

1. In some cases involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish and Game Code Section 2081.Theapplicant shall consult with the CDFW to determine whether a2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities.

2. Before the approval of grading plans or any ground-breaking activity within the study area, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFWS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible), through the purchase of credits from an approved mitigation bank, or through an in-lieu fee program, if available. The actual level of mitigation may vary depending on the sensitivity of the species, its prevalence in the area, and the current state of knowledge about overall population trends and threats to its survival. The final mitigation strategy for directly impacted plant species shall be determined by the CDFW and the USFWS through the mitigation plan approval process.

3. Any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on project plans.

Previously adopted Mitigation Measure 3.32: Project applicants for each future development project proposed within the project area shall retain qualified biologists to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes, as part of submittals of tentative maps and /or improvement plans. If suitable habitat exists, development agreements will require preconstruction surveys to be performed by a qualified biologist in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within suitable habitat areas, to allow any lizards to move out of the way of vehicles.

Previously adopted Mitigation Measure 3.3.3a: If clearing and/or construction activities for future development projects within the project area will occur during the migratory bird nesting season (April 15–August 15), reconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible).If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City.

Previously adopted Mitigation Measure 3.3.3b: If clearing and/or construction activities for future development projects will occur during the raptor nesting season (January 15–August 15), preconstruction surveys to identify active raptor nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 500-foot buffer (if feasible). If active nest sites are identified within 500 feet of project activities, the applicant shall impose an LOP for all active nest

sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to nesting raptors. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earthmoving, and construction) will not occur and will be imposed within 250 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 250 feet) of LOPs may be adjusted through consultation with CDFW and/or the City.

Previously adopted Mitigation Measure 3.3.5: The City shall ensure that the project will result in no net loss of federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.

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

The study area is situated in the western foothills of the Sierra Nevada Mountains in the Sierra Nevada physiographic province (Norris and Webb 1976) at an elevation of approximately 2,580–2,860 feet above mean sea level (amsl). The Sierra Nevada Range is approximately 50 miles wide and extends for 400 miles, paralleling California's eastern border south from the Cascade Range to the central Transverse Ranges.

The surrounding terrain includes steep drainages south and east with gently sloped hills north and west. Summers in the region are dry and warm; winters are wet and cool. Average precipitation ranges 35-70 inches with average annual snow fall of 10 inches. The wet season extends from October through May.

The Project is located in the Bear/Yuba River watershed. The nearest water source is the South Fork of Wolf Creek, approximately 125 meter south of the Project Area. The climate fosters a diverse array of vegetation typical of the Yellow Pine Belt community, including Jeffrey and Ponderosa pines, incense cedar, black oak, manzanita, western azalea, wild rose, Scotch broom, poison oak, wild iris, ferns, and California dogwood (Storer and Usinger 1963).

The study area is considered to be part of the northern portion of the Mother Lode, which is a north/south trending vein where gold is embedded in host rock. This region's geology is unlike the rest of the Mother Lode belt in that it lacks large-scale faulting and the primary veins run at mild rather than steep angles (Jenkins 1948). During the historic period, the rich quartz and gold deposits of the region made it both attractive and productive for placer and lode mining operations (Clark 1970). The ready availability of granitic rock in the project vicinity provided raw material for grinding tools used by pre-contact Native American peoples to process plant foods, such as acorns and seeds.

The study area is recognized as the ancestral homeland of the Nisenan, who are also known as the Valley Maidu (Golla 2011; Heizer and Elsasser; Wilson and Towne 1978). The following ethnographic summary is not intended as a thorough description of Nisenan culture but instead is meant to provide a background to the present cultural resource investigation with specific references to the project area. In this section, the past tense is sometimes used when referring to native peoples because this is a historical study. This convention is not intended to suggest that Nisenan people only existed in the past. To the contrary, the Nisenan have strong cultural and social identities today

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR indicated that no fossils and no unique geologic features have been recorded within the Southern Sphere of Influence area. The underlying plutonic and metavolcanic rocks mapped in the project area are unlikely to contain fossilized remains, because the high temperature/high pressure processes involved in their formation are too destructive to preserve identifiable fossil remains. It was therefore concluded that impacts on paleontological resources

b) The 2014 SOI EIR determined that future development within the Southern Sphere of Influence area, which includes the subject C&D site and required that future development projects prepare a cultural resource study prepared if the project site is determined to have a moderate to high sensitivity rating for such cultural resources. The applicant did not request a sensitivity rating through a CHRIS search with the North Central Information Center. Instead, the applicant

suppled the City with a 2006 Archeological Inventory Survey prepared for the Berriman Ranch Development Project. The area of the C&D expanded contractor's yard was added to the C&D site through a lot line adjustment in 2023 (23PLN-20), so the 2006 study presumably encompassed the expanded footprint. The 2021 SEIR indicates that the NCIC records search yielded no historic resources in the entire Southern SOI area, though there are a number of historic-era buildings and structures, defined as over 45-yearts old, which have not been evaluated for potential historic resource eligibility. There are no existing structures on the subject expanded C&D area. None of the cultural resource sites identified in the 2006 Cultural Resource Survey are identified within the C&D project area. Therefore, given that no historic resources were identified in the 2014 SOI EIR, nor the 2021 SEIR, and no identified historical sites from the 2006 Cultural Resource Survey prepared for the Berriman Ranch project, and which presumably encompasses the project site. are identified in the project area, ***no impact*** is anticipated to occur related to causing a change to a historical resource as defined in §15064.5

c) The 2014 EIR and the 2021 SEIR concluded that future development sites such as the C&D expansion yard site, could contain unknown archeological resources and that ground - disturbing activities would have the potential to uncover archeological resources, with the possibility of damage to yet undiscovered resources as defined in CEQA Guidelines Section 15064.5. Mitigation Measures 3.5.1b and 3.5.1c were implemented, requiring that a cultural resource study be prepared if the site is considered sensitive, and requiring that construction projects halt and a cultural specialist retained in the event ground-disturbing activities uncover archeological resources. As discussed above, the applicant did not perform an NCIC CHRIS search so staff does not know if the subject site is considered sensitive for containing cultural resources. The 2006 Archeological Resource Survey prepared for the Berriman Ranch project presumably encompassed the project site and did not identify archeological resources in the subject project area. The only recommended mitigation treatment in the 2006 study was for two identified archeological sites, neither of which are located on the subject site**.** Based on the lack of cultural resources indicated in the 2006 survey, no further cultural resource study was submitted for the C&D expansion yard. Nevertheless, there remains potential for archeological sites to be uncovered during ground-disturbing activities so mitigation measure 3.5.1c remains applicable to the subject project site, though no new no new significant effects or more severe impacts than identified in the 2014 SOI EIR or the 2021 SEIR were identified. Therefore**,** impacts related to causing a change to an archeological resource as defined in §15064.5 are anticipated to be ***less than significant with mitigation.***

d) The 201 4SOI EIR and the 2021 SEIR evaluated the potential for discovery or damage of previously unknown human remains. Based on documentary research, no evidence suggests that any prehistoric or historic-period marked or un-marked human interments are present within or in the immediate vicinity of the amended sphere of influence and annexation area in 2021, which encompassed the current project site. However, ground-disturbing construction activities could uncover previously unknown human remains. The current project proposal would not change the potential to encounter previously unknown human remains. Therefore, there is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would remain less than significant with mitigation.

e) Assembly Bill 52 (AB 52), which went into effect in July 2015, is an amendment to CEQA Section

5097.94 of the Public Resources Code. AB52 established a proactive consultation process with all California Native American tribes identified by the NAHC with cultural ties to an area. This process is implemented on projects that file a notice of preparation for an Environmental Impact Report (EIR) or notice of intent to adopt a negative or mitigated negative declaration. Under AB52, the Lead Agency is required to consult with tribes at tribal request. The bill further created a new class of resources under CEQA known as Tribal Cultural Properties (TCPs).

On June 12, 2025, the city planner received a list of Native American tribes that are culturally affiliated with the project area from the Native American Heritage Commission. A response was received on June 17, 2025, indicating that the Sacred Lands File was negative for the presence of Native American cultural resources in the immediate project area. The NAHC included a list of 13 tribal representatives available for consultation. To ensure that all Native American knowledge and concerns over potential Tribal Cultural Resources (TCRs) that may be affected by the project are addressed, a letter containing project information was sent from the city to each tribal representative on September 4, 2024. No response was received from any of the tribal agencies as been received as of October 14, 2025. Nevertheless, previous mitigation outlined in mitigation measure 3.51d of the 2014 EIR requires notification of any prehistoric or historic Native American cultural resources during the course of construction.

Previously Adopted Mitigation Measure 3.5.1c: If, during the course of construction of future projects within the project area, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features)are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.

The City and the project applicant shall consider mitigation recommendations presented by a qualified archaeologist (as described) for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources

Previously Adopted Mitigation Measure 3.5.1d: The Native American community will be notified of any unanticipated and accidental discoveries of prehistoric or historic Native American cultural resources and will monitor activities associated with determining the significance of any discoveries as agreed to by the City of Grass Valley in consultation with the Native American community.

Previously adopted Mitigation Measure 3.5.1e: If human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City of Grass Valley Community Development Department shall be notified, and the Nevada County Coroner must be notified, according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e)shall be followed.

VI. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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

Energy use, especially through fossil fuel consumption and combustion, related directly to environmental quality since it can adversely affect air quality and generate GHG emissions that contribute to climate change. Electrical power is generated through a variety of sources, including fossil fuel combustion, hydropower, wind, solar, biofuels, and others. Natural gas is widely used to heat buildings, prepare food in restaurants and residences, and fuel vehicles, among other uses. Fuel use for transportation is related to the fuel efficiency of cars, trucks, and public transportation; choice of different travel modes such as auto, carpool, and public transit; and miles traveled by these modes, and generally based on petroleum-based fuels such as diesel and gasoline. Electric vehicles (EVs) may not have any direct emissions but do have indirect emissions via the source of electricity generated to power the vehicle. Construction and routine operation and maintenance of transportation infrastructure also consume energy. PG&E provides electricity and natural gas to the project site.

The Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6 of the California Code of Regulations (Title 24), was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years. Compliance with Title 24 is mandatory at the time new building permits are issued by the city.

CALgreen establishes mandatory green building standards for buildings in California. CALgreen was developed to reduce GHG emissions from buildings, promote environmentally responsible and healthier places to live and work, reduce energy and water consumption, and respond to state environmental directives. Calgreen covers five categories: planning and design, energy efficiency, water efficiency and conservation, material and resource efficiency, and indoor environmental quality.

Impacts

a) The project construction schedule is assumed to begin in Spring 2026 and conclude within 12 months. If the construction schedule moves to later years, construction emissions would likely decrease because of improvements in technology and more stringent regulatory requirements as older, less efficient equipment is replaced by newer and cleaner equipment. The proposed

project requires, site preparation, and grading.

The construction phase would require energy for preparation of the site (e.g., site clearing, and grading). Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks. The types of on-site equipment used during construction of the proposed project could include gasoline- and diesel-powered construction and transportation equipment, including trucks, graders, tractors, and cranes. Equipment and fuel are not typically used wastefully on the site because of the added expense associated with renting the equipment, as well as maintenance and fuel. Construction-related energy impacts are anticipated to be ***less than significant.***

PG&E will provide electricity and natural gas for the project. According to the California Energy Commission (CEC), total electricity consumption in Nevada County in 2022 was 697.188838 GWh (697,188,838 kWh). Grading associated with the project is expected to inrease the annual electricity consumption temporarily by no more than 0.1 percent based on analysis of similar projects as compared to the proposed project. The project would not represent a wasteful or inefficient use of energy resources because it would be required to comply with Title 24 and CALGreen requirements to reduce energy consumption, and include on-site electric vehicle charging stations. For these reasons, the project would not result in a wasteful use of energy. Therefore, electrical demand associated with the operational phase of the project is anticipated to be ***less than significant.***

b) The Grass Valley City Council adopted an Energy Action Plan on November 13, 2018 with a goal of reducing the city's utility-supplied energy consumption by 36% by the year 2035. The plan does not include specific standards, but encourages education and voluntary reduction efforts, including for new construction projects. The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and the California Renewable Portfolios Standard (RPS). Under the California RPS, the State of California is transitioning to renewable energy through California's Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-1408, signed in November 2008, expanded the state's RPS to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Senate Bill 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures. The Project will be required to meet Title 24 and CALgreen standards at the time of construction and is anticipated to have a ***less than significant*** impact on local and state plans for energy use reduction.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS –				
Would the project:				
a) Expose people or structures to 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 waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

SETTING

The western foothills of the Sierra Nevada are a complex assemblage of igneous and metamorphic rocks. The regional structure of the foothills is characterized by the north-northwest trending Foothills Fault System, a feature formed during the Mesozoic era (dating from 65 to 230 million years ago) in a compressional tectonic environment. A change to an extensional tectonic environment during the Late Cenozoic (last 9 million years) resulted in normal faulting which has occurred coincident with some segments of the older faults.

The applicant has refused to provide a preliminary geotechnical evaluation, so the specific geotechnical environment is not well known. Staff has relied on a Soil Survey prepared by Holdrege &Kull in 2007 for the Berriman Ranch Project. The contractor's yard expansion area was included in the Berriman Ranch site at that time, though it was not proposed for development it is unclear how well that area was analyzed. Soil types include Alluvial land (Ao) and Musick sandy loam (15 to 15% slopes (MrE) according to the NRCS SoilWeb soils map. The current elevation range is approximately 2,590 to 2,650 feet above mean sea level (MSL) feet above MSL.

IMPACTS

a) i, ii) The online Fault Activity Map of California (CGS, 2010) depicts a segment of the Big Bend Wolf Creek Fault Zone approximately half a mile west of the site. The late Quaternary Wolf Creek Fault (fault displacement during the past 700,000 years) are mapped approximately half a mile west of the site. Special Publication 42 (CGS, 2018) is intended to promote uniform and

effective statewide implementation of the evaluation and mitigation elements of the Alquist-Priolo Earthquake Fault Zoning Act. Pursuant to CGS (2018) guidance, Staff used the online California Earthquake Hazards Zone Application (EQZ App; https://maps.conservation.ca.gov/cgs/EQZApp/) to determine whether the site is located within a designated Earthquake Fault Zone (also known as Alquist-Priolo Zone, or A-P Zone). A-P Zones are regulatory zones that encompass traces of Holocene-active faults to address hazard associated with surface fault rupture. The site is not mapped within an A-P Zone and is therefore this project is anticipated to have a ***less than significant impact*** related to exposure of people to rupture of a known earthquake fault and seismic ground shaking, seismic-related ground failure and landslides.

iii.) The site is not in a designated Seismic Hazard Zone for liquefaction. Staff is not aware of any reported historical instances of liquefaction in the Grass Valley area. The site is not located near a large seismic source. Therefore, staff expects that the potential for liquefaction is low and impacts of this project are considered to be ***less than significant.***

iv) The proposed improvements include engineered, 2:1 (horizontal:vertical) fill slopes. The site is not within a State-designated hazard zone for seismically induced landslides. However, near-surface soil, undocumented fill, and highly weathered bedrock are subject to instability, particularly under saturated conditions and/or seismic forces. Therefore, a Registered Professional Geologist should assess the potential for slope instability during project design. Therefore, this project is anticipated to have a ***less than significant impact with mitigation*** related to exposure of people to landslides with incorporation of ***GEO 1 Mitigation measures***.

b) The United States Department of Agriculture (USDA) *Web Soil Survey* application (https://websoilsurvey.nrcs.usda.gov/app/) characterizes site soil predominantly include Alluvial land (Ao) and Musick sandy loam (15 to 15% slopes (MrE). bed as medium with slight to moderate erosion hazard. The expansion yard project site is currently vacant and undeveloped. The proposed project would require ground-disturbing activities such as grading, excavation, and other earthmoving activities prior to and during construction. These activities will expose surface soils to wind and precipitation, which could cause soil erosion and loss of topsoil if measures are not taken to prevent erosion and runoff during site construction. Projects that disturb one acre or more acres of soil are required to obtain the General Permit for Discharge of Stormwater Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list BMPs the proposed project would implement to control erosion and prevent the conveyance of sediments off-site.

The proposed project would comply with the CBC and with required erosion control measures including those outlined in Grass Valley Municipal Code Chapter 17.62. The City Engineer is responsible for review and approval of drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria. 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. Compliance with the CBC and Municipal Code would ensure that the proposed project would not result in substantial erosion or loss of topsoil. With the compliance of the CBC and Municipal Code, erosion impacts resulting from project construction would remain ***less than significant.***

c) Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. A landslide generally occurs on relatively steep slopes and/or on slopes underlain by weak materials. As discussed in Response 4.7.a(iv), while the site is not within a State-designated hazard zone for seismically induced landslides near-surface soil, undocumented fill, and highly weathered bedrock are subject to instability, particularly under saturated conditions and/or seismic forces. Therefore, a Registered Professional Geologist should assess the potential for slope instability during project design. Therefore, this project is anticipated to have a ***less than significant impact with mitigation*** related to exposure of people to with incorporation of ***GEO 1 Mitigation measures***.

d) A geotechnical report was not provided by the applicant. A Registered Geotechnical Engineer should observe soil conditions during earthwork improvements and foundation excavation to verify that the potentially expansive soil does not exist. Therefore, this project is anticipated to have a ***less than significant impact with mitigation*** related to creating risk to life or property due to expansive soil and shall be subject to of ***GEO 1 Mitigation measures***.

e) The proposed project would connect to an existing wastewater facility and sanitary sewer system and, therefore, would not use septic tanks or alternative wastewater disposal systems. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, ***no impacts*** would occur as a result of the capacity of the soils on the project site to support septic tanks or alternative wastewater disposal systems.

GEO 1 Mitigation Measures:

1. Prior to building and grading permit issuance, written verification from a geotechnical engineer shall be provided to the City Planner indicating that grading and construction plans include all pertinent recommendations from a Geotechnical Investigation Report prepared for the project.

2. Prior to building permit final, written verification from a geotechnical engineer shall be provided to the City Planner that indicates all recommendations from the Geotechnical Investigation Report prepared for the project by Geocon Consultants, Inc., dated December 2024, have been incorporated in to the geotechnical engineer's satisfaction.

VIII. 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 recently 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 gases (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), hydrfluorocarbons (HFCs), Perfluorocarbons (PFCs) and sulfur hexafluoride (SF6). Carbon dioxide (CO2) is the main component of greenhouse gases and pollutants, and vehicles are a primary generator of CO2.

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 City has not adopted a numerical significance threshold for assessing impacts related to GHG emissions, nor have the Northern Sierra Air Quality Management District (NSAQMD), CARB, or any other State or regional agency adopted a numerical significance threshold for assessing GHG emissions that is applicable to the project. The City's adopted Energy Action Plan does not include specific standards or thresholds but encourages education and voluntary reduction efforts. To date, no quantitative GHG emissions significance threshold for general use in the environmental review process that would apply to the Project have been adopted by a local, regional, or state agency per the requirements of CEQA Guidelines Section 15064.7(b). As such, for this analysis, the potential

significance of the Project's GHG emissions will be qualitatively evaluated based on the "extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions" (CEQA Guidelines Section 15064.4(b)).

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR determined that implementation of the Adopted Southern SOI Project as amended would result in GHG emissions that would result in a significant and unavoidable impact (Impact 3.4.1) Implementation of the adopted Mitigation Measures 3.3-1,3.3-2,and 3.3-3would help ensure that the Southern SOI Amendment would reach the 2040 2.74MTCO2e/year/SP target through the application of all feasible, on-site GHG reduction measures and purchase of carbon offsets, which would demonstrate consistency with the state's long-term climate change goals. However, the 2021 SEIR determined that it cannot be assured that all mitigation is feasible. For instance, the cost or availability of offsets that meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional is unknown. It may also not be possible for all future subsequent development to attain zero net energy in their design due to their specific use. Build-out of the annexed Southern Sphere, including development of the proposed C&D expansion yard, would generate a total of 60,238 and 35,528 MTCO2e as documented in the 2014 EIR and the 2021 EIR over the 8-year construction period, respectively. Amortized over a 30-year project lifetime, these emissions would be 2,008 and 1,184 MTCO2e, respectively. Operational emissions associated with the adopted Southern SOI Project were estimated to result in GHG emissions associated with transportation, electricity and natural gas combustion, water consumption, and wastewater and solid waste generation. Operation of the Southern SOI Amendment project was estimated to generate approximately 7.55MTCO2e/year/SP in 2040. Development of the M-1 portion of the parcel for Light-Industrial uses, including as an expanded contractor's storage yard as proposed, is among the category of uses contemplated under the 2014 EIR and the 2021 SEIR. The mitigation measures adopted at the time remain applicable to the proposed project. Implementation of the proposed expanded contractor's equipment yard would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR and 2021 SEIR. Therefore, impacts related to the generation of greenhouse gas emissions is ***less than significant with mitigation*** incorporated as adopted.

b) there are no local, state, or regional adopted significance thresholds for assessing GHG emissions. In 2008, the California Air Resources Board (CARB) adopted the Climate Change Scoping Plan: A Framework for Change (Scoping Plan), which establishes an overall framework for measures to reduce statewide GHG emissions for various sources/sectors to 1990 levels by 2020, consistent with the reduction targets of Assembly Bill 32 (AB 32). The Scoping Plan was updated in 2014, 2017, and most recently in 2022. The 2022 update to the Scoping Plan revises CARB's strategy to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279. The Scoping Plan identifies actions to reduce GHG emissions under a variety of sectors. The project will also be subject to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO). The Project would install EV parking spaces and chargers and although there is not dedicated infrastructure for Medium-Duty Vehicle/Heavy-Duty Vehicle (MDV/HDV)- specific charging, there are no

Project impediments to possible future implementation. Calculating the Greenhouse Impacts on an individual project is difficult to qualify or quantify. The incremental GHG emissions from the proposed project would not individually generate GHG emissions enough to measurably influence global climate change. However, ongoing occupancy and operation would result in a net increase of CO_2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. According to the *CalEEMod* emissions model conducted for the Project, the average daily CO_2 levels during construction will be 913 lbs/day, and annual levels will be 151 MT/yr. in 2025 during the bulk of construction and 3.75 MT/yr in 2026. This accounts for 5.16 MT over an amortized 30 year period, or 0.26% of the total anticipated for the Southern SOI area before the amendment. It will be even less if the amendment area is factored in. The operational phase of the project is anticipated to be in line with the projections made in the 2014 EIR and 2021 SEIR and will be mitigated by the mitigation measures adopted in those documents. Impacts related to the generation of greenhouse gas emissions is ***less than significant with mitigation*** incorporated as previously adopted.

Previously adopted Mitigation Measures:

Mitigation Measure 3.3-1: Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project are shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions.

a) Prior to the issuance of building permits for residential and commercial development the project developer or its designee shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to the City for review and approval. For residential and commercial development within the project area, the ZNE Report shall demonstrate that the most recent version of the California Energy Code has been applied. Residential and commercial development shall be designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings. If the ZNE Report determines that attainment of ZNE is not feasible, it shall substantiate this conclusion and will identify the maximum building energy efficiency that is attainable.
b) All buildings shall include rooftop solar photovoltaic systems to supply electricity to the buildings. Alternatively, solar photovoltaic systems can be installed on canopies that also shade parking areas. The project applicant shall provide pre-wired solar for residential garage/parking structures as a design feature.
c) Any household appliances included in the original sale of the residential units shall be electric and certified Energy Star-certified (including clothes washers, dishwashers, fans, and refrigerators, but not including tankless water heaters).
d) Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, showers, and faucets (kitchen and bathroom), in each residential unit.
e) All buildings shall be designed to include cool roofs consistent with requirements established by Tier 2 of the CALGreen Code.□

f) The proposed project shall be designed to exceed state energy efficiency standards the California Energy Code in effect at the time of construction by 15 percent (to Tier 1 Title 24 Standards) as directed by Appendix A5 of the 2010 California Green Building Standards (CBSC2011). This measure helps to reduce emissions associated with energy consumption.
g) Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.
h) The installation of wood-burning fireplaces shall be prohibited in all new residential units.
i) The project applicant shall provide a minimum of one single-port electric vehicle charging station at each new single-family housing unit that achieves similar or better functionality as a Level 2 charging station (referring to the voltage that the electric vehicle charger uses). The project applicant shall also provide Level 2 electric vehicle charging stations at a minimum of 10 percent of parking spaces that serve multi-family residential buildings.
j) Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station.

Previously adopted Mitigation Measure 3.3-2: Subsequent development within the project area [including the subject project] shall implement all feasible measures to reduce construction-related GHG emissions associated with the Southern SOI Amendment, including, but not limited to, the construction-related measures listed below. A mitigation measure may be deemed infeasible if the project applicant provides rationale, based on substantial evidence to the City that substantiates why the measure is infeasible. The GHG reductions achieved by the implementation of measures listed below shall be estimated by a qualified third-party selected by the City. All GHG reduction estimates shall be supported by substantial evidence. Mitigation measures should be implemented even if it is reasonable that their implementation would result in a GHG reduction but a reliable quantification of the reduction cannot be substantiated.

a) The project applicant shall require its contractors to enforce idling of on-and off-road diesel equipment for no more than 5 minutes while on site.
b) The project applicant shall implement waste, disposal, and recycling strategies in accordance with Sections4.408 and 5.408 of the 2016 California Green Building Standards Code (CALGreen Code), or in accordance with any update to these requirements in future iterations of the CALGreen Code in place at the time of project construction.
c) Project construction shall achieve or exceed the enhanced Tier 2 targets for recycling or reusing construction waste of 75 percent for residential land uses as contained in Sections A4.408 and A5.408 of the CALGreen Code.
d) All diesel-powered, off-road construction equipment shall meet EPA's Tier 4 emissions standards as defined in 40 Code of Federal Regulation (CFR) 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available.
e) The project applicant shall implement a program that incentivizes construction workers to carpool, use public transit, or EVs to commute to and from the project site.

Previously Adopted Mitigation Measure 3.3-3: If, following the application of all feasible on-site GHG reduction measures listed under Mitigation Measures3.3-1 and3.3-2,theSouthern SOI Amendment would continue to generate GHG emissions exceeding 2.74MTCO2e/year/SP, the project applicant for subsequent development in the project area shall offset the remaining GHG emissions to meet 2.74MTCO2e/year/SP in 2040 by funding activities that directly reduce or sequester GHG emissions or by purchasing and retiring carbon credits. To the degree that a project relies on GHG mitigation measures, the City of Grass Valley, NSAQMD, and CARB recommend that lead agencies prioritize on-site design features, such as those listed under Mitigation Measures 3.3-1and 3.3-2, and direct investments in GHG reductions within the vicinity of the project site to provide potential air quality and economic co-benefits locally. While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized effect, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources). For example, direct investment in a local building retrofit program could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, energy efficient windows, insulation, and water conservation measures for subsequent development within the geographic area of the Southern SOI Amendment. Other examples of local direct investments include financing installation of regional electric vehicle charging stations, paying for electrification of public school buses, and investing in local urban forests. These investments would not only achieve GHG reductions, but would also directly improve regional and local ambient air quality. However, to adequately mitigate GHG emissions to 2.74MTCO2e/year/SP, it is critical that any such investments inactions to reduce GHG emissions meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such credits shall be based on protocols approved by the California Air Resources Board (CARB), consistent with Section 95972 of Title 17 of the California Code of Regulations. Project applicants shall not use offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City of Grass Valley, NSAQMD, or CARB. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the California Air Pollution Control Officers Association's GHG Rx and NSAQMD. Prior to issuing building permits for subsequent development projects in the Southern SOI Amendment area, the City shall confirm that the project applicant or its designee has fully offset the project's remaining(i.e., postimplementation of GHG reduction measures pursuant to Mitigation Measure3.3-1 and 3.3-2) GHG emissions by relying upon one of the following compliance options, or a combination thereof:

a. demonstrate that the project applicant has directly undertaken or funded activities that reduce or sequester GHG emissions that are estimated to result in GHG reduction credits (if such programs are available), and retire such GHG reduction credits in a quantity equal to the project's remaining GHG emissions;

b. provide a guarantee that it shall retire carbon credits issued in connection with direct investments (if such programs exist at the time of building permit issuance) in a quantity equal to the subsequent project's GHG emissions;

c. undertake or fund direct investments (if such programs exist at the time of building permit issuance) and retire the associated carbon credits in a quantity equal to the subsequent project's remaining GHG emissions; or if it is impracticable to fully offset

GHG emissions through direct investments or quantifiable and verifiable programs do not exist, the project applicant or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the subsequent project's remaining GHG Emissions.

IX. 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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) 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

Hazardous materials stored and used onsite and on surrounding properties would be associated with common construction and household chemicals used. However, these common household chemicals are legally purchased and are not considered a health hazard.

The City's 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, vehicle accidents and other situations. Fire Station #1, located on Brighton Street, is staffed 24 hours a day. This station is located less than one mile 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) The storage, handling, or use of any hazardous materials is regulated by State and local regulations. The California Building Code regulates the types and amounts of hazardous substances allowed in conventional structures. Storage of any amount of hazardous materials is subject to the Grass Valley Fire Department and Nevada County Environmental Health Department regulations. The applicant and/or facility operator is required to adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). These regulations limit the amount of hazardous materials that can be stored in these facilities so that public safety is protected. The Project is not anticipated to involve any handling of hazardous wastes or other hazardous materials. Additionally, the Project is required to comply with the City of Grass Valley stormwater drainage requirements and State water quality control board regulations for stormwater in the Central Valley Regional Water Quality Control Board region (Region 5). This will ensure that water leaving the site is properly filtered before it enters area waterways. Therefore, there is no potential for a significant impact to the environment from a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. Impacts to the public or the environment related to use, transport, disposal, or reasonable foreseeable release of hazardous material is anticipated to be ***less than significant***

b) The 2014 SOI EIR and 2021 SEIR evaluated the potential for future development to create significant hazards to the public or environment due to the location of multiple known hazardous materials release sites in the project area, including the C&D expansion yard area. A Phase I Environmental Site Assessment(ESA) prepared in 2007 for the Berriman Ranch residential subdivision project, which encompassed the area of C&D's proposed expansion yard, identified several Recognized Environmental Conditions (RECs), including placer and hard rock mining excavations and associated stockpiles of spoils, the potential use of pesticides in the area of the former Berriman Ranch orchard and pastures, and a layer of white surface soil over a large portion of the site. As of November 24, 2020, a Standard Voluntary Agreement (SVA) has been entered into by DTSC and the City of Grass Valley. The purpose

of the SVA is to investigate, remediate, and/or evaluate a release, a threatened release, or a potential release of any hazardous substance at or from the Berriman Ranch Property under the oversight of DTSC (DTSC 2020a, DTSC 2020e).Because the white surface soil layer contains elevated concentrations of heavy metals (such as arsenic, lead and mercury), the proposed mitigation provided in the SVA includes removal of the surface layer from the proposed development areas and consolidation of the material at a location that will be subject to a land use covenant to restrict future disturbance of the material and to establish procedures for monitoring and maintenance. Portions of the property where the white surface soil layer is to remain in place may remain used as open space under a land use covenant restricting soil disturbance. According to the Phase I ESA prepared by Holdredge and Kull in 2007 for the Berriman Ranch residential subdivision project, the area containing the white surface soil layer that is to remain open space is located south of the boundary of the expanded contractor's yard at a distance over 150 feet. Locations identified as previous hard rock mining sites are located over 2,000 feet away. Though hazardous materials sites are located nearby the project area, a summary letter from Geotechnical Engineer, Jason Muir, dated October 14, 2025, provides that the upslope condition of the project site to the contaminated soil-tested areas, and indicates low levels of contamination at the areas tested closest to the project site, particularly considering levels allowed for commercial land uses. Therefore, it is unlikely that the project site includes hazardous materials above thresholds for the use and therefore compliance with mitigation measure 3.7.2c (2021 SEIR) provided in the 2014 SOI EIR and with standards identified through the SVA and executed for the Berriman Ranch Property, has not been applied to this project. Therefore, there is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR and the 2021 SEIR. This impact would remain ***less than significant*** as previously identified.

c) The 2014 SOI EIR determined that because no schools are located within 0.25 mile of the project site, no impacts related to emissions or handling of hazardous materials within 0.25 mile of an existing school would occur. 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 project site is located approximately 0.90 miles from the nearest school and is anticipated to have ***no impact*** related to hazardous emissions or hazardous materials within a quarter mile of a school.

d) The City's General Plan identifies upwards of 46 mining claim boundaries in the Grass Valley area, though none of them appear to be located on the subject expanded contractor's yard area. As previously discussed, the expanded yard area was previously part of a parcel with a Standard Voluntary Agreement (SVA) between DTSC and the City of Grass Valley. The parcel that previously contained the C&D expansion yard area is listed in the Department of Toxic Substance Control's (DTSC) EnviroStor database under ID 60003046 for mining activity. The SVA has been entered into by DTSC and the City of Grass Valley. The purpose of the SVA is to investigate, remediate, and/or evaluate a release, a threatened release, or a potential release of any hazardous substance at or from the Berriman Ranch Property under the oversight of DTSC. The 2014 SOI EIR and the 2021 EIR includes mitigation requiring that recommendations contained in the Phase I ESA be implemented prior to issuance of grading permits. There is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would remain

less than significant with the previously adopted mitigation as identified in the 2014 SOI EIR and the 2021 SEIR.

e) The project site is located approximately 2.9 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 function 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 not located within the area of influence. Therefore, there is ***no impact*** anticipated related to safety hazards for people residing or working in the vicinity of the Nevada County Airport.

f) The closest known private airstrip is Alta Sierra Airport, located over 5 miles (as the crow flies) from the subject project area. Therefore, there is ***no impact*** anticipated related to safety hazards for people residing or working in the vicinity of a private airport.

g) The 2014 SOI EIR and the 2021 SEIR evaluated the potential for the project to interfere with adopted emergency response or evacuation plans. Alternative routes would be provided (if necessary) during construction and evacuation routes would be maintained through standard practices identified in the Nevada County EOP. There is no new significant impact with the proposed expansion yard and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would remain less than significant as related to interference with an adopted emergency response plan.

h) CalFire provides a map of Fire Hazard Severity zones (FHSZ), which also indicates recommended FHSZs for Local Responsibility Areas (LRAs). The project site is located in a LRA with a recommended Very High Wildfire Severity zone. The project will provide an underground private water supply system, fire sprinkler and fire alarm. The proposed access and water system will support adequate fire suppression activities. The Grass Valley Fire Department has reviewed the proposed project and does not have concerns about the project moving forward. It will be required to meet California Building and Fire codes at the time of construction. According to the CALEEMod emissions modeling, which includes climate risk evaluation, the project was determined to be at a high exposure risk to wildfire. However, the project's sensitivity from experiencing physical damage, experiencing regular disruptions, and on impacting sensitive populations from wildfire was determined to be low. The project is anticipated to have a less than significant impact on exposing people or structures to a significant risk of loss, injury, or death involving wild land fires is ***less than significant.***

X. HYDROLOGY AND WATER QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

SETTING

The general topography of the Project area is characterized moderately sloping at a an elevation of approximately 2,380 feet above mean sea level (MSL). A 3-foot wide drainage, along with associated riparian and wetland habitat, was mapped by project biologist Greg Metusak in a Technical Memo dated March 28, 2025 that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek.

The 2014 SOI EIR (pages 3.8-1 through 3.8-6)provides an overview of regional hydrology, surface water resources, groundwater, water quality, and flood zones that adequately describes the

conditions within the project area. Surface water flows east to west in two minor drainages toward Wolf Creek, which abuts the southwestern portion of the project area approximately 2,200 feet west of State Route(SR)49.Wolf Creek flows south approximately 14 miles to the Bear River, which flows into the Feather River, a major tributary to the Sacramento River. The area experiences seasonal soil saturation and standing water. Ponding has been influenced by historic alteration of area hydrology, particularly on the former Bear River Mill site east of SR 49 where there are two ponds created by earthen dams. The project area is not within a groundwater basin defined by the California Department of Water Resources (DWR). Where present, groundwater is confined to bedrock fractures and perched zones above a resistant rock type or impermeable soi.

IMPACTS

a) The project plans show a 15-inch storm drainpipe to be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area.

   The proposed C&D expansion yard is required to comply with State and local regulations that are intended to minimize the potential for construction and operational water quality impacts, including the Construction Stormwater General Permit adopted by the State Water Resources Control Board, and the City's General Plan, Development Code, and Improvement Standards. The Engineering Department will oversee the review of a grading permit pursuant to the City's Grading Ordinance and will ensure compliance with these requirements and regulations. Thus, the proposed project would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. Compliance with existing State and local regulations would reduce potential construction and operational water quality impacts for the project and residential development to a ***less than significant*** level.

b) The 2014 SOI EIR and the 2021 SEIR evaluated the potential for future development within the project area, including the subject C&D expansion yard, to deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table in Impact 3.12.3. This impact was determined to be less than significant because annexed properties would be required to connect to either the existing water distribution, in this case managed by the City of Grass Valley, whose system does not employ groundwater wells. In general, groundwater recharge potential is greatest along streams and near wetlands, neither of which exist on the subject property. Recognizing that urban development reduces the area available for groundwater recharge, Grass Valley General Plan Policies 25-LUP and 2-COSG set out to protect wetland areas from development, thereby preserving those areas for their beneficial qualities, such as groundwater recharge. The 2014 SOI EIR and the 2021 SEIR concluded that future development, such as the C&D expansion yard would be unlikely to create a net deficit of groundwater supplies in the area.

   The 2014 SOI EIR and the 2021 SEIR determined that subsequent development projects, such as the C&D expansion yard, could include subsurface elements that could encounter shallow groundwater. Implementation of Adopted Mitigation Measure MM 3.8.2 would reduce impacts to groundwater quality by requiring site-specific subsurface investigations and incorporation of

best available water quality control features, subject to City drainage standards and approval, where facilities would be within 2 feet of the proposed bottom elevation. This mitigation would also address the potential for the proposed project to affect groundwater quality. Thus, the proposed project would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014SOIEIR. This impact would be ***less than significant with mitigation.***

c) The 2014 SOI EIR and the 2021 SEIR determined construction and operation of future uses such as the expanded C&D yard, could affect existing drainage patterns, runoff rates, and flooding. Future development would result in the addition of new impervious surfaces that, if not designed properly, could impact drainage conditions both on-and off-site. The analysis determined that the City's Improvement Standards establish prescriptive requirements that would address runoff from specific, future development. Runoff would be treated and detained on-site through the implementation of detention systems, oil/water separators, and other filtration techniques, reviewed by the Engineering Department during grading permit review. Through these established requirements, the City would ensure that projects do not substantially increase existing runoff rates and cause off-site flooding. The applicant is required to submit drainage and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan and Criteria as part of the grading permit. Stormwater leaving the detention systems would be collected in either a public or private system, before flowing into Wolf Creek. The proposed project would be required to comply with the same requirements and regulations. Thus, the C&D expanded equipment yard is not anticipated to result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR or 2021 SEIR. Compliance with existing State and local regulations would reduce potential construction and operational impacts on drainage patterns to a ***less-than-significant*** level.

d) The 2014 SOI EIR and the 2021 SEIR determined construction and operation of future uses such as the expanded C&D yard, could affect existing drainage patterns, runoff rates, and flooding. The City requires the preparation of drainage plans to provide stormwater management for all development proposals. City standards also require that development projects fully implement the recommendations made by the drainage plans to ensure that post-construction stormwater rates and intensities do not exceed pre-development levels. Compliance would be verified through the City's Development Review and grading permit processes. These standards would ensure future development would not substantially alter the existing drainage pattern of the project area in a manner that could result in erosion or siltation on-or off-site; flooding on-site or off-site; runoff water that would exceed the capacity of existing or planned stormwater-drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. Because land use projects would comply with federal, State, and local policies and regulations, the propped expansion yard project would not be expected to increase the rate or amount of surface runoff in a manner that would result in on-or offsite flooding, or substantial erosion or siltation. Thus, there would not be a new significant effect and the impact would not be more severe than the identified in the 2014 SOI EIR or the 2021 SEIR. With implementation of established standards that require drainage plans be prepared to ensure that runoff will not result in on-or off-site flooding, this impact would be ***less than significant.***

e) As discussed above, the City requires the preparation of drainage plans to provide stormwater management for all development proposals. City standards also require that

development projects fully implement the recommendations made by the drainage plans to ensure that post-construction stormwater rates and intensities do not exceed pre-development levels. Thus, there would not be a new significant effect and the impact would not be more severe than the identified in the 2014 SOI EIR or the 2021 SEIR. With implementation of established standards that require drainage plans be prepared to ensure that stormwater rates do not exceed pre-project levels, this impact would be ***less than significant.***

f) The proposed C&D expansion yard is required to comply with State and local regulations

that are intended to minimize the potential for construction and operational water quality impacts, including the Construction Stormwater General Permit adopted by the State Water Resources Control Board, and the City's General Plan, Development Code, and Improvement Standards. The Engineering Department will oversee the review of a grading permit pursuant to the City's Grading Ordinance and will ensure compliance with these requirements and regulations. City standards also require that development projects fully implement the recommendations made by the drainage plans to ensure that post-construction stormwater rates and intensities do not exceed pre-development levels. Compliance would be verified through the City's Development Review and grading permit processes. Thus, the proposed C&D expansion yard project would not pose a new significant effect and the impact would not be more severe than the identified in the 2014 SOI EIR or the 2021 SEIR. With implementation of established federal, State, and local regulations impacts of the project related to water quality is anticipated to be ***less than significant.***

g) The C&D expansion yard project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map and no housing is proposed with this project. There is ***no impact*** related to placing housing in a flood hazard area.

h) The C&D expansion yard project site is not located within a 100-year flood hazard area, and no structures are proposed for construction. There will be ***no impact*** related to placing structures within a 100-year flood hazard area.

i) As preciously discussed, the proposed project is required to comply with federal, State, and local policies and regulations, as reviewed as part of the grading permit, that are intended to protect against increasing the rate or amount of surface runoff in a manner that would result in on-or offsite flooding. The site is also not within or near a mapped flood hazard area. Therefore, there is ***no impact*** anticipated to exposing people or structures to a significant risk of loss, injury or death involving flooding.

j) The 2014 SOI EIR and the 2021 SEIR determined that no portion of the southern sphere annexation area is mapped within a tsunami or seiche zone, and while portions of the area evaluated in the EIR and SEIR were mapped within a FEMA-established flood zone for Wolf Creek, no such flood zone mapping is established for the C&D expansion yard site. The proposed project would not alter the designation of land that is designated within a FEMA floodplain. Thus, implementation of the proposed project will not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would be ***less than significant*** as it related to inundation by seiche, tsunami, or mudflow.

***Previously adopted Mitigation Measure 3.8.2*:** As part of the final design of specific future development projects, soil borings shall be taken at representative locations within the future project footprint to analyze the subsurface soils that are present and the elevation of the subsurface water table. If these soil borings identify shallow ground water within 2 feet of the proposed bottom elevation of underground utilities, detention ponds, and/or structure foundations, a liner and/or best available water quality control features (i.e., leachate management system) shall be incorporated into the design of proposed underground utilities, detention ponds, and foundations, subject to City drainage standards and approval.

XI. LAND USE AND PLANNING --	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

SETTING

The ±7.74-acre project site is an infill industrial parcel located directly adjacent to the Whispering Pines Industrial Park and surrounded by business park and industrial uses.

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) identifies the property and area as being appropriate to support light industrial land uses. The zoning designation is likewise light industrial, M-1.

IMPACTS

The 2011 Milco Development IS/MND determined the proposed project impact on Land Use Planning to be less than significant and did not recommend mitigation, as is the case with the current recommendation.

a) The 2014 SOI EIR and the 2021 SEIR concluded that the project, which included the pre-zoning and annexation of the subject site, would not divide an established community because the project proposes to change land use designations and does not include any provisions which would result in a physical division of the area from Grass Valley. Therefore, future development associated with this project would not physically divide an established community, and ***no impact*** would occur.

b) The property is zoned for light industrial development and has a land use designation of Manufacturing-Industrial, which is intended to accommodate a variety of industrial and service commercial uses. Multiple 2020 General Plan policies, goals and objectives support both employment generating development and preservation of existing neighborhoods which include, but are not limited to:

6-LUG- Promote a job/housing balance within Grass Valley region in order to facilitate pleasant convenient and enjoyable working conditions for residents, including opportunities for short home to work journeys.

17-LUO Future employment opportunities as adults for today's youth in well-paying local jobs.

7-LUG- Create a healthy economic base for the community, including increasing employment opportunities through attraction of new and compatible industry and commerce, and through retention, promotion and expansion of existing businesses.

20-LUO- Promote an expanding local tax base.

1-LUP Maintain General Plan that reflects the needs of the total community, including residents, businesses and industry

29-LUP – Promote the establishment and expansion of businesses and industries offering professional, light manufacturing and technical employment opportunities related to existing and developing forms of technology.

31-LUP – Promote primary jobs and core employment opportunities; those that export goods while importing capital.

The proposed expansion of the C&D business is consistent with the existing zoning and General Plan designation. ***No impact*** is anticipated with regard to conflicting with an adopted plan or regulation intended to mitigate an environmental effect.

c) The City has not adopted a habitat or natural community conservation plan, so therefore the proposed project will not conflict with any applicable plan. ***No impact*** will occur.

XII. MINERAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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

Mineral resources, particularly gold have played a major role in the history of Nevada County and Grass Valley. Since 1849, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the

local gold mining industry. Metals produced in the Grass Valley area since 1850 include lode gold, chromite, crushed stone, and placer gold.

Areas subject to mineral land classification studies are divided into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral potential. Areas classified MRZ-2 are those containing potentially significant mining deposits. The existence of deposits may be actually measured or indicated by site data (MRZ-2a), or inferred from other sources (MRZ-2b).

IMPACTS

The 2011 Milco Development IS/MND determined the proposed project impact on Mineral Resources to be less than significant and did not recommend mitigation, as is the case with the current recommendation.

a) In order to promote the conservation of the state's mineral resources, and ensure adequate reclamation of mined lands, the Surface Mining and Reclamation Act of 1975 (SMARA) was enacted. SMARA requires that the State Geologist classify land in California for its mineral resource potential. Local governments are required to incorporate the mineral and classification reports and maps into their general plans and consider the information when making land use decisions. Areas subject to mineral land classification studies are divided into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral potential. The C&D expansion yard site is located in an area categorized as MRZ-2b, signifying an area that is underlain be mineral deposits where geologic information indicates that significant inferred resources are present. The 2014 SOI EIR and the 2021 SEIR evaluated, the potential for future development projects, such as the C&D expansion yard, to preclude access to significant mineral resources and/or result in the establishment of land uses that may be incompatible with future mining activities. The conclusion was that because the Mineral Management Element allows surface access to subsurface mining in compatible General Plan designations, there would be no direct loss of access to any mineral resources. The proposed project would not result in any new or more severe impacts than what was considered in the 2014 EIR and the 2021 SEIR and the impact is conserved to remain ***less than significant.***

b) Mineral resources, particularly gold, have played a major role in the history of Nevada County and Grass Valley. Since 1849, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the local gold mining industry. As mentioned above, the project is overlayed with a MRZ-2b category according to the Mineral Land Classification Map. Metals produced in the Grass Valley area since 1850 include lode gold, chromite, crushed stone, and placer gold. Because the Mineral Management Element allows surface access to subsurface mining in compatible General Plan designations, there would be no direct loss of access to any mineral resources. The proposed project would not result in any new or more severe impacts than what was considered in the 2014 EIR and the 2021 SEIR and the impact is conserved to remain ***less than significant.***

XIII. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SETTING

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: L_{dn} and CNEL. The L_{dn} (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 L_{dn}, 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 assessment. The L_{dn} 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 criterial for land uses where nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments. The Noise General Plan Element defines noise-sensitive land uses as including residential development, schools hospitals, churches, and hotels.

Sensitive receptors and noise sources in the project area have not changed substantially since certification of the 2014 SOI EIR and 2021 SEIR because land uses and their intensity of use have not changed. Existing sensitive receptors located inside the project area and within a 0.25mile of the project area are identified in Figure 3.7-1. Noise-sensitive land uses (i.e., sensitive receptors) are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels, and because of the potential for nighttime noise to result in sleep disruption. Vibration-sensitive land uses are those where vibration would interfere with operations within the building or cause human annoyance or sleep disturbance.

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR acknowledges that industrial land uses, such as the expanded C&D can involve noise-generating activities such as the arrival and departures of delivery trucks, loading dock activity, and operation of vehicles and heavy machinery specific to the type of industrial use. For example, loading dock activities can generate noise levels of 60 dB Leq and 82 dB Lmax at 50 feet from the activity (City of Grass Valley 1999). If located next to a residential use, such activities could result in an exceedance of City noise standards at adjacent residences. The C&D contractor's yard currently operates at a distance of approximately 120 feet from the nearest residence. The proposed expansion yard will be approximately 200 feet from the nearest residential use. Based on section 8.28.060 of the City Municipal Code, any noise emanating from the light industrial use is required to no exceed 55dBA during daytime housrs of 7 a.m. and 8 p.m., and not exceed 45dbA during nighttime hours of 8 p.m. and 7 a.m, unless ambient noise levels exceed those decibel levels. The proposed project is required to comply with the requirements of the City's Development Code and the General Plan. The proposed project is not anticipated to result in a new or substantially more severe stationary-source noise impact than was addressed in the2014 SOI EIR or the 2021 SEIR, and the impact of the project related to generating noise levels in excess of standards established by the General Plan or noise ordinance would be ***less than significant.***

b) 2014 SOI EIR and 2021 SEIR concluded that construction-and operation-generated groundborne vibration levels would not exceed commonly applied criteria for structural damage and human annoyance. No mitigation was proposed that would apply to the C&D expansion yard project. Because proposed project involve similar types of construction and operational activities as analyzed in the 2014 SOI EIR and the 2021 SEIR the project is not anticipated to result in a new or substantially more severe vibration impact than was previously addressed. The proposed grading operation will not involve the long-term operation of any substantial vibration-generating sources, and would not expose nearby sensitive receptors to vibration levels that would cause structural damage or human annoyance. The operational impact is not expected to

intensify because the operation is not intensifying. The expanded yard is intended only to use space more effectively. Therefore, the C&D expansion yard project would not result in a new or substantially more severe groundborne vibration impact than was addressed in the 2014 SOI EIR and the 2021 SEIR, and this impact is considered ***less than significant*** related to exposure to ground born vibration or noise, creating a substantial increase in permanent or temporary ambient noise.

c) The 2014 SOI EIR and the 2021 SEIR acknowledges that industrial land uses, such as the expanded C&D contract;r's yard can involve noise-generating activities such as the arrival and departures of delivery trucks, loading dock activity, and operation of vehicles and heavy machinery specific to the type of industrial use. However, the proposed C&D expansion yard is not anticipated to increase truck and loading activity. According to the applicant, the expanded area is intended to provide more efficient space for maneuvering stockpiling of material. The C&D contractor's yard currently operates at a distance of approximately 120 feet from the nearest residence. The proposed expansion yard will be approximately 200 feet from the nearest residential use. Based on section 8.28.060 of the City Municipal Code, any noise emanating from the light industrial use is prohibited from exceeding 55dBA during daytime hours of 7 a.m. and 8 p.m., and from exceeding 45dbA during nighttime hours of 8 p.m. and 7 a.m, unless ambient noise levels exceed those decibel levels. The proposed project is required to comply with the requirements of the City's Development Code and the General Plan. The proposed project is not anticipated to result in a new or substantially more severe stationary-source noise impact than was addressed in the2014 SOI EIR or the 2021 SEIR, and the impact of the project related to generating substantial permanent increases in ambient noise levels noise would be ***less than significant***,

d) The 2014 SOI EIR and the 2021 SEIR concluded that future developments, such as the C&D contractor's yard, would comply with Section 8.28.100 of the City's Code of Ordinances, construction noise associated with future development would have a less-than-significant impact. No mitigation was proposed that would apply to the proposed project. Construction and grading work associated with the proposed project may generate noise through the use of heavy construction and grading equipment. However, construction would be limited to the less sensitive daytime hours, as required by Section 8.28.100 of the City's Code of Ordinances. Therefore, the proposed C&D expansion yard grading is not anticipated to result in a new or substantially more severe construction noise-related impact than what was addressed in the 2014 SOI EIR and the 2021 SEIR. and this impact would be ***less than significant***.

e) The project site is located approximately 2.9 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 function 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 not located within the area of influence. Therefore, there is ***no impact*** anticipated related to exposing people to excessive noise from a public airport.

f) The closest known private airstrip is Alta Sierra Airport, located over 5 miles (as the crow flies) from the subject project area. Therefore, there is ***no impact*** anticipated related to exposure of people to excessive noise from a private airstrip.

XIV. POPULATION AND HOUSING –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction or replacement housing elsewhere?	☐	☐	☐	☒

SETTING

The C&D expanded contractor's yard is extending the current pad into an area of land that is currently vacant. The existing yard is located approximately 120- feet from the nearest residential property, located in the Berriman Ranch Phase 1 residential sudations.

Impacts

a) The proposed contractor's equipment yard expansion use is a permitted use in the M-1 zoning designation and is compatible with the Manufacturing-Industrial land uses contemplated under the General Plan Land Use designation. The proposed project is not anticipated to increase the number of employees because the operation is not changing from its current intensity according to the applicant, and will not induce population growth that would necessitate the expansion of roads or utility lines. Therefore, the Project's impact on inducing substantial population growth is ***less than significant.***

b) The project site is currently vacant and will not displace substantial numbers of existing housing, necessitating the construction of replacement housing or elsewhere. ***No impact*** will occur.

c) The project site is currently vacant and will not displace people necessitating the construction of replacement housing. ***No impact*** will occur

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				

XV. PUBLIC SERVICES --

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. GVFD maintains three shifts, each managed by one of three Battalion Chiefs. Due to the location of the Grass Valley fire stations, the city plays a crucial role in the fire service and emergency response throughout Western Nevada County. The response services provided to the unincorporated areas of Nevada County are part of the boundary drop agreement the City has maintained with Nevada County Consolidated Fire District (NCCFD) for more than 20 years. The Fire Department also has a Mutual Threat Zone agreement with Cal Fire. All of these partnerships guarantee that any wildland fire incidents within the City leverage the full weight of response from GVFD, NCCFD, and Cal Fire. The Fire Department operates 3 front line fire engines, one from each fire station, cross staffs a 105 Truck Company (the only truck of its kind in Western Nevada County), along with a Type III engine and an Office of Emergency Services Type 1 and Type 6 fire engine.

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-8 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) 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. These impacts are considered ***less than significant.***

Fire Protection: The City Fire Marshall reviewed the project and has no concerns about the Fire Department's ability to serve the Project with incorporation of Conditions of Approval required under the California Fire Code. Impacts of the project related to fire protection service are anticipated to ***be less than significant.***

Police Protection: The existing business does not have a track record of police activity and the expanded contractor's yard is not expected to change in intensity or the number of employees. Impacts of the project related to police protection service are anticipated to be ***less than significant.***

Schools: There are no schools located near the project site and impacts of the project related to school services are anticipated to ***be less than significant.***

Parks: There are no parks located near the project site and the minimal number of employees anticipated to serve the project will not generate the need for additional park facilities. Impacts of the project related to park services are anticipated to ***be less than significant.***

The applicant will be required to pay the City's impact fees for commercial development, including fees for police, fire and Quimby Act (park) fees. 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.***

XVI. 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.

IMPACTS

a) The proposed C&D expansion yard expands the space of the existing business but is not being used to expand or intensify the business. The project does not include the construction of expansion of recreational services. Truck trips are expected to remain the same and no new employees are proposed. The proposed project does not include the construction or expansion of any recreational facilities that could have an adverse physical effect on the environment. The Parks and Recreation Master Plan, adopted February 2001, does not show any planned parks in the project vicinity. Development Impact Fees will be required during the grading permit, which contribute to the maintenance of existing recreational facilities. Therefore, an increase in population that would increase the use of parks is not anticipated. As described above, there are multiple parks available for use in the Grass Valley area. As a result, the proposed project would be served by adequate recreational facilities and would not substantially increase physical deterioration of a recreational facility. Therefore, impacts would be ***less than significant***

b) The proposed C&D expansion yard expands the space of the existing business but is not being used to expand or intensify the business. Truck trips are expected to remain the same and no new employees are proposed. The proposed project does not include the construction or expansion of any recreational facilities that could have an adverse physical effect on the environment. Impacts related to construction or expansion of recreational facilities that could have an adverse environmental impact is ***less than significant.***

XVII. 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)?	☐	☒	☐	☐

XVII. TRANSPORTATION/TRAFFIC –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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

The project site is a light-industrial designated property adjacent which has access from Taylorville Road, which fronts State Route 49. State Route(SR)49is an inter-regional highway that begins in Madera County where it diverges fromSR41. SR 49traverses in the north-south direction through Tuolumne, Calaveras, Amador, El Dorado, Placer, Nevada, Yuba, Sierra, and Plumas counties. SR 49 terminates at its northern terminus at SR 70. SR 49is a four-lane divided freeway through the project study area. SR 49 has double designation through the project study area as SR 20. Throughout this report, the segment of highway will be recognized as SR 49. Taylorville Road is a two-lane north-south roadway that runs between Freeman Lane to a southern terminus south of McKnight Way. Taylorville Road serves housing and business land uses. Taylorville Road comes off of McKnight Way, a two-lane, east-west roadway that runs between S. Auburn Street/La Barr Meadows and Freeman Lane. McKnight is a primary roadway that connects regional traffic from SR 49 to residential and business uses via collector roadways such as Taylorville Road.

Existing transit services in the vicinity are provided by Gold Country Stage and Gold Country Lift. Gold Country Stage is a fixed route system serving populated centers in western Nevada County and Colfax. Gold Country Lift is a private, non-profit system for handicapped and elderly patrons, using cars and similar vehicles to transport passengers to shopping and medical appointments. The Grass Valley Route operates in the vicinity of the Southern SOI Amendment project site, with bus stops at S. Auburn Street at Adams Lane and Whiting Street at Church of Christ on the east side of SR 49. The bus stops north of, and in the vicinity of, the Southern SOI Amendment project site is located at Freeman Lane at Pine Creek Center. This bus route operates six days a week with one-hour headway.

Bicycle facilities in the vicinity of the project site include Class II bike lanes along McKnight Way from Freeman Lane to La Barr Meadows Road. A pedestrian sidewalk does currently exist along the project site frontage.

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR determined that the Adopted Southern SOI Project would not conflict with a program, plan, ordinance, or policy addressing transit, bicycle, and pedestrian facilities or otherwise decrease the performance or safety of such facilities. No new transit service or routes are planned with the expanded contractor's yard project. The project is not expected to generate increased demand on existing transit services because the operation is not intensifying according to the applicant. There are no planned bicycle and pedestrian trails identified in the Nevada County Active Transportation Master Plan adopted July 2019. Additionally, the proposed project is subject to, and designed in accordance with City standard

roadway improvements and design standards, and consistent with the adopted Nevada County Active Transportation Plan. Therefore, there would be no new significant effects or more severe impacts to transit, bicycle, or pedestrian facilities than that which were identified in the 2014 SOI EIR and the 2021 SEIR and the impacts is considered ***less than significant.***

b) CEQA Guidelines section 15064.3, requires land use projects to be analyzed using a "vehicle miles traveled" metric to determine impacts of significance. Projects that decrease vehicle miles traveled in the project area compared to existing conditions are presumed to have a less than significant impact on transportation. While the City of Grass Valley has not yet adopted thresholds of significance related to vehicle miles traveled (VMT), the Nevada County Transportation Commission (NCTC) has recommended thresholds via Senate Bill 743 Vehicle Miles Traveled Implementation, Fehr & Peers, 2020. Per this document, a project that would generate fewer than 110 trips per day on average would be expected to have a less-than-significant impact on VMT and therefore would be screened from detailed study. According to the applicant the existing operation has an average of 20 trips per day, and the operational intensity is not proposed to change with the future expansion yard.

The 2021 SEIR concluded that the Southern SOI annexation area, which includes the proposed project site, would exceed the Citywide VMT per service population significance threshold of 23.8. Even though the project on its own is not required to perform a detailed study, mitigation measures adopted for the Southern SOI annexation area under the 2021 SEIR remain applicable. Thus, the mitigation strategy adopted for the area will ensure that the project does not result in more severe significant impacts than were identified in the 2014 SOI EIR or 2021 SEIR. Therefore, impacts related to Vehicle Miles Traveled is expected to be ***less than significant with mitigation.***

c) The 2014 SOI EIR and the 2021 SEIR determined that all future development within the project site would be required to comply with all applicable roadway and other transportation facility design standards (e.g., City of Grass Valley, Caltrans). Therefore, the 2014 SOI EIR determined that future development within the project area, including the subject project site, would result in a less than significant impact to transportation hazards. Therefore, there would be no new significant effects or more severe impacts to transportation hazards than that which was identified in the 2014 SOI EIR and impacts of this project remain ***less than significant.***

d) The 2014 SOI EIR and the 2021 SEIR determined that all future development within the project site, including the proposed C&D expansion yard, would be required to comply with City requirements for emergency access, and all future development within the project site would be required to be reviewed and approved by the fire department and any other applicable emergency service providers to ensure adequate emergency access during construction and implementation. Therefore, the proposed project is anticipated to maintain adequate emergency access and access to evacuation routes; and thus, would result in a less than significant impact to emergency access. The proposed project would have no new significant effects or more severe impacts to emergency access than that which was identified in the 2014 SOI EIR and 2021 SEIR. Impacts of the project related to fire protection service are anticipated to ***be less than significant.***

Previously adopted Mitigation 3.9-1a: Provide Bicycle and Pedestrian Network Improvements Subsequent development projects within the Southern SOI Amendment area shall ensure adequate access to destinations by making walking and biking feasible and safe. These improvements shall include, but are not limited to the following:

- Provide continuous Class II bicycle facilities for throughout the entirety of the Southern SOI Amendment area and provide connections to any adjacent off-site bicycle facilities;
- Provide for, contribute to, or dedicate land for the provision of off-site bicycle trails linking the project to designated bicycle commuting routes in accordance with an adopted citywide or countywide bikeway plan;
- Provide bicycle and pedestrian connections to the Empire Mine State Park trail network north and east of the Southern SOI Amendment area Provide continuous pedestrian facilities (i.e., sidewalks, paths, cross-walks, etc.) along all roadways within the Southern SOI Amendment area;
- Providepedestrian access connecting to all existing or planned external streets and pedestrian facilities contiguous with the within the Southern SOI Amendment area. If present, the implementation of this measure could include elimination of barriers (e.g., walls, landscaping, slopes) to pedestrian access and interconnectivity.
- Provide pedestrian and bicycle safety and traffic calming measures in excess of any applicable jurisdictional requirements designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include:
    - marked crosswalks,
    - count-down signal timers,
    - curb extensions,
    - speed tables,
    - raised crosswalks,
    - raised intersections,
    - median islands,
    - tight-corner radii,
    - roundabouts or mini-circles,
    - on-street parking,
    - planter strips with street trees,
    - chicanes/chokers,
    - and others.

Previously adopted Mitigation 3.9-1b: Provision of Bicycle Parking Subsequent development projects within the Southern SOI Amendment area shall provide secure and convenient bicycle parking at all nonresidential land uses. The associated bicycle parking shall include, but are not limited to the following:

- Provide bicycle parking facilities at all non-residential buildings that meet or exceed bicycle parking requirements required under the 2016 California Green Building Standards Code;
- Incorporate the provision of long-term bicycle parking and support facilities (i.e., shower/changing space, secure storage for bicycle gear) into the design of the commercial and high-density residential areas of the project site;
- Provide short-term bicycle parking (i.e., anchored bicycle racks) at all commercial, high density residential, industrial, and publicly dedicated open space areas within the Southern SOI Amendment area.

Previously adopted Mitigation 3.9-1d: Develop Transportation Demand Management Programs In coordination with the City, Subsequent development projects within the Southern SOI Amendment project site shall develop and/or contribute towards alternative transportation programs and TDM programs undertaken by the City and/or regional partners such as NCTC

and the Northern Sierra Air Quality Management District. TDM programs may include the following element measures:

- Car-sharing and/orride-sharing programs;
- Employer-sponsored vanpool/shuttle;
- Subsidizeddemand-responsivetripsprovidedbycontractingwithprivate TNCs or taxi companies; and
- Actions that encourage telecommuting and alternative work schedules.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
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 or 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

The City of Grass Valley Public Works Department maintains the City's sewer system as well as the storm drain system. The City's sanitary sewer collection system serves an area of approximately 2,630 acres with approximately 612.5 miles of gravity sewer varying in size from 4 inches to 36 inches and nearly 1,400 manholes. Of this system, approximately 59.2 miles of pipe flow by gravity, and between 2 and 3 miles are pressurized pipes fed by pump stations. The system has seven active lift stations that are maintained by City operations personnel. The City's Wastewater Master Plan provides assessments of the existing collection system and treatment plant capacity. The Master Plan contemplated capacity for future development including within General Plan planning area, for which the project site had been within at the time of the study. The project was annexed in 2021 and there were no service capacity concerns noted at the time of annexation.

Waste Management of Nevada County provides solid waste disposal services to the project area. Waste is disposed of at the Recology Ostrom Road Landfill. According to the California Department of Resources Recycling and Recovery, the Recology Ostrom Road Landfill has a total permitted capacity of approximately 43.5million cubic yards and a remaining capacity of 39.2 million cubic yards. The landfill lis expected to reach its capacity and close in approximately 2066 (CalRecycle 2020.

Electric services and natural gas are provided to Grass Valley from Pacific Gas and Electric (PG&E). Electrical and natural gas needs for the residents and employees to the project area would also be served by PG&E. The state has passed multiple pieces of legislation requiring the increasing use of renewable energy to produce electricity for consumers. California's Renewable Portfolio Standard (RPS) Program was established in 2002 (SB 1078)with the initial requirement to generate 20 percent of their electricity from renewable by 2017, 33 percent of their electricity from renewables by 2020 (SB X1-2 of 2011), 52 percent by 2027 (SB 100 of 2018), 60 percent by 2030 (also SB 100 of 2018). The proportion of PG&E-delivered electricity generated from eligible renewable energy sources is anticipated to increase over the next three decades to comply with the SB 100 goals

The project site has water service by the City of Grass Valley and currently has a water bill account.

IMPACTS

a) The proposed operation is not proposed to intensify with the expanded contractor's yard expansion and the operation has limited visitation by the public. There is no concern of the project exceeding wastewater treatment requirements by the Regional Water Quality Control Board or result in the need to construct new water or wastewater treatment facilities. There is ***no impact*** anticipated for the relocation or construction of new or expanded utility infrastructure.

b) The City Engineering Department has reviewed the proposed project and has not indicated any concerns regarding adequate capacity water capacity for for the consumptive needs of the project. Water supplies are sufficient to serve the proposed development. This impact is considered ***less than significant.***

c) The City's Wastewater Master Plan provides assessments of the existing collection system and treatment plant capacity. The Master Plan contemplated capacity for future development including within General Plan planning area, for which the project site had been within at the time of the study. While the 2014 SOI EIR and the 2021 SEIR for the Southern SOI area, which includes the project area, was determined to potentially result in greater wastewater generation, the Grass Valley wastewater treatment plant was determined to have available capacity to serve buildout of the SOI and necessary wastewater infrastructure would be constructed prior to future development. Therefore, there is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR and 2021 SEIR. This impact would remain ***less than significant.***

d) Solid waste within the project area is collected by Waste Management of Nevada County, a licensed private disposal company. Solid waste is transported to the company's transfer station located on McCourtney Road and currently serves the subject site. Because no demolition is required at the project site, the proposed project is not expected to generate a substantial amount of construction waste. According to CalRecycle, manufacturing uses typically produce 0.006 pounds of waste per square feet per day

(https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates). The proposed project would develop 43,300 square feet of expanded industrial use. Therefore, it can be expected to 260 pounds of solid waste or 0.13 tons per day. According to CalRecycle, the maximum daily volume at the McCoutney Road Transfer Station is 350 tons per day (https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2713?siteID=2048). The Project will therefore account for less than 0.04% of the daily capacity of the transfer station. Commercial solid waste generated at an industrial facility or site, for example paper, plastic, metals, cardboard, etc., could be subject to the requirements of the regulation provided the facility/site generates four or more cubic yards of commercial solid waste per week. The Project would participate in the Waste Management's commercial recycling and waste reduction program to comply with AB 939, AB 341 and AB 1826.

The industrial uses proposed by the Project, and solid waste generated by those uses, would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Based on the preceding, the potential for the Project to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals is ***less than significant.***

e) The Project would be implemented and operated in compliance with applicable City General Plan Goals and Policies, and would conform with City Zoning regulations—specifically, the Project would comply with local, state, and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams. As described in section (d) above, the Project would comply with the California Integrated Waste Management Act of 1989 (AB 939) and AB 341 as implemented by Waste Management. The proposed Project is required to comply with applicable federal, state, County, and City statues and regulations related to solid waste as a standard project condition of approval. Therefore, a ***less than significant*** impact would occur.

XIX. WILDFIRE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
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 ongoing 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	☐	☐	☒	☐

XIX. WILDFIRE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
changes?				

SETTING

Wildland fire protection in California is the responsibility of either the state, local government, or the federal government. The State of California has the primary financial responsibility for the prevention and suppression of wildland fires within State Responsibility Areas (SRA). The SRA forms one large area over 31 million acres to which the State Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services.

Local Responsibility Areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRA. The LRA hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area. The Project site is located within an LRA, and the Grass Valley Fire Department currently provides fire protection service to the City.

The project site is located in a LRA with a recommended Very High Wildfire Severity zone. The proposed access and water system will support adequate fire suppression activities. The Grass Valley Fire Department has reviewed the proposed project and does not have concerns about the project moving forward. It will be required to meet California Building and Fire codes at the time of construction. According to the CALEEMod emissions modeling, which includes climate risk evaluation, the project was determined to be at a high exposure risk to wildfire. However, the project's sensitivity from experiencing physical damage, experiencing regular disruptions, and on impacting sensitive populations from wildfire was determined to be low. The project is anticipated to have a less than significant impact on exposing people or structures to a significant risk of loss, injury, or death involving wild land fires is ***less than significant.***

IMPACTS

a) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. There will be direct access to the site from Taylorville Road. All fire access roads are required to comply with California Fire Code. The Grass Valley Fire Department has reviewed the project and determined the access to be sufficient and the site is not part of an adopted emergency response and evacuation plan. There is ***no impact*** anticipated for significant impact to the environment from interference with an adopted emergency response plan.

b) The 2014 SOI EIR and the 2021 SEIR concluded that future project development, such as the C&D expansion yard, would not result in substantially greater potential to exacerbate wildfire because

projects would be subject to building code and vegetation management requirements. The proposed project does not result in new significant effects or more severe impacts than previously identified in the 2014 SOI EIR or the 2021 SEIR, which found impacts to be ***less than significant.***

c) The proposed project will expand the existing contractor's equipment yard by just under an acre. The expanded area is not intended to intensify the operation and is merely to allow for more efficient operation and use of the space, according to the applicant. Infrastructure improvements are limited to curb, gutter and sidewalk improvements imposed by the Engineering Department. The expanded contractor's yard will rely on existing infrastructure that already serves the existing operation. The limited infrastructure improvements associated with the proposed project are unlikely exacerbate fire risk. Therefore, this impact is ***less than significant.***

d) The proposed improvements include engineered, 2:1 (horizontal:vertical) fill slopes. There was no preliminary geological report prepared for the site. The Engineering Department will determine whether the Project is required to prepare a geotechnical report prior to issuance of a grading permit during the grading permit review. The 2014 SOI EIR and the 2021 SEIR concluded that the overall development potential of the analyzed annexation area, which includes the proposed project area, could lead to risks of runoff, and post-fire slope instability. However, because the adherence to regulations and standards during the grading permit review process is designed to prevent exacerbation of the potential for wildfire and management of stormwater flows, the project is not expected to substantially contribute to drainage changes or post-fire slope instability that would expose people or structures to significant risk. Therefore, with implementation of established standards, this impact is considered ***less than significant.***

XX. MANDATORY FINDINGS OF SIGNIFICANCE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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	☐	☐	☒	☐

XX. MANDATORY FINDINGS OF SIGNIFICANCE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
directly or indirectly?				

a) As discussed in Section IV, Biological Resources, of this IS/MND, implementation of the proposed project is not expected to pose a new or more severe impact than was concluded under the 2014 SOI EIR and the 2021 SEIR. Mitigation outlined in the previous EIR and SEIR remain applicable due to the potential to result in adverse effects to special-status plant and wildlife species. Additionally, while unlikely, the project could result in impacts related to eliminating important examples of California History or Pre-history associated with undiscovered archeological and/or paleontological resources during project construction. However, this previous EIR and SEIR includes mitigation measures that remain applicable and would reduce any potential impacts to less than significant levels. With implementation of the mitigation measures outlined in this IS/MND, as well as compliance with General Plan policies these potential impacts are less than significant.

b) The proposed project, in conjunction with other development within the City of Grass Valley, could incrementally contribute to cumulative impacts in the area. Cumulative impacts, evaluated by NSAQMD thresholds, are daily rather than cumulative. Pursuant to the NSAQMD "Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects," NOx, ROG and PM10 emissions must be mitigated to a level below significant for both construction and operational phases of the project. If emissions for NOx, ROG or PM10 exceed 136 pounds per day (Level C), then there is a significant impact; Level B is significant if two or more pollutants fall into this category. According to the CalEEMod modeling outputs for the proposed project, short-term construction-related impacts for the project will trigger Level B mitigation measures for ROG pollution . According to the CalEEMod modeling outputs for the proposed project, Air Quality impacts related to NOx and PM_{10} pollution from project construction, as well as all three criteria pollutants from operational project impacts are anticipated to be less than significant when compared to the NSAQMD thresholds. While they did not exceed thresholds of daily significance as determined by NSAQMD, the Level B mitigation measures will also provide a level of mitigation for these pollutants, as well as ROG, to further reduce the potential for cumulatively considerable impacts.

c) The window and door manufacturing project would not result in any substantial adverse effects to human beings, directly or indirectly, since each potentially significant impact can be reduced to a less than significant level with adherence to the mitigation measures outlined in this report and compliance with existing federal, state, and local regulations. This includes potential impacts to air quality, biological resources, geological resources, hazards and hazardous materials, water quality, and wildfire. Therefore, there would be no substantial adverse effects to human beings as a result of the project, resulting in impacts that would be ***less than significant with mitigation.***

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.

- City of Grass Valley 2020 General Plan and General Plan EIR
- City of Grass Valley Development Code
- CalRecycle SWIS Facility/Site Activity Details: McCourtney Transfer Station
- CalRecycle Estimated Solid Waste Generation Rates
- U.S. Department of Agriculture
- CA Department of Forestry and Fire Prevention
- City of Grass Valley Municipal Code
- Grading area Evaluation Technical Memorandum Report Adjacent to the Berriman Ranch Open Space Area in Grass Valley, Nevada County dated March 28, 2025
- Phase I Environmental Site Assessment(ESA) prepared in 2007 for the Berriman Ranch
- Nevada County General Plan
- North Central Information Center
- Native American Heritage Commission
- United Auburn Indian Community
- City of Grass Valley Energy Action Plan
- Office of Planning and Research
- State Geotracker, Envirostar and Department of Conservation websites
- Nevada County Airport Land Use Compatibility Plan
- City of Grass Valley Grading Ordinance
- Mineral Management Element of the City's General Plan, dated August 24, 1993
- Background Report, City of Grass Valley General Plan Update, November 1998
- Soil Survey of Nevada County, United States Department of Agriculture, Soil Conservation Service
- Flood Insurance Rate Map 06057C0633E dated February 3, 2010
- On line soil survey maps and data from USDA - http://websoilsurvey.nrcs.usda.gov
- California Emissions Estimator Model (CalEEMod) project summary report, prepared by applicant.
- Vegetation Type Web Map provided by the Bureau of Land Management (BLM), ArcGIS ESRI application accessed on September 9, 2025
- Summary Letter Regarding Adjacent Environmental Investigation, Faber Property, APN 022-150-034, 928 Taylorville Road, dated October 14.

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
I. AESTHETICS					
None Required					
II. Agriculture and Forest Resources					
None Required					
III. AIR QUALITY					
AQ1 1) Submit a dust control plan to the Air Pollution Control Officer prior to disturbance of topsoil. The duct control plan must be approved by the Air Pollution Control Officer and submitted to the Planning Department prior to issuance of a grading perm	Applicant	Northern Sierra Air Quality Management District	Prior to issuance of grading permits	Applicant	Written verification from NSAQMD to City Planner and Grading plans must note required items
AQ2 1) A paved entry apron or other effective cleaning techniques be required for the second driveway. This may include a road section, extra coarse aggregate, a steek grate to "knock off" dirt which accumulated on the vehicle wheels, an/or a wheel washer. 2) Any material which is tracked onto a paved roadway must be removed (swept or washed) as quickly and as safely as possible. 3) The following mitigation measures shall be implemented during the construction phase	Applicant	Northern Sierra Air Quality Management District And City Engineer	Prior to grading and building permit issuance	Applicant	Grading and Construction plans must note required items

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
of the project and shall be made notes on grading and construction plans: a. Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the District. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. b. Grid power shall be used (as opposed to diesel generators) for jobsite power needs where feasible during construction. c. Temporary traffic controls shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by the City Engineer and /or Caltrans. d. Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable.					
AQ 3 ***Previously adopted Mitigation Measure 3.1-1a (2021 SEIR):*** Future development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating that all off-road equipment(portable and mobile) meets or is cleaner than Tier 24 engine emission	Applicant	Northern Sierra Air Quality Management District	Prior to issuance of grading permits	Applicant	Written verification from NSAQMD to City Planner and Grading plans must note required items

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements. Construction contracts shall stipulate the following: • Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule202, Visible Emissions. • The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
• Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators where feasible.					
AQ 4 ***Previously adopted Mitigation Measure 3.1-1b (2021 SEIR):*** All architectural coating activities associated with construction of future development projects within the Southern Sphere of Influence Planning and Annexation project area shall be required to use interior and exterior coatings that contain less than250100grams of volatile organic compounds (VOC/ROG)per liter of coating	Applicant	City Planner	Prior to grading and building permit issuance	Applicant	Grading and Construction plans must note required items
AQ 5 ***Previously adopted Mitigation Measure 3.1-2(2021 SEIR):*** Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions (building-specific	Applicant	City Planner	Prior to grading and building permit issuance	Applicant	Grading and Construction plans must note required items

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
mitigation was omitted for this grading-only project): • Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor. • Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station					
IV. BIOLOGICAL RESOURCES					
BIO 1 *Previously adopted Mitigation Measure 3.3.2:* Project applicants for each future development project proposed within the project shall retain qualified biologists to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes, as part of submittals of tentative maps and /or improvement plans. If suitable habitat exists, development agreements will require preconstruction surveys to be performed by a qualified biologist in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) prior to any grading	Applicant	Planning Department	Prior to any ground disturbance activity	Applicant	Survey results to be provided to City Planner

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within suitable habitat areas, to allow any lizards to move out of the way of the vehicles.					
BIO 2 *Previously adopted Mitigation 3.3.1:* The project applicant for each future development project proposed within the project area shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species with potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed impact area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities (Nelson 1994.) These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern. If any state- or federally listed CNPS List 1 or CNPS List 2 plant species are found in or adjacent	Applicant	Planning Department	Prior to any tree removal or vegetation removal and issuance of grading permit	Applicant	Survey results to be submitted to City Planner

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
to (within 100 feet) of the proposed impact area during surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented: 1. In some cases involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish and Game Code Section 2081.Theapplicant shall consult with the CDFW to determine whether a2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities. 2. Before the approval of grading plans or any ground-breaking activity within the study area, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFWS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible), through the purchase of credits from an approved mitigation bank, or through an in-lieu fee program, if available. The actual level of mitigation may vary depending on the sensitivity of the species, its prevalence in the area, and the current					

Mitigation Monitoring & Reporting Program
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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
state of knowledge about overall population trends and threats to its survival. The final mitigation strategy for directly impacted plant species shall be determined by the CDFW and the USFWS through the mitigation plan approval process. 3. Any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on project plans.					
BIO 3 ***Previously adopted Mitigation Measure 3.3.3a:*** If clearing and/or construction activities for future development projects within the project area will occur during the migratory bird nesting season (April 15–August 15), reconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including	Applicant	Planning Department	Prior to any tree removal or vegetation removal and issuance of grading permit	Applicant	Survey results to be submitted to City Planner

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
construction access routes and a 200-foot buffer (if feasible).If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City.					
BIO 4 ***Previously adopted Mitigation Measure 3.3.3b:*** If clearing and/or construction activities for future development projects will occur during the raptor nesting season (January 15–August 15), preconstruction surveys to identify active raptor nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 500-foot buffer (if feasible). If active nest sites are identified within 500 feet of project activities, the	Applicant	Planning Department	Prior to any tree removal or vegetation removal and issuance of grading permit	Applicant	Survey results to be submitted to City Planner

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
applicant shall impose an LOP for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to nesting raptors. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earthmoving, and construction) will not occur and will be imposed within 250 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 250 feet) of LOPs may be adjusted through consultation with CDFW and/or the City.					
BIO 5 ***Previously adopted Mitigation Measure 3.3.5:*** The City shall ensure that the project will result in no net loss of federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.	Applicant	Planning Department	Prior to grading permit issuance	Applicant	Qualified biologist to provide written confirmation
V. CULTURAL RESOURCES					
CUL 1 ***Previously Adopted Mitigation Measure 3.5.1c***: If, during the course of construction of future projects within the project area, cultural resources	Applicant	Planning Department	Prior to grading permit issuance.	Applicant	Notes on grading and construction plans

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
(i.e., prehistoric sites, historic sites, and isolated artifacts and features)are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources. The City and the project applicant shall consider mitigation recommendations presented by a qualified archaeologist (as described) for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.					
CUL 2 ***Previously Adopted Mitigation Measure 3.5.1d:***	Applicant	Planning Department	Prior to grading permit issuance.	Applicant	Notes on grading and construction

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
The Native American community will be notified of any unanticipated and accidental discoveries of prehistoric or historic Native American cultural resources and will monitor activities associated with determining the significance of any discoveries as agreed to by the City of Grass Valley in consultation with the Native American community.					plans
CUL 3 ***Previously adopted Mitigation Measure 3.5.1e:*** If human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City of Grass Valley Community Development Department shall be notified, and the Nevada County Coroner must be notified, according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e)shall be followed.	Applicant	Planning Department	Prior to grading permit issuance.	Applicant	Notes on grading and construction plans
VI. ENERGY					
No mitigation required					
VII. GEOLOGY AND SOILS					
GEO 1	Applicant	Planning Department	Prior to grading and	Applicant	Written verification

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
1. Prior to building and grading permit issuance, written verification from a geotechnical engineer shall be provided to the City Planner indicating that grading and construction plans include all pertinent recommendations from a Geotechnical Investigation Report prepared for the project. 2. Prior to building permit final, written verification from a geotechnical engineer shall be provided to the City Planner that indicates all recommendations from the Geotechnical Investigation Report prepared for the project by Geocon Consultants, Inc., dated December 2024, have been incorporated in to the geotechnical engineer's satisfaction.			building permit		from geotechnical engineer
VIII. GREENHOUSE GAS EMISSIONS					
GHG 1 ***Mitigation Measure 3.3-1:*** Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project are shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions.	Applicant	Planning Department	Prior to grading and building permit	Applicant	Written verification response for all appliable measures and site plan update where appropriate.

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
a) Prior to the issuance of building permits for residential and commercial development the project developer or its designee shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to the City for review and approval. For residential and commercial development within the project area, the ZNE Report shall demonstrate that the most recent version of the California Energy Code has been applied. Residential and commercial development shall be designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings. If the ZNE Report determines that attainment of ZNE is not feasible, it shall substantiate this conclusion and will identify the maximum building energy efficiency that is attainable. b) All buildings shall include rooftop solar photovoltaic systems to supply					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
electricity to the buildings. Alternatively, solar photovoltaic systems can be installed on canopies that also shade parking areas. The project applicant shall provide pre-wired solar for residential garage/parking structures as a design feature. c) Any household appliances included in the original sale of the residential units shall be electric and certified Energy Star-certified (including clothes washers, dishwashers, fans, and refrigerators, but not including tankless water heaters). d) Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, showers, and faucets (kitchen and bathroom), in each residential unit. e) All buildings shall be designed to include cool roofs consistent with requirements established by Tier 2 of the CALGreen Code. f) The proposed project shall be designed to exceed state energy efficiency standards the California Energy Code in effect at the time of construction by 15 percent (to Tier 1 Title 24 Standards) as directed by Appendix A5 of the 2010 California Green Building Standards					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
(CBSC2011). This measure helps to reduce emissions associated with energy consumption. g) Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor. h) The installation of wood-burning fireplaces shall be prohibited in all new residential units. i) The project applicant shall provide a minimum of one single-port electric vehicle charging station at each new single-family housing unit that achieves similar or better functionality as a Level 2 charging station (referring to the voltage that the electric vehicle charger uses). The project applicant shall also provide Level 2 electric vehicle charging stations at a minimum of 10 percent of parking spaces that serve multi-family residential buildings. j) Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
functionality as a Level 2 charging station.					
GHG 2 *Previously adopted Mitigation Measure 3.3-2:* Subsequent development within the project area [including the subject project] shall implement all feasible measures to reduce construction-related GHG emissions associated with the Southern SOI Amendment, including, but not limited to, the construction-related measures listed below. A mitigation measure may be deemed infeasible if the project applicant provides rationale, based on substantial evidence to the City that substantiates why the measure is infeasible. The GHG reductions achieved by the implementation of measures listed below shall be estimated by a qualified third-party selected by the City. All GHG reduction estimates shall be supported by substantial evidence. Mitigation measures should be implemented even if it is reasonable that their implementation would result in a GHG reduction but a reliable quantification of the reduction cannot be substantiated. a) The project applicant shall require its contractors to enforce idling of on- and off-road diesel equipment for no more than 5 minutes while on site. b) The project applicant shall implement waste, disposal, and	Applicant	Planning Department	Prior to grading and building permit	Applicant	Written verification from a third party Greenhouse Gas Specialist

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
recycling strategies in accordance with Sections4.408 and 5.408 of the 2016 California Green Building Standards Code (CALGreen Code), or in accordance with any update to these requirements in future iterations of the CALGreen Code in place at the time of project construction. c) Project construction shall achieve or exceed the enhanced Tier 2 targets for recycling or reusing construction waste of 75 percent for residential land uses as contained in Sections A4.408 and A5.408 of the CALGreen Code. d) All diesel-powered, off-road construction equipment shall meet EPA's Tier 4 emissions standards as defined in 40 Code of Federal Regulation (CFR) 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. e) The project applicant shall implement a program that incentivizes construction workers to carpool, use public transit, or EVs to commute to and from the project					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
site.					
GHG 3 ***Previously Adopted Mitigation Measure 3.3-3:*** If, following the application of all feasible on-site GHG reduction measures listed under Mitigation Measures3.3-1 and3.3-2,theSouthern SOI Amendment would continue to generate GHG emissions exceeding 2.74MTCO2e/year/SP, the project applicant for subsequent development in the project area shall offset the remaining GHG emissions to meet 2.74MTCO2e/year/SP in 2040 by funding activities that directly reduce or sequester GHG emissions or by purchasing and retiring carbon credits. To the degree that a project relies on GHG mitigation measures, the City of Grass Valley, NSAQMD, and CARB recommend that lead agencies prioritize on-site design features, such as those listed under Mitigation Measures 3.3-1and 3.3-2, and direct investments in GHG reductions within the vicinity of the project site to provide potential air quality and economic co-benefits locally. While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized effect, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources). For example, direct investment in a local building	Applicant	Planning Department	Prior to grading and building permit	Applicant	Written verification from a third party Greenhouse Gas Specialist

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
retrofit program could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, energy efficient windows, insulation, and water conservation measures for subsequent development within the geographic area of the Southern SOI Amendment. Other examples of local direct investments include financing installation of regional electric vehicle charging stations, paying for electrification of public school buses, and investing in local urban forests. These investments would not only achieve GHG reductions, but would also directly improve regional and local ambient air quality. However, to adequately mitigate GHG emissions to 2.74MTCO2e/year/SP, it is critical that any such investments inactions to reduce GHG emissions meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such credits shall be based on protocols approved by the California Air Resources Board (CARB), consistent with Section 95972 of Title 17 of the California Code of Regulations. Project applicants shall not use offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City of Grass Valley, NSAQMD, or CARB. Such credits must be purchased through one of the following: (i) a					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the California Air Pollution Control Officers Association's GHG Rx and NSAQMD. Prior to issuing building permits for subsequent development projects in the Southern SOI Amendment area, the City shall confirm that the project applicant or its designee has fully offset the project's remaining(i.e., postimplementation of GHG reduction measures pursuant to Mitigation Measure3.3-1 and 3.3-2) GHG emissions by relying upon one of the following compliance options, or a combination thereof: a. demonstrate that the project applicant has directly undertaken or funded activities that reduce or sequester GHG emissions that are estimated to result in GHG reduction credits (if such programs are available), and retire such GHG reduction credits in a quantity equal to the project's remaining GHG emissions; b. provide a guarantee that it shall retire carbon credits issued in connection with direct investments (if such programs exist at the time of					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
building permit issuance) in a quantity equal to the subsequent project's GHG emissions; c. undertake or fund direct investments (if such programs exist at the time of building permit issuance) and retire the associated carbon credits in a quantity equal to the subsequent project's remaining GHG emissions; or if it is impracticable to fully offset GHG emissions through direct investments or quantifiable and verifiable programs do not exist, the project applicant or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the subsequent project's remaining GHG Emissions.					
IX. HAZARDS AND HAZARDOUS MATERIALS					
None required					
X. HYDROLOGY AND WATER QUALITY					
HY/WQ 1 ***Previously adopted Mitigation Measure 3.8.2*:** As part of the final design of specific	Applicant	Planning Department	Prior to grading and building permit	Applicant	Written verification from a Hydrology

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
future development projects, soil borings shall be taken at representative locations within the future project footprint to analyze the subsurface soils that are present and the elevation of the subsurface water table. If these soil borings identify shallow ground water within 2 feet of the proposed bottom elevation of underground utilities, detention ponds, and/or structure foundations, a liner and/or best available water quality control features (i.e., leachate management system) shall be incorporated into the design of proposed underground utilities, detention ponds, and foundations, subject to City drainage standards and approval.					Engineer
XI. LAND USE AND PLANNING					
None Required					
XII. MINERAL RESOURCES					
None Required					
XIII. NOISE					
None required					
XIV. POPULATION AND HOUSING					
None Required					
XV. PUBLIC SERVICES					
None Required					
XVI. RECREATION					
None Required					

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
XVII. TRANSPORTATION/TRAFFIC					
TRA 1 ***Previously adopted Mitigation 3.9-1a:*** Provide Bicycle and Pedestrian Network Improvements Subsequent development projects within the Southern SOI Amendment area shall ensure adequate access to destinations by making walking and biking feasible and safe. These improvements shall include, but are not limited to the following: • Provide continuous Class II bicycle facilities for throughout the entirety of the Southern SOI Amendment area and provide connections to any adjacent off-site bicycle facilities; • Provide for, contribute to, or dedicate land for the provision of off-site bicycle trails linking the project to designated bicycle commuting routes in accordance with an adopted citywide or countywide bikeway plan; • Provide bicycle and pedestrian connections to the Empire Mine State Park trail network north and east of the Southern SOI Amendment area Provide continuous pedestrian facilities (i.e., sidewalks, paths, cross-walks, etc.) along all roadways within the Southern SOI Amendment area; • Provide pedestrian access connecting to all existing or planned external streets and	Applicant	Planning Department	Prior to grading and building permit	Applicant	Demonstrate on grading site plan

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
pedestrian facilities contiguous with the within the Southern SOI Amendment area. If present, the implementation of this measure could include elimination of barriers (e.g., walls, landscaping, slopes) to pedestrian access and interconnectivity. • Provide pedestrian and bicycle safety and traffic calming measures in excess of any applicable jurisdictional requirements designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: o marked crosswalks, o count-down signal timers, o curb extensions, o speed tables, o raised crosswalks, o raised intersections, o median islands, o tight-corner radii, o roundabouts or mini-circles, o on-street parking, o planter strips with street trees, o chicanes/chokers, o and others.					
TRA 2 ***Previously adopted Mitigation 3.9-1b:*** Provision of Bicycle Parking Subsequent development projects within the Southern SOI Amendment	Applicant	Planning Department	Prior to grading and building permit	Applicant	Demonstrate on grading site plan

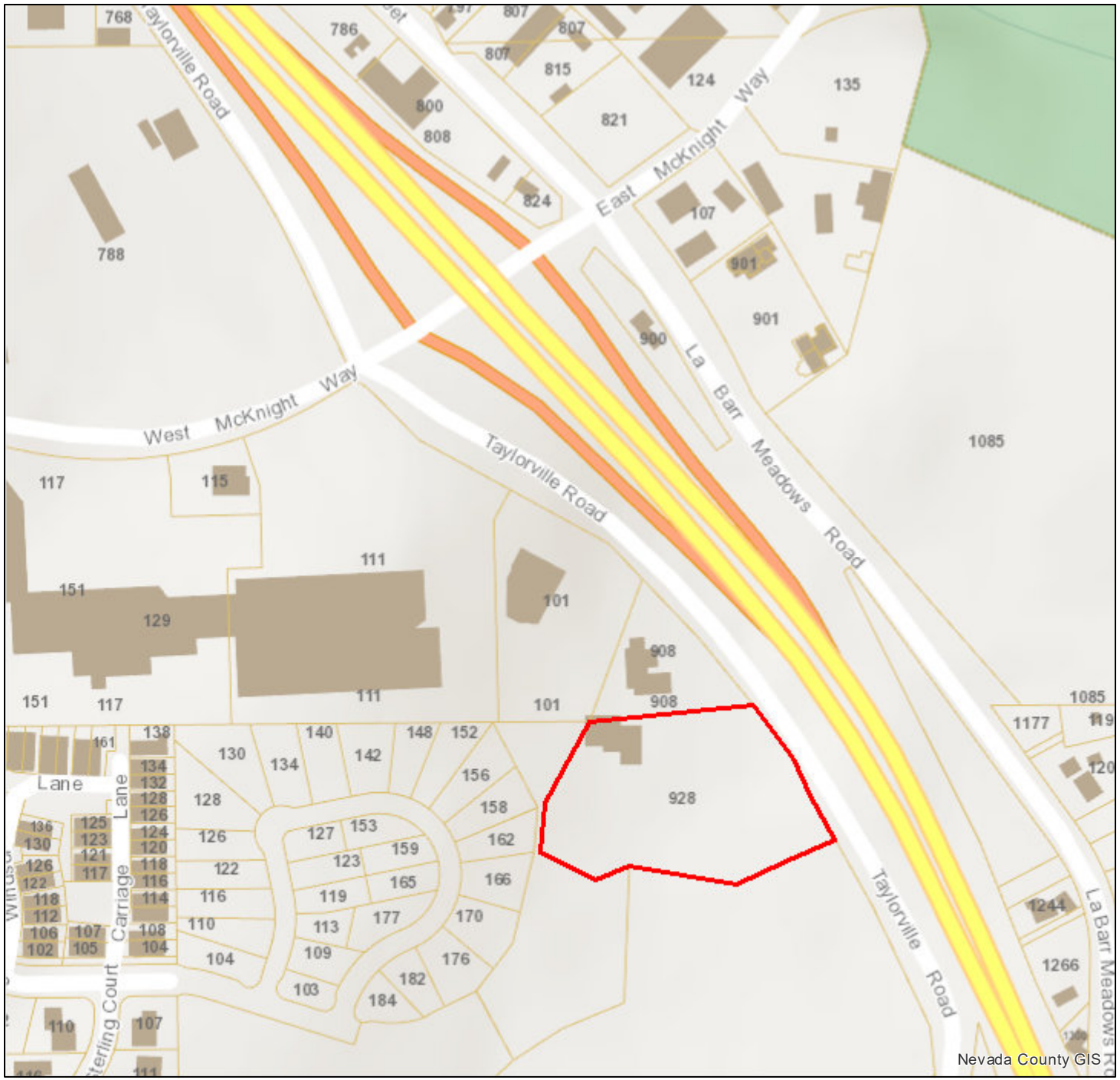
Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
area shall provide secure and convenient bicycle parking at all nonresidential land uses. The associated bicycle parking shall include, but are not limited to the following: • Provide bicycle parking facilities at all non-residential buildings that meet or exceed bicycle parking requirements required under the 2016 California Green Building Standards Code; • Incorporate the provision of long-term bicycle parking and support facilities (i.e., shower/changing space, secure storage for bicycle gear) into the design of the commercial and high-density residential areas of the project site; • Provide short-term bicycle parking (i.e., anchored bicycle racks) at all commercial, high density residential, industrial, and publicly dedicated open space areas within the Southern SOI Amendment area.					
TRA 3 ***Previously adopted Mitigation 3.9-1d***: Develop Transportation Demand Management Programs In coordination with the City, Subsequent development projects within the Southern SOI Amendment project site shall develop and/or contribute towards alternative transportation programs and TDM programs undertaken by the City and/or regional partners such as NCTC and the Northern	Applicant	Planning Department	Prior to grading and building permit	Applicant	Provide written verification of program contribution.

Mitigation Monitoring & Reporting Program
C&D Expanded Contractor's Yard (25PLN-14)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Funding	Performance Evaluation Criteria
Sierra Air Quality Management District. TDM programs may include the following element measures: • Car-sharing and/or ride-sharing programs; • Employer-sponsored vanpool/shuttle; • Subsidized demand-responsive trips provided by contracting with private TNCs or taxi companies; and • Actions that encourage telecommuting and alternative work schedules.					
XVIII. UTILITIES AND SERVICE SYSTEMS					
None Required					
XIX. WILDFIRE					
None Required					

25PLN-14 Vicinity Map



Parcel APN: 022-150-034
928 TAYLORVILLE ROAD

Land Value:	$581,506.00
Improvement Value:	$280,688.00
Acreage:	Unknown
Zoning:	M-1 GVCity,R-2 GVCity,OS GVCity
General Plan:	M-I GVCity,UMD GVCity,OS GVCi
Fire District:	Grass Valley
Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	NID Water - Zone 1.0
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	40 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,355 feet

Overview Map

April 8, 2025

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Scale:
1:2,619,957

0 20 40 80 mi
0 35 70 140 km

25PLN-14 Aerial Map

Parcel APN: 022-150-034
928 TAYLORVILLE ROAD

Land Value:	$581,506.00
Improvement Value:	$280,688.00
Acreage:	Unknown
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Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	NID Water - Zone 1.0
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	40 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,355 feet

Overview Map

April 8, 2025

© 2024 Nevada County, California

Scale:
1:2,619,957

0 20 40 80 mi
0 35 70 140 km

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION

Application Types

Administrative
- [ ] Limited Term Permit $757.00
- [ ] Zoning Interpretation $243.00

Development Review
- [ ] Minor Development Review – under 10,000 sq. ft. $1,966.00
- [ ] Major Development Review – over 10,000 sq. ft. $3,571.00
- [ ] Conceptual Review - Minor $497.00
- [ ] Conceptual Review – Major $847.00
- [ ] Plan Revisions – Staff Review $342.00
- [X] Plan Revisions – DRC / PC Review $901.00
- [ ] Extensions of Time – Staff Review $306.00
- [ ] Extensions of Time – DRC / PC Review $658.00

Entitlements
- [ ] Annexation $8,505.00 (deposit) + $20.00 per acre
- [ ] Condominium Conversion $5,339.00 (deposit) + $25 / unit or $25 / 1,000 sf com.
- [ ] Development Agreement – New $20,023.00 (deposit) + cost of staff time & consultant minimum $300
- [ ] Development Agreement – Revision $7,486.00 + cost of staff time & consultant minimum $300
- [ ] General Plan Amendment $8,000.00
- [ ] Planned Unit Development $8,839.00 + $100.00 /unit and / or $100 / 1,000 sf floor area
- [ ] Specific Plan Review - New Actual costs - $18,399.00 (deposit) (+ consultant min. $300)
- [ ] Specific Plan Review - Amendments / Revisions Actual costs - $7,576.00 (deposit) (+ consultant min. $300)
- [ ] Zoning Text Amendment $3,364.00
- [ ] Zoning Map Amendment $5,501.00
- [ ] Easements (covenants & releases) $1,794.00

Environmental
- [ ] Environmental Review – Initial Study $1,858.00
- [ ] Environmental Review – EIR Preparation Actual costs - $34,274.00 (deposit)
- [ ] Environmental Review - Notice of Determination $162.00 (+ Dept. of Fish and Game Fees)
- [X] Environmental Review - Notice of Exemption $162.00 (+ County Filing Fee)

Sign Reviews
- [ ] Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria $330.00
- [ ] Major – Master Sign Programs $1,407.00
- [ ] Exception to Sign Ordinance $1,046.00

Subdivisions
- [ ] Tentative Map (4 or fewer lots) $3,788.00
- [ ] Tentative Map (5 to 10 lots) $5,267.00
- [ ] Tentative Map (11 to 25 lots) $7,053.00
- [ ] Tentative Map (26 to 50 lots) $9,668.00
- [ ] Tentative Map (51 lots or more) $14,151.00
- [ ] Minor Amendment to Approved Map (staff) $1,208.00
- [ ] Major Amendment to Approved Map (Public Hearing) $2,642.00
- [ ] Reversion to Acreage $829.00
- [ ] Tentative Map Extensions $1,136.00
- [ ] Tentative Map - Lot Line Adjustments/Merger $1,325.00

Use Permits
- [ ] Minor Use Permit - Staff Review $562.00
- [ ] Major Use Permit - Planning Commission Review $3,292.00

Variances
- [ ] Minor Variance - Staff Review $562.00
- [ ] Major Variance - Planning Commission Review $2,200.00

Application	Fee
Plan Revisions – DRC / PC Review	901.00
Environmental Review - Notice of Exemption	162.00
Total*:	$1,063

**Additional fees may be assessed by Nevada County Environmental Health for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **$3,445.25** for an Environmental Impact Report and **$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

Applicant/Representative	Property Owner
Name: Charlie Faber	Name: FABER CHARLES D TRSTE ETAL
Address: 928 Taylorville Rd	Address: 215 Reward St
Grass Valley CA 95945	Nevada City CA 95959
Phone: (530) 272-6938	Phone: (530) 272-6938
E-mail: charliefaber60@gmail.com	E-mail: charliefaber60@gmail.com

Architect	Engineer
Name:	Name: SCO Planning & Engineering- Martin Wood
Address:	Address: 140 Litton Dr Ste 240
	Grass Valley CA 95945
Phone: ( )	Phone: (530-272-5841
E-mail:	E-mail: martinwood@scopeinc.net

1. Project Information

a. Project Name C&D Grading

b. Project Address 928 Taylorville Rd

c. Assessor's Parcel No(s) 022-150-034-000
(include APN page(s))

d. Lot Size 3.36ac

2. Project Description See Attached

3. General Plan Land Use: M-I GVCity,UMD GVCity,OS GVCity

4. Zoning District: M-1 GVCity,R-2 GVCity,OS GVCity

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardo Waste and Substances List (Cortese List)? Y ____ N X___

   The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

   The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: Charles D Faber

Property owner must provide a consent letter allowing representative to sign on their behalf.

Applicant Signature: Charles D Faber

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

DEVELOPMENT REVIEW

SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: Existing 7,900sf building office/ storage & storage yard.

B. Describe surrounding land uses:

North: Commercial business (C-2 zone)
South: Open Space
East: Hwy 49
West: R1 & R2 (residential)

C. Describe existing public or private utilities on the property: Existing sewer & water is provided via City utilities in Taylorville Rd.

D. Proposed building size (if multiple stories, list the square footage for each floor): Existing 7,900sf building, no new buildings proposed.

E. Proposed building height (measured from average finished grade to highest point): +-25'

F. Proposed building site plan:

(1)	Building coverage	7,900 Sq. Ft.	5.4	% of site
(2)	Surfaced area	114,290 Sq. Ft.	78.1	% of site
(3)	Landscaped area	16,000 Sq. Ft.	10.9	% of site
(4)	Left in open space	8,250 Sq. Ft.	5.6	% of site
	Total	146,440 Sq. Ft.	100 %	

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. Two (2) phases. Initial graded area <1ac, Phase 2 is remaining grading based upon availability of fill.

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Lighting is not proposed to change from existing.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. N/A, no new lighting

I. Total number of parking spaces required (per Development Code): 34

J. Total number of parking spaces provided: 36

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No, the site is existing and the same business (C&D) is proposed to operate.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. No

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. During grading water will be utilized to prevent dust.

II. If an ***outdoor use*** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage X
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). Existing= 44,175sf, Proposed Additional= 53,502sf

Square feet/acres 2.24ac Percentage of site 66.7%

C. Describe the proposed outdoor use: Outdoor storage areas to contain construction materials, tractors, and construction related vehicles.

SITE PLAN REQUIREMENTS
DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- ■ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ■ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ■ The appropriate non-refundable filing fee.

B. Site Plan

■ One electronic copy of Plan Sets which includes the following information:

- ■ Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
- ■ Project Site Plan drawn to scale and indicating:
  - ■ Dimensioned property lines, north arrow, and any easements on the site
  - ■ Points of access, vehicular circulation, location and dimension of parking areas and spaces
  - ■ Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
  - ■ Location of any existing or proposed utilities such as water, wastewater and storm drainage
  - ■ Location of any proposed structures and uses (including building setbacks)
  - ■ Open space and buffer areas
  - ■ Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
  - ■ Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
  - ☐ Mailbox locations and trash enclosures
  - ☐ Other site features such as outdoor seating areas
- ■ Preliminary Grading and Drainage Plan showing:
  - ☐ Existing and proposed contours using City datum (cut and fill slopes)

- ■ Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.
- ☐ Creek flow lines and flow directions
- ■ Retaining wall locations, materials, and heights.
- ■ Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
- ■ Rock outcroppings and other major natural site features
- ■ Location and construction of temporary and permanent erosion and sedimentation control measures

n/a ☐ Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

■ Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

n/a ☐ Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

n/a ☐ Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

n/a ☐ Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

n/a ☐ Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:

- ☐ Dimensions and square footage of all signs.
- ☐ Dimensions and square footage of building walls on which signs are located.
- ☐ Means of lighting.
- ☐ Heights of all signs.
- ☐ Message that will appear on each sign.
- ☐ Description of materials and colors for letters and background.
- ☐ A scaled drawing of each sign showing typeface and design details.

n/a ☐ Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.

☒ Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".

☐ Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

n/a **C. Optional Items**

☐ Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.

☐ Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.

☐ Photo Articulation of proposed physical improvements overlaid onto photos of site.

☐ Scaled Model upon request of the Development Review Committee or Planning Commission.

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140 Litton Dr., Suite 240
Grass Valley, CA 95945
Phone: 530.272.5841
reception@scopeinc.net

April 2, 2025

C&D Use Permit
PROJECT DESCRIPTION

The proposed revised use permit application is for the proposed additional outdoor storage area, associated grading and improvements to the C&D Contractors, Inc. site that is existing and has been in operation for several years.

The project site increased in area following a recorded lot line adjustment adding additional property from the south. The existing site is well developed and is generally flat with the proposed area sloping to the southwest. This area is proposed to include some tree removal, grading, compaction and installation of drainage and retaining wall improvements along with frontage improvements along Taylorville Road (see site plan). This will include a new 2nd concrete driveway approach, concrete curb and gutter and some sidewalk. The project will also include some landscaping of native plants/trees to provide screening and stabilized areas following grading.

The project is proposed to be phased with the 1st phase being just less than 1 acre in size. The second phase will then commence, but will be partially dependent upon the availability of fill material for the site as it becomes available. The proposed improvements will be in conformance with City requirements.

This area is necessary for the continued efficient operation of the C&D Contractors, Inc. site to allow for necessary storage of construction materials and equipment used in their construction business.

SCO PLANNING & ENGINEERING, INC.

Martin D. Wood, P.L.S.
Principal
MDW/cg/cdu

OWNER
C & D CONSTRUCTION
928 TAYLORVILLE ROAD
GRASS VALLEY, CA, 95945

CONTACT: CHARLIE

SITE ADDRESS
928 TAYLORVILLE ROAD
GRASS VALLEY, CA 95945

PLANNING/ENINEERING
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

FIRE PROTECTION
CITY OF GRASS VALLEY
125 E. MAIN STREET
GRASS VALLEY, CA 95945
(530) 274-4382
CONTACT: ROQUE BARRERA

SEWAGE DISPOSAL
CITY OF GRASS VALLEY
125 E. MAIN STREET
GRASS VALLEY, CA 95945
CONTACT: CATHERINE DYKES, P.E.

GEOTECHNICAL
TBD
ADDRESS
GRASS VALLEY, CA 95945
CONTACT: FIRST LAST

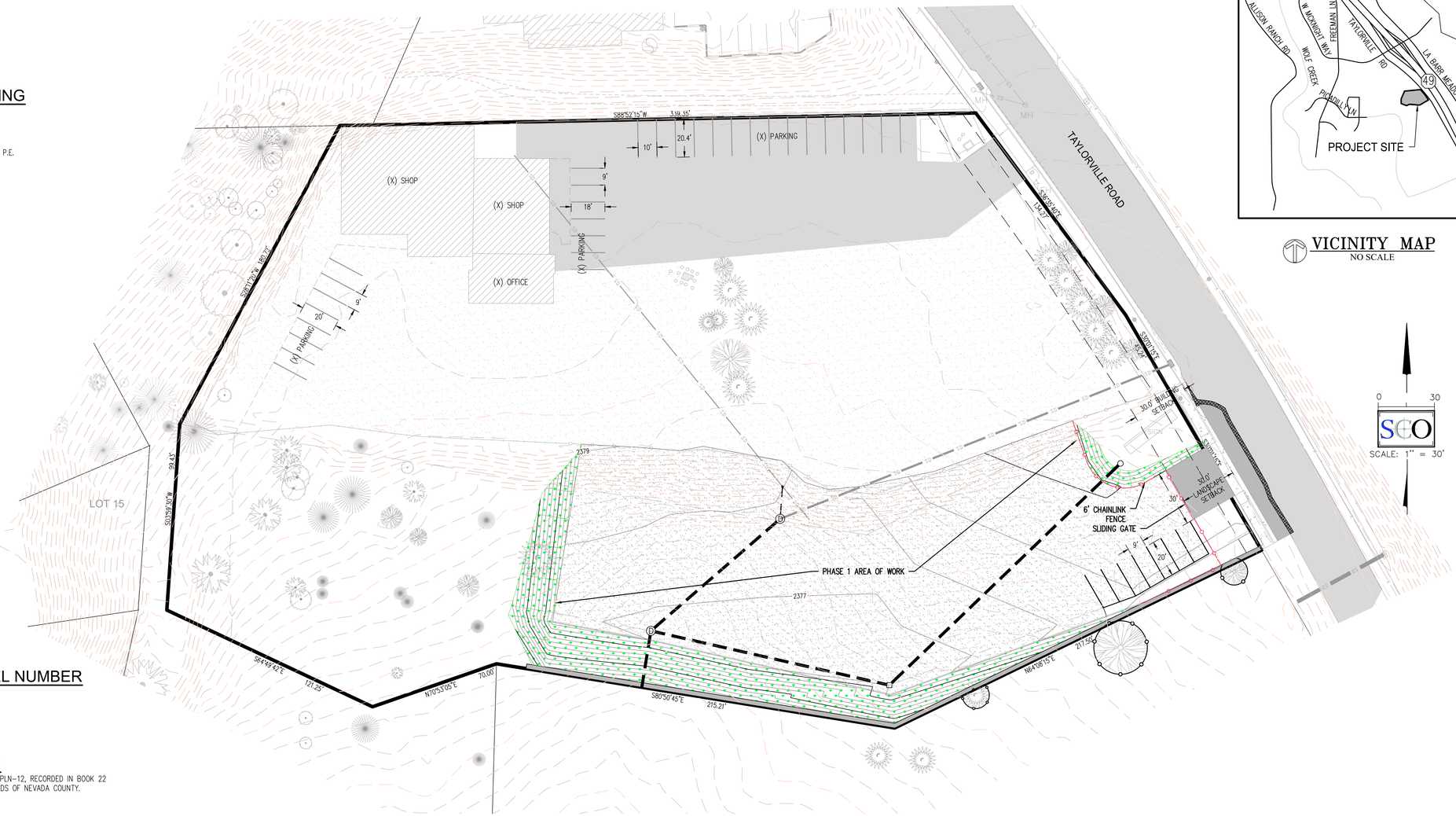
ELECTRICAL
PG&E
788 TAYLORVILLE ROAD
GRASS VALLEY, CA 95949
(530) 477-3260
CONTACT: LEE WELLS

GAS
PG&E
788 TAYLORVILLE ROAD
GRASS VALLEY, CA 95949
(530) 477-3260
CONTACT: LEE WELLS

ASSESSOR'S PARCEL NUMBER
022-150-034-000

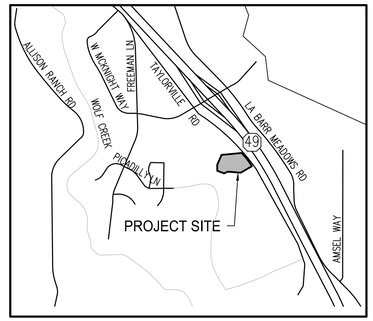
ACREAGE
3.36 AC

BASIS OF BEARINGS
THE BASIS OF BEARING IS THE PARCEL MAP 21PLN-12, RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 16, OFFICIAL RECORDS OF NEVADA COUNTY.



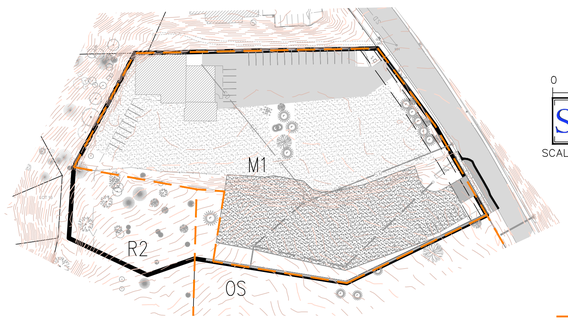
OVERALL SITE PLAN

ZONE M1



VICINITY MAP
NO SCALE

0 30
SCALE: 1" = 30'



ZONING EXHIBIT

0 100
SCALE: 1" = 100'

LEGEND

EXISTING ZONING LINE

PARKING NOTES:

			SPACES
OFFICE AREA – 1 SPACE PER 200 SF	1185 SF	=	5.9
FLOOR AREA DEVOTED TO OTHER THAN OFFICE – 1 SPACE PER 500 SF	6720 SF	=	13.4
OPEN STORAGE – 1 SPACE PER 5,000 SF	70,000 SF	=	14.0
			33.3 (34 SPACES)

36 SPACES PROVIDED

	EXISTING			PROPOSED		
	SF	AC	%	SF	AC	%
OFFICE	1185	0.027	0.8%	1185	0.027	0.8%
Indoor shop	6720	0.154	4.6%	6720	0.154	4.6%
AC	16612	0.381	11.3%	17362	0.399	11.9%
GRAVEL	44175	1.014	30.2%	77237	1.773	52.7%
LANDSCAPE	77748	1.785	53.1%	43936	1.009	30.0%
	146440	3.362	100.0%	146440	3.362	100.0%

SHEET INDEX

C1.0	SITE PLAN
C2.0	TOPOGRAPHY AND DEMOLITION PLAN
C4.0	GRADING AND DRAINAGE PLAN

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 0121
DATE: MARCH, 2025
DWG: SEE DAY STAMP

USE PERMIT FOR
C & D CONTRACTORS, INC
SITE PLAN
GRASS VALLEY, A.P.N. 022-150-034-000
CALIFORNIA

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TRUCKEE
(530) 582-4043

JASON T. BARNUM
Exp. 06/30/26
CIVIL
STATE OF CALIFORNIA
12/06/2024

C1.0

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TREE REMOVAL

TOTAL TREES REMOVED:	36
CONIFERS	20
DECIDUOUS	16
TOTAL STUMPS REMOVED:	36

DEMOLITION NOTES:

D1 SAWCUT AND REMOVE EXISTING PAVEMENT PER DETAIL 3, SHEET C8.1

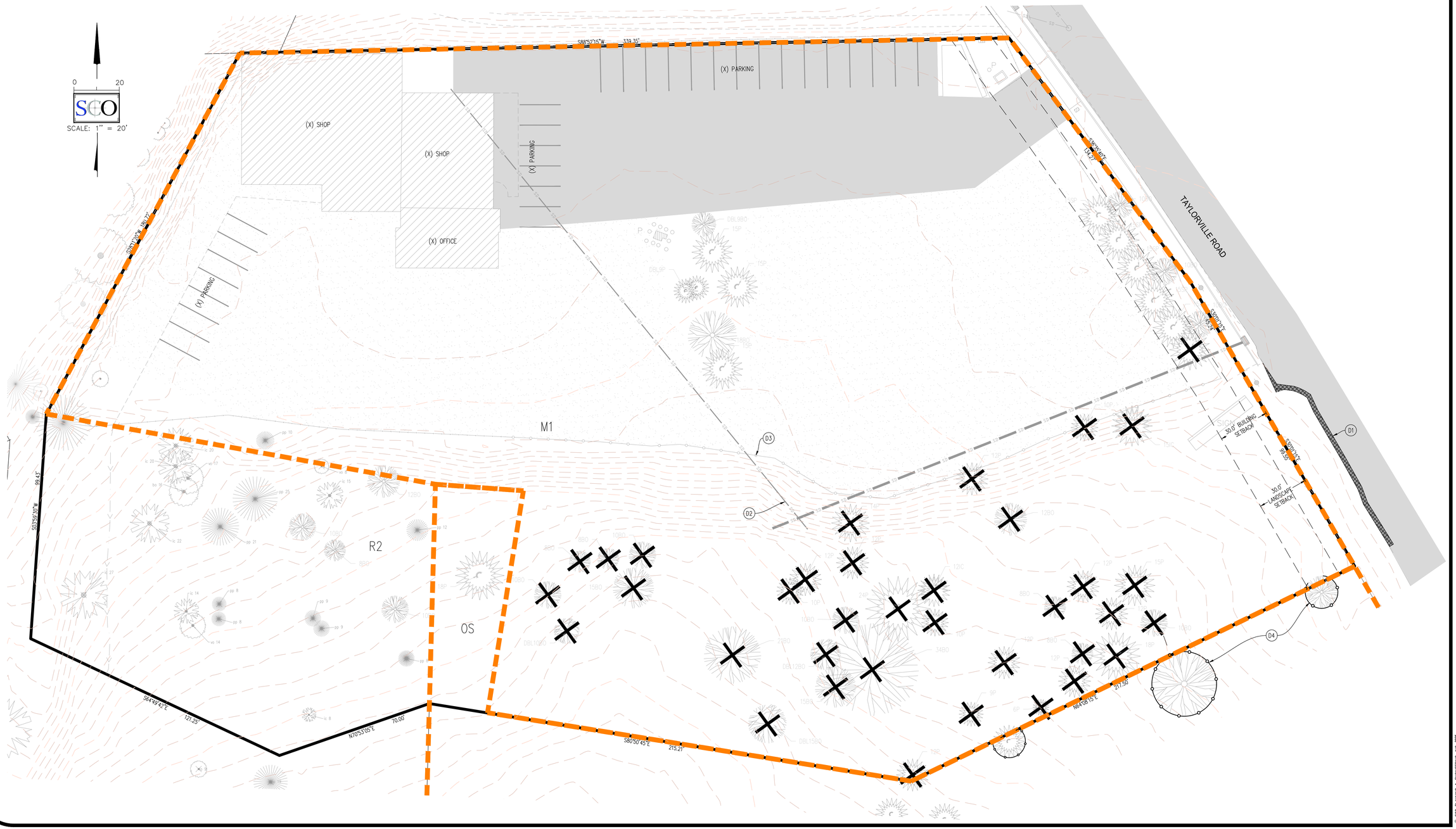
D2 REMOVED EXISTING SECTION OF PIPE. SEE GRADING AND DRAINAGE PLAN FOR LOCATION.

D3 EXISTING FENCING TO BE REMOVED AND SALVAGED.

D4 INSTALL TREE PROTECTION, SEE DETAIL GR-5, SHEET C8.2

LEGEND

- PROPERTY LINE
- EASEMENT LINE (AS DESCRIBED)
- SETBACK LINE (AS DESCRIBED)
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD LINE
- EXISTING STORM DRAIN PIPE (SIZE AS NOTED)
- EXISTING STORM DRAIN MANHOLE & INLET
- EXISTING SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER MANHOLE & CLEANOUT
- EXISTING WATERLINE (SIZE AS NOTED)
- EXISTING FENCE
- EXISTING SURFACE FLOW LINE
- EXISTING FIRE HYDRANT
- (DESCRIBE) PROPERTY CORNER MONUMENT
- PROPERTY CORNER NOT FOUND
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING DECIDUOUS TREE BLACK OAK (BO), DIAMETER INDICATED
- EXISTING TREE TO BE REMOVED (P) PINE (F) FIR, DIAMETER INDICATED



DESIGNED: JTB
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DATE: MARCH, 2025
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NO.	REVISIONS	DATE

USE PERMIT FOR

C & D CONTRACTORS, INC

TOPOGRAPHY & DEMOLITION PLAN

GRASS VALLEY, A.P.N. 022-150-034-000 CALIFORNIA

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12/06/2024

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DRAINAGE FACILITIES:

D1 INSTALL 15" HDPE STORM DRAIN PIPE.

D2 INTERCEPT EXISTING LANDSCAPE DRAIN WITH AREA DRAIN STRUCTURE, SEE DETAIL 6, SHEET C8.4.

D3 INSTALL 4" HDPE LANDSCAPE DRAIN PIPE.

STORM DRAIN STRUCTURE TABLE

NAME:	PIPES IN:	PIPES OUT	RIM	DETAILS
SDDI-1		15" INV OUT =2373.98 PIPE OUT: Pipe – (34)	2375.98	36" CMP DRAIN INLET, SEE DETAIL 2, SHEET C8.4
SDDI-2	15" INV IN =2372.27 PIPE IN: Pipe – (34)	15" INV OUT =2372.17 PIPE OUT: Pipe – (31)	2376.05	INSTALL 24" SQ. DRAIN INLET, SEE DETAIL 9, SHEET C8.4
SDMH-1	12" INV IN =2365.12 PIPE IN: Pipe – (29) 4" INV IN =2377.44 PIPE IN: Pipe – (32)	15" INV OUT =2365.02 PIPE OUT: Pipe – (30)	2377.60	INSTALL 48" STORM DRAIN MANHOLE & LID SEE CITY DETAILS DR-1 & DR-3, SHEET C8.2
SDMH-2	15" INV IN =2364.11 PIPE IN: Pipe – (30) 15" INV IN =2364.11 PIPE IN: Pipe – (31)	15" INV OUT =2363.94 PIPE OUT: Pipe – (30) (1)	2376.74	INSTALL 48" SAND OIL SEPARATION MANHOLE WITH INLET GRATE, SEE DETAIL 10, SHEET 8.4
X-SDDI-1		12" INV OUT =2376.75 PIPE OUT: Pipe – (29)	2379.14	EXISTING CURB INLET

GRADING FACILITIES & NOTES:

G1 INSTALL MINIMUM 6" CLASS I AGGREGATE BASE.

G2 INSTALL STACKED GABION BLOCK WALL, SEE DETAIL 5, SHEET C8.1
5'-0" – 7'-0" TALL, EXPOSED. BUILDING PERMIT REQUIRED.

G3 ALL DISTURBED AREAS SHALL BE HYDROSEEDED.

G4 INSTALL SILT FENCE BMP AT BOTTOM OF SLOPE.

G5 INSTALL FIBER ROLL BMP AT TOP OF SLOPE AND/OR BENCHING OF FILL MATERIAL.

G6 ENGINEERED FILL MATERIAL TO BE STABILIZED AND COMPACTED TO MINIMUM OF 3,000 PSF BEARING CAPACITY. 2' LIFTS. TO BE COVERED TO PREVENT DUST DURING DRY WINDY EVENTS.

G7 INSTALL ASPHALT PAVEMENT SECTION, SEE DETAIL 2, SHEET C8.1.

SITE FACILITIES & NOTES:

C1 INSTALL COMMERCIAL DRIVEWAY, SEE CITY OF GRASS VALLEY DETAIL ST-9, SHEET C8.2.

C2 INSTALL SIDEWALK, CURB & GUTTER, SEE CITY OF GRASS VALLEY DETAIL ST-5, SHEET C8.2.

C3 INSTALL ASPHALT SECTION, SEE DETAIL 2, SHEET C8.1.

C4 GRID AND OVERLAY, SEE DETAIL 3, SHEET C8.1.

1. ALL TRENCHING TO BE TO CITY OF GRASS VALLEY STANDARDS.

EARTHWORK AND AREA

PHASE 1
AREA OF DISTURBANCE: 43,300 S.F.

TOTAL CUT: 1 CY
TOTAL FILL: 13,406 CY
NET (IMPORT): 13,405 CY

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
- EXISTING MINOR CONTOUR LINE (1' INTERVAL)
- PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
- PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
- 15"SD — STORM DRAIN PIPE (SIZE AS NOTED)
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE & CLEANOUT
- EXISTING WATERLINE
- FR — FIBER ROLL
- SILT FENCE
- 6' CHAIN-LINK PRIVACY FENCE
- FLOW LINE
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- 55.55 X — CONTOUR LABEL (SEE COVER SHEET FOR ABBREVIATIONS)
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- AGGREGATE BASE SURFACE
- HYDROSEED OR LANDSCAPED SLOPE
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING DECIDUOUS TREE BLACK OAK (BO), DIAMETER INDICATED

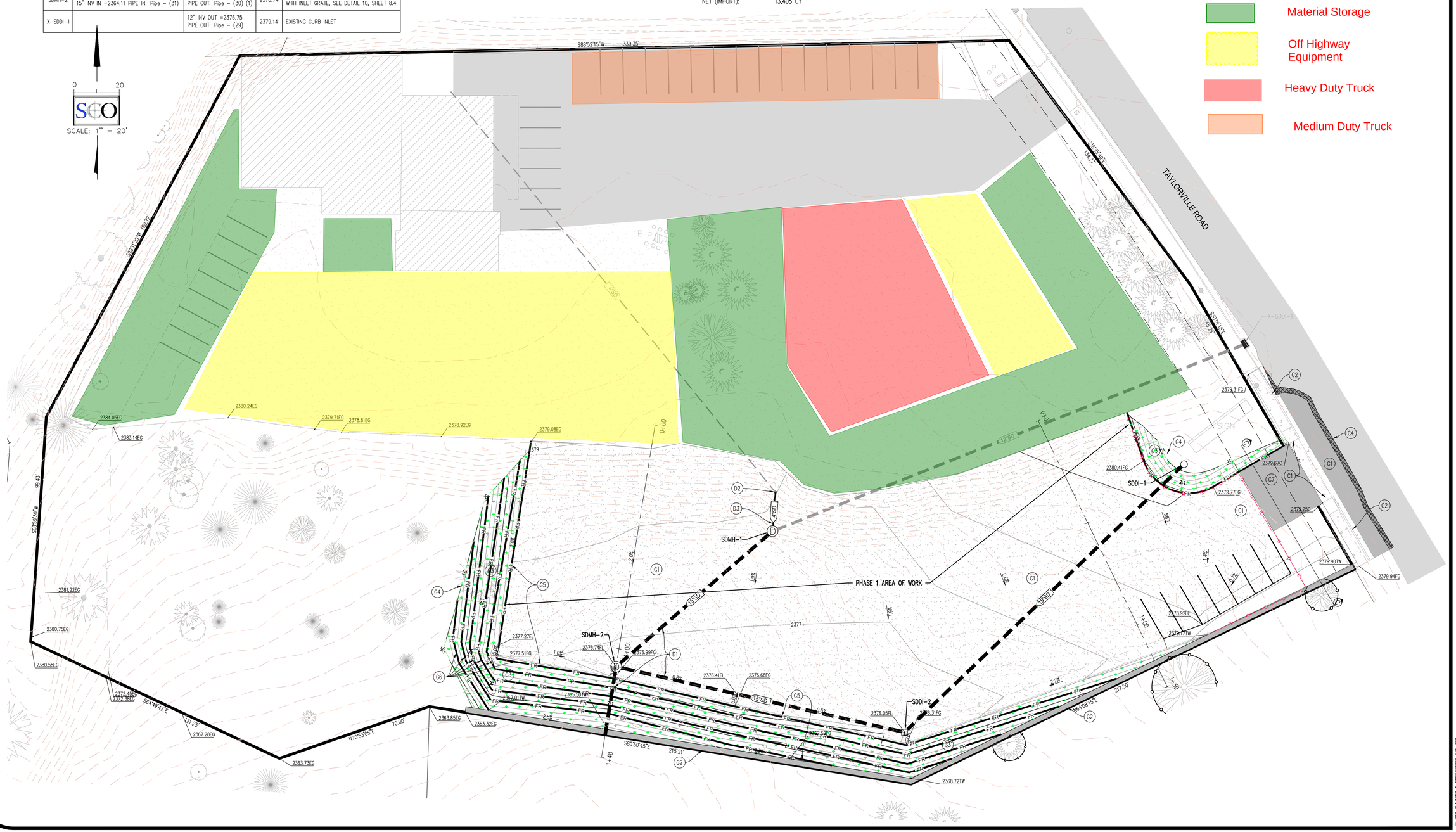
Material Storage

Off Highway Equipment

Heavy Duty Truck

Medium Duty Truck

0 20
SCALE: 1" = 20'



DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 0121
DATE: MARCH, 2025
DWG: SEE DAY STAMP

NO. REVISIONS DATE

USE PERMIT FOR
C & D CONTRACTORS, INC
PRELIMINARY GRADING AND DRAINAGE PLAN
GRASS VALLEY, A.P.N. 022-150-034-000 CALIFORNIA

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GRASS VALLEY
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TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
No. 78905
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA
12/06/2024

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C4.0

From: **Greg Matuzak, Principal**
Greg Matuzak Environmental Consulting
P.O. Box 2016
Nevada City, CA 95959
Phone: (530) 557-5077
Email: gmatuzak@gmail.com

To: **Martin Wood, Principal Planner**
SCO Planning, Engineering & Surveying
140 Litton Drive, Suite 240
Grass Valley, CA 95945

Date: March 28, 2025

Re: Grading Area Evaluation Technical Memorandum Report Adjacent to the Berriman Ranch Open Space Area in Grass Valley, Nevada County

Background

A Wetland Evaluation Technical Memorandum was developed by Mr. Matuzak (dated April 6, 2020) and it focused on the area proposed as open space within the eastern section of the Berriman Ranch Project in Grass Valley, California. As part of that evaluation in 2020, a formal delineation of "waters of the U.S.," including wetlands, within the open space and adjacent areas was not implemented as part of the development of that wetland evaluation; however, Mr. Matuzak did implement a review of the vegetation present and general hydrology of that area as part of the wetland evaluation. The evaluation concluded that much of the open space area is a "potential wetland." Additionally, a 3-foot wide drainage was mapped that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek. Associated riparian wetland habitat was also mapped along the unnamed tributary to Wolf Creek.

The 3-foot drainage was not considered a wetland, nor did it contain riparian wetland habitat. Therefore, the drainage was considered a non-regulated feature and part of the stormwater runoff from within and adjacent to C & D Contractors and Taylorville Road. The previous mapping of areas of potential wetlands and stream courses within and immediately adjacent to the open space designated area within the Berriman Ranch Project is attached to this Grading Plan Sensitive Biological Resources Evaluation Area Technical Memorandum (Tech Memo). It includes the results of the 2020 survey and evaluation of the proposed grading area

immediately south of the C & D Contractors parcel.

No "potential wetlands" were identified within the proposed grading area immediately south of the C & D Contractors parcel and the small drainage was the only identified aquatic resource. The stormwater drainage exists the C & D Contractors parcel through an existing culvert and drains into the area proposed for grading and vegetation removal by C & D Contractors (immediately south of their existing parcel). The drainage drains the stormwater runoff from the C & D Contractors parcel and Taylorville Road. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of vegetation removal and grading covered under this Tech Memo.

Updated Evaluation for the Development of this Tech Memo

Mr. Matuzak was contracted directly by the owners of the C & D Contractors parcel to develop this Tech Memo and Mr. Matuzak conducted a follow up site visit on April 20, 2024 to verify that the proposed grading area immediately south of the C & D Contractors parcel does not contain "potential wetlands" or a regulated stream that would require the development of a Resources Management Plan for review and approval by the City of Grass Valley Planning Department prior to any vegetation removal and grading activities commence. See the attached Photo Log containing previous (2020) and current photos of the proposed area of vegetation removal and grading covered under this Tech Memo.

The habitat within the proposed area of vegetation removal and grading covered under this Tech Memo is dominated by ponderosa pine (*Pinus ponderosa*) with a sparce number of incense cedar (*Calocedrus decurrens*) and California black oak (*Quercus kelloggii*) spread throughout the area proposed for grading. However, the existing small drainage is dominated with Himalayan blackberry (*Rubus armeniacus*), western hawthorn (*Crataegus douglasii*), and fruit trees (*Prunus sp.*) within and immediately adjacent to the drainage area. However, the drainage area does not contain the hydrophytic vegetation required to be mapped as a "potential wetland" and it does not contain the dense riparian vegetation required to be mapped as potential Foothill Riparian Wetlands or riparian habitat regulated by CDFW.

The drainage has been identified as part of this Tech Memo as a stormwater outlet and drainage that eventually connects with an unnamed tributary to Wolf Creek downstream. Within the proposed area of vegetation removal and grading, the drainage is considered a stormwater drainage until it reaches downstream with the unnamed tributary to Wolf Creek where a defined bed and bank can be identified. CDFW and the U.S. Army Corps of Engineers (Corps) define a regulated stream as one that contains a defined bed and bank and for the Corps, an

ordinary high water mark (OHWM) is also required for federal regulation of streams. The stormwater drainage does not contain either a defined bed and bank or an OHWM and therefore, it would not be regulated by either CDFW or the Corps.

Conclusions and Recommendations

Based on the results of the review of previous studies conducted within the Berriman Ranch Project area and the field evaluation conducted as part of the development of this Tech Memo, no regulated water features or "waters of the U.S.," including wetlands, are present within the proposed areas of vegetation removal and grading immediately south of the C & D Contractors parcel. Only a single stormwater drainage from the north/northeast of Berriman Ranch flows southeast and enter into the Berriman Ranch open space area. One culvert is located along the northern boundary of the proposed vegetation and grading area covered under this Tech Memo and that is for stormwater runoff within the C & D Contractors parcel and along Taylorville Road and runoff from State Route (SR) 49 and the east side of SR 49.

As detailed in the CWA, any proposed construction that would place fill within areas identified as a federally regulated stream or wetland would require a Department of the Army Section 404 permit and Section 401 Water Quality Certification, or waiver thereof, prior to construction. This evaluation determined that the stormwater drainage does not include the required defined bed and bank with associated riparian habitat, nor does it include an OHWM. Therefore, the stormwater drainage within the vegetation removal and grading area would not be regulated under CDFW or Corps.

Furthermore, the Updated WOTUS 2023 Rule for aquatic resources regulated under the CWA requires perennial aquatic resources to be mapped with a direct connection to a navigable waterway. Given the stormwater drainage is intermittent and ephemeral in nature and not a perennial stream, it would not be regulated under the CWA per the Updated WOTUS 2023 Rule published by the EPA and the Corps. Wolf Creek downstream is also not a navigable waterway so the stormwater drainage does not meet either required criteria to be regulated under the CWA.

It is recommended that the area mapped as the blue line within the vegetation removal and grading area be culverted prior to grading to ensure that stormwater drainage of the areas to the north, northeast, and east will adequately drain during and after precipitation events. The culvert should daylight within the existing drainage area immediately south/southeast of the vegetation removal and grading area. This will allow for stormwater flow to continue in its existing direction and connect with the tributary to Wolf Creek.

Please let me know if you have any questions or comments regarding this Grading Area Evaluation Technical Memorandum for the proposed vegetation removal and grading of the area immediately adjacent to C & D Contractors and the Berriman Ranch open space area.

Regards,

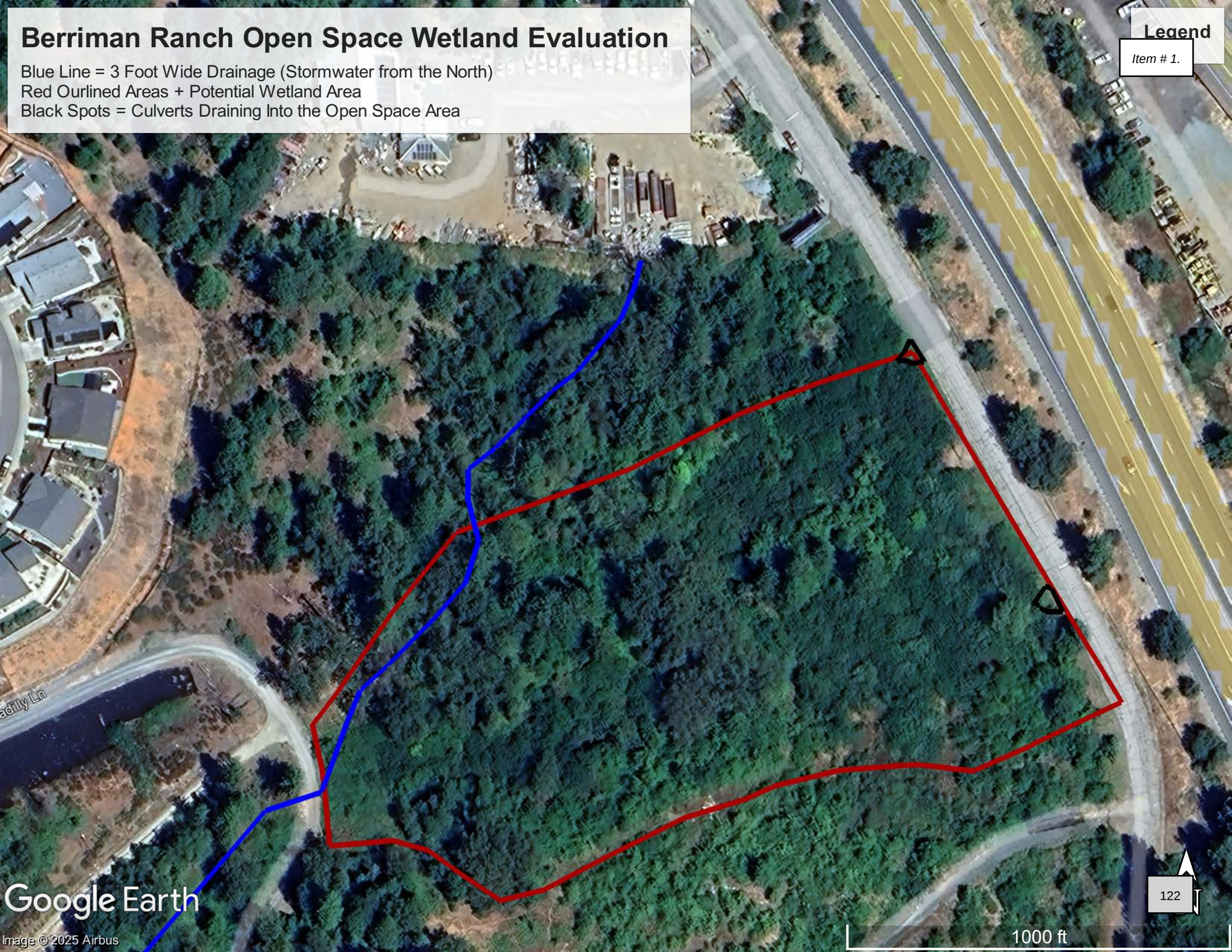
Greg Matuzak, Principal Biologist
Greg Matuzak Environmental Consulting LLC

Attachments

Wetland Evaluation Maps and Photo Log

Berriman Ranch Open Space Wetland Evaluation

Blue Line = 3 Foot Wide Drainage (Stormwater from the North)
Red Ourlined Areas + Potential Wetland Area
Black Spots = Culverts Draining Into the Open Space Area



Photos of the April 2020 and 2024 Field Surveys of the Proposed Grading Area

Photo 1 (2020 photo): Northeast corner of the proposed grading area along the fence line of the existing C & D Contractors to the right in the photo.

Photo 2 (2020 photo): Proposed grading area adjacent to C & D Contractors.

Photo 3 (2020 photo): Drainage area within the proposed grading area with dense Himalayan blackberry shrubs.

Photo 4 (2020 photo): Proposed grading area is dominated by upland trees and some manzanita shrubs.

Photo 5 (2024 photo): Proposed grading area where the existing drainage is located. Area is dominated by blackberry and hawthorn shrubs.

Photo 6 (2024 photo): Proposed grading area with the C & D Contractors parcel. Drainage area dominated by blackberry and hawthorn shrubs to the right.

Photo 7 (2024 photo): Proposed grading area with the C & D Contractors parcel. Drainage area dominated by blackberry and hawthorn shrubs to the right.

Photo 8 (2024 photo): Proposed grading area with the C & D Contractors parcel. Drainage area dominated by blackberry and hawthorn shrubs to the right.

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT NOVEMBER 8, 2025

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number:	25PLN-14
Subject:	Development Review to consider a 43,000 square foot expansion of an existing contractor's equipment yard at 928 Taylorville Road.
Location/APN:	928 Taylorville Road / 022-150-034
Applicant:	Charlie Faber, property owner
Representative:	Martin Wood, SCO Planning and Engineering
Zoning/General Plan:	Light Industrial (M-1), Open Space (OS), Multifamily Residential (R2)/ Commercial (C), Open Space (OS), Urban Medium Density (UMD)
Entitlement:	Development Review Permit
Environmental Status:	Recommended Draft IS/MND

RECOMMENDATION:

The Development Review Committee recommend that the Planning Commission approve the Development Review application for the expanded contractor's yard as presented, or as modified by the Development Review Committee, which includes the following actions:

1. Adoption of the tiered 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 (Attachment 1);

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 (Attachment 2);

3. Adoption of Findings of Fact for approval of the C&D Development Review Permit as presented in the staff report; and,

4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

BACKGROUND:

According to a 1987 staff report for the property, use of the property as a contractor's equipment yard began around 1951 as determined by legal counsel in 1977 as part of a research effort to determine whether the use could be legal, non-conforming under the County's zoning jurisdiction at the time. A County-issued use permit to expand the

nonconforming use as a contractor's equipment yard was completed in April 1980 (County permit U78-29). The property was annexed to the City in November 1982 as Annexation no. 54 (City Resolution 82-226). A Use Permit was approved by the city for expansion of a non-conforming use in November 1987 (U87-30) because the property was zoned for residential use at the time. The zoning was updated pursuant to the General Plan update in 1999 to commercial to reflect the use of the property. The property owner acquired the area in which he is expanding through a lot line adjustment in 2014. The property was again rezoned, along with a portion of the adjusted area to Light Industrial (M-1) in 2021 with the adoption of the Southern Sphere Planning and Annexation project. The applicant filed a grading permit with the city in December 2024 at which time planning staff determined the need for a Development Review permit, which was applied for in April 2025.

PROJECT DESCRIPTION:

A Development Review application for a proposed 43,300 square feet of ground disturbance, including 13,406 cubic yards of import fill, for the purpose of expanding a contractor's equipment yard. The applicant is not proposing to expand the existing operation but will use the additional area to more efficiently store equipment and stockpile material. The use itself is considered a permitted use in the M-1 zoning designation. A Development Review application is being requested in order to accommodate the proposed grading in excess of 50 c.y. pursuant to Table 7-2 of the City Municipal Code.

Access, Parking & Circulation – Primary ingress/egress is from an existing driveway encroachment off of Taylorville Road. A second concrete driveway is being added approximately 170 feet south of the existing driveway to serve the expanded equipment yard area. The driveway aisle is 30-feet wide, to accommodate the large vehicles accessing the site, which exceeds the city's standard requiring a 24 ft drive aisle width for two-way drive aisles.

Landscaping – The preliminary landscape plan includes perimeter landscaping along with internal parking lot landscaping. The proposed plan is characterized by a variety of vegetation forms including shade trees, large shrubs/small trees, medium shrubs, and understory planting that are predominantly California natives. Landscaping shall also be installed in the common areas and surrounding the parking lot. The landscaping shall be in accordance with the City and State Model Water Efficiency Landscape requirements.

Lighting – No new lighting is being proposed

Tree Removal – According to the site plan a total of 36 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and firs, are proposed to be removed from the site in order to accommodate the development. The City of Grass Valley acknowledges the importance of trees to the community's health, safety, welfare, and tranquility. Chapter 12.36 of the Municipal Code outlines standards for tree removal and for obtaining a tree removal permit to ensure that community trees would be prudently protected and managed so as to ensure these multiple civic benefits.

Grading – As previously stated, earthwork grading involves 43,300 square feet of ground disturbance, including 1 cubic yard of cut and 13,405 cubic yards of import fill. The applicant is proposing a stacked gabion block wall that will range in height from 5-feet to 7-feet, and spans 464 feet at the southern edge of the property.

Drainage – A 15-inch storm drainpipe will be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area. Drainage inlets, routing and Best Management Practices are proposed to be implemented.

Utilities – *Water Supply:* The property is currently connected to City water and no new connections are required to serve the expanded equipment yard.

*Sanitary Sewer***:** The property is currently connected to City sewer and no new connections are required to serve the expanded equipment yard.

Dry Utilities: No new connections to dry utilities (i.e., natural gas, electrical supply, telephone, cable) are required to serve the expanded equipment yard.

General Plan Land Use Designation

The bulk of the project area has a land use designation of Commercial (C) according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments. There is also an area of approximately 0.47 acres that has a designation of Urban Medium Density, and an area of approximately 0.075 acres that is designated for Open Space, presumably as a buffer between the residential and commercial designation.
Zoning

Zoning Designation

The proposed expanded contractor's yard is within the Light Industrial (M-1) zoning designation. The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the manufacturing-industrial designation of the general plan. The project design shall be in accordance with the M-1 zone standards regarding height, setbacks, parking standards, etc.

ENVIRONMENTAL DETERMINATION:

Implementation of the proposed project is not expected to pose a new or more severe impact than was concluded under the 2014 SOI EIR and the 2021 SEIR. Mitigation outlined in the previous EIR and SEIR remain applicable due to the potential to result in adverse effects to special-status plant and wildlife species. Additionally, while unlikely, the

project could result in impacts related to eliminating important examples of California History or Pre-history associated with undiscovered archeological and/or paleontological resources during project construction. However, this previous EIR and SEIR includes mitigation measures that remain applicable and would reduce any potential impacts to less than significant levels. With implementation of the mitigation measures outlined in this IS/MND, as well as compliance with General Plan policies these potential impacts are less than significant. The IS/MND has been circulated for a 30-day public review ending on Monday, November 18, 2025 (SCH No. 2025100695).

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the C&D expanded contractor's yard development permit (25PLN-14); and
2. The Development Review Committee recommends that the Planning Commission find the Mitigated Negative Declaration (MND) prepared for the C&D contractor's yard expansion project has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 2100 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.); and
3. That the MND reflects the independent judgement and analysis of the City of Grass Valley and has considered the information contained in the MND and the public record; and
4. That based on the record as a whole, including the Initial Study/MND (attachment 1), public comments, and the Mitigation Monitoring Reporting Program table (attachment 2), there is no substantial evidence that the project as mitigated, will have a significant effect on the environment; and
5. The 2020 General Plan designates the project site as Manufacturing-Industrial (M-I). The C&D contractor's yard business is consistent with the General Plan; and
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; and
7. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING:

1. The approval date for Development Review is <TBD> with an effective date of Thursday, <TBD> pursuant to Section 17.74.020 GVMC. This project is approved for

a period of one year and shall expire on _____<TBD> _____ unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.

2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (25PLN-14). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.

3. A tree removal permit shall be required for the removal of any tree over 10 inches Diameter at Breast Height (DBH) pursuant to city municipal code chapter 12.36

4. 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

5. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by the Model Water Efficiency Landscape Ordinance (MWELO)

6. 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.

7. Pursuant to Section 17.44.70 –Outdoor Storage, and Section 17.30.040 - Fences, Walls, and Screening, the project is required to be screened with a perimeter solid fence or wall with a minimum height of six feet and a maximum height of 8-feet (17.44.070 GVMC) unless waived pursuant to subsection 1.d, and shall include benching of the retaining wall so that no part of the retaining wall exceeds a height of 6-feet (17.30.040 (D.3) GVMC), and shall include landscape and wall screening between the residentially zoned property to the west of the project site (17.44.070.F GVMC).

8. Storage material within the enclosed area shall not be higher than the approved perimeter fence or wall.

9. In any case where an outdoor storage area abuts a street right-of-way, the required screening wall or fence shall be set back from the right-of-way as required by the applicable zone, and the setback area shall be landscaped to the approval of the director, and in compliance with Chapter 17.34 (landscaping standards).

10. The perimeter wall or fence to be installed as conditioned pursuant to condition 7 above will be required to be setback a minimum of 30-feet from back of curb along Taylorville Road. The proposed landscaping should remain between the wall and the street to soften the aesthetics from public viewsheds

11. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval

ENGINEERING:

8. 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 incorporate all standard conditions in accordance with City Improvement Standards.

   Frontage improvements shall be required along the additional frontage of the property to extend the existing pedestrian network.

9. 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 walls for review and acceptance.
   c. If the proposed walls are to be constructed against a cut slope that cannot be graded back per the California Building Code, submit:
   d. 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.

FIRE

10. The property shall adhere to City of Grass Valley municipal cod for compliance with vegetation management.

11. Access, gates, and grade shall adhere to California Fire Code (CFC) for Fire apparatus.

MITIGATION MEASURES:

AQ 1

1) Submit a dust control plan to the Air Pollution Control Officer prior to disturbance of topsoil. The duct control plan must be approved by the Air Pollution Control Officer and submitted to the Planning Department prior to issuance of a grading perm

AQ 2

1) A paved entry apron or other effective cleaning techniques be required for the second driveway. This may include a road section, extra coarse aggregate, a steek grate to “knock off” dirt which accumulated on the vehicle wheels, an/or a wheel washer.

2) Any material which is tracked onto a paved roadway must be removed (swept or washed) as quickly and as safely as possible.

3) The following mitigation measures shall be implemented during the construction phase of the project and shall be made notes on grading and construction plans:
    a. Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the District. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
    b. Grid power shall be used (as opposed to diesel generators) for jobsite power needs where feasible during construction.
    c. Temporary traffic controls shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by the City Engineer and /or Caltrans.
    d. Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable.

AQ 3

Previously adopted Mitigation Measure 3.1-1a (2021 SEIR): Future development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating that all off-road equipment(portable and mobile) meets or is cleaner than Tier 24 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements. Construction contracts shall stipulate the following:

- Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule202, Visible Emissions.

- The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators where feasible.

AQ 4

Previously adopted Mitigation Measure 3.1-1b (2021 SEIR): All architectural coating activities associated with construction of future development projects within the Southern Sphere of Influence Planning and Annexation project area shall be required to use interior

and exterior coatings that contain less than250100grams of volatile organic compounds (VOC/ROG)per liter of coating

AQ 5

Previously adopted Mitigation Measure 3.1-2(2021 SEIR): Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions (building-specific mitigation was omitted for this grading-only project):

- Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.

- Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station

BIO 1

Previously adopted Mitigation Measure 3.3.2: Project applicants for each future development project proposed within the project shall retain qualified biologists to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes, as part of submittals of tentative maps and /or improvement plans. If suitable habitat exists, development agreements will require preconstruction surveys to be performed by a qualified biologist in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within suitable habitat areas, to allow any lizards to move out of the way of the vehicles.

BIO 2

Previously adopted Mitigation 3.3.1: The project applicant for each future development project proposed within the project area shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species with potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed impact area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities (Nelson 1994.) These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.
If any state- or federally listed CNPS List 1 or CNPS List 2 plant species are found in or adjacent to (within 100 feet) of the proposed impact area during surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:

1. In some cases involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish and Game Code Section 2081.Theapplicant shall consult with the CDFW to determine whether a2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities.

2. Before the approval of grading plans or any ground-breaking activity within the study area, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFWS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible), through the purchase of credits from an approved mitigation bank, or through an in-lieu fee program, if available. The actual level of mitigation may vary depending on the sensitivity of the species, its prevalence in the area, and the current state of knowledge about overall population trends and threats to its survival. The final mitigation strategy for directly impacted plant species shall be determined by the CDFW and the USFWS through the mitigation plan approval process.

3. Any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on project plans.

BIO 3

Previously adopted Mitigation Measure 3.3.3a: If clearing and/or construction activities for future development projects within the project area will occur during the migratory bird nesting season (April 15–August 15), reconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible).If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City.

BIO 4

Previously adopted Mitigation Measure 3.3.3b: If clearing and/or construction activities for future development projects will occur during the raptor nesting season (January 15–August 15), preconstruction surveys to identify active raptor nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 500-foot buffer (if feasible). If active nest sites are identified within 500 feet of project activities, the applicant shall impose an LOP for all active nest sites prior to commencement of any project construction

activities to avoid construction or access-related disturbances to nesting raptors. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earthmoving, and construction) will not occur and will be imposed within 250 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 250 feet) of LOPs may be adjusted through consultation with CDFW and/or the City.

BIO 5

Previously adopted Mitigation Measure 3.3.5: The City shall ensure that the project will result in no net loss of federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.

CUL 1

Previously Adopted Mitigation Measure 3.5.1c: If, during the course of construction of future projects within the project area, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features)are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.

The City and the project applicant shall consider mitigation recommendations presented by a qualified archaeologist (as described) for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.

CUL 2

Previously Adopted Mitigation Measure 3.5.1d: The Native American community will be notified of any unanticipated and accidental discoveries of prehistoric or historic Native American cultural resources and will monitor activities associated with determining the significance of any discoveries as agreed to by the City of Grass Valley in consultation with the Native American community.

GEO 1

1. Prior to building and grading permit issuance, written verification from a geotechnical engineer shall be provided to the City Planner indicating that grading and construction plans include all pertinent recommendations from a Geotechnical Investigation Report prepared for the project.

2. Prior to building permit final, written verification from a geotechnical engineer shall be provided to the City Planner that indicates all recommendations from the Geotechnical Investigation Report prepared for the project by Geocon Consultants, Inc., dated December 2024, have been incorporated in to the geotechnical engineer's satisfaction.

GHG 1

Mitigation Measure 3.3-1: Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project are shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions.

a) Prior to the issuance of building permits for residential and commercial development the project developer or its designee shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to the City for review and approval. For residential and commercial development within the project area, the ZNE Report shall demonstrate that the most recent version of the California Energy Code has been applied. Residential and commercial development shall be designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings. If the ZNE Report determines that attainment of ZNE is not feasible, it shall substantiate this conclusion and will identify the maximum building energy efficiency that is attainable.
b) All buildings shall include rooftop solar photovoltaic systems to supply electricity to the buildings. Alternatively, solar photovoltaic systems can be installed on canopies that also shade parking areas. The project applicant shall provide pre-wired solar for residential garage/parking structures as a design feature.
c) Any household appliances included in the original sale of the residential units shall be electric and certified Energy Star-certified (including clothes washers, dishwashers, fans, and refrigerators, but not including tankless water heaters).
d) Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, showers, and faucets (kitchen and bathroom), in each residential unit.
e) All buildings shall be designed to include cool roofs consistent with requirements established by Tier 2 of the CALGreen Code.
f) The proposed project shall be designed to exceed state energy efficiency standards the California Energy Code in effect at the time of construction by 15 percent (to Tier 1 Title 24 Standards) as directed by Appendix A5 of the 2010 California Green Building Standards (CBSC2011). This measure helps to reduce emissions associated with energy consumption.
g) Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.

h) The installation of wood-burning fireplaces shall be prohibited in all new residential units.
i) The project applicant shall provide a minimum of one single-port electric vehicle charging station at each new single-family housing unit that achieves similar or better functionality as a Level 2 charging station (referring to the voltage that the electric vehicle charger uses). The project applicant shall also provide Level 2 electric vehicle charging stations at a minimum of 10 percent of parking spaces that serve multi-family residential buildings.
j) Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station.

GHG 2

Previously adopted Mitigation Measure 3.3-2: Subsequent development within the project area [including the subject project] shall implement all feasible measures to reduce construction-related GHG emissions associated with the Southern SOI Amendment, including, but not limited to, the construction-related measures listed below. A mitigation measure may be deemed infeasible if the project applicant provides rationale, based on substantial evidence to the City that substantiates why the measure is infeasible. The GHG reductions achieved by the implementation of measures listed below shall be estimated by a qualified third-party selected by the City. All GHG reduction estimates shall be supported by substantial evidence. Mitigation measures should be implemented even if it is reasonable that their implementation would result in a GHG reduction but a reliable quantification of the reduction cannot be substantiated.

a) The project applicant shall require its contractors to enforce idling of on-and off-road diesel equipment for no more than 5 minutes while on site.
b) The project applicant shall implement waste, disposal, and recycling strategies in accordance with Sections4.408 and 5.408 of the 2016 California Green Building Standards Code (CALGreen Code), or in accordance with any update to these requirements in future iterations of the CALGreen Code in place at the time of project construction.
c) Project construction shall achieve or exceed the enhanced Tier 2 targets for recycling or reusing construction waste of 75 percent for residential land uses as contained in Sections A4.408 and A5.408 of the CALGreen Code.
d) All diesel-powered, off-road construction equipment shall meet EPA's Tier 4 emissions standards as defined in 40 Code of Federal Regulation (CFR) 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available.
e) The project applicant shall implement a program that incentivizes construction workers to carpool, use public transit, or EVs to commute to and from the project site.

GHG 3

Previously Adopted Mitigation Measure 3.3-3: If, following the application of all feasible on-site GHG reduction measures listed under Mitigation Measures3.3-1 and3.3-2,theSouthern

SOI Amendment would continue to generate GHG emissions exceeding 2.74MTCO2e/year/SP, the project applicant for subsequent development in the project area shall offset the remaining GHG emissions to meet 2.74MTCO2e/year/SP in 2040 by funding activities that directly reduce or sequester GHG emissions or by purchasing and retiring carbon credits. To the degree that a project relies on GHG mitigation measures, the City of Grass Valley, NSAQMD, and CARB recommend that lead agencies prioritize on-site design features, such as those listed under Mitigation Measures 3.3-1and 3.3-2, and direct investments in GHG reductions within the vicinity of the project site to provide potential air quality and economic co-benefits locally. While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized effect, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources). For example, direct investment in a local building retrofit program could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, energy efficient windows, insulation, and water conservation measures for subsequent development within the geographic area of the Southern SOI Amendment. Other examples of local direct investments include financing installation of regional electric vehicle charging stations, paying for electrification of public school buses, and investing in local urban forests. These investments would not only achieve GHG reductions, but would also directly improve regional and local ambient air quality. However, to adequately mitigate GHG emissions to 2.74MTCO2e/year/SP, it is critical that any such investments inactions to reduce GHG emissions meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such credits shall be based on protocols approved by the California Air Resources Board (CARB), consistent with Section 95972 of Title 17 of the California Code of Regulations. Project applicants shall not use offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City of Grass Valley, NSAQMD, or CARB. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the California Air Pollution Control Officers Association's GHG Rx and NSAQMD. Prior to issuing building permits for subsequent development projects in the Southern SOI Amendment area, the City shall confirm that the project applicant or its designee has fully offset the project's remaining(i.e., postimplementation of GHG reduction measures pursuant to Mitigation Measure3.3-1 and 3.3-2) GHG emissions by relying upon one of the following compliance options, or a combination thereof:

a. demonstrate that the project applicant has directly undertaken or funded activities that reduce or sequester GHG emissions that are estimated to result in GHG reduction credits (if such programs are available), and retire such GHG reduction credits in a quantity equal to the project's remaining GHG emissions;

b. provide a guarantee that it shall retire carbon credits issued in connection with direct investments (if such programs exist at the time of building permit issuance) in a quantity equal to the subsequent project's GHG emissions;

c. undertake or fund direct investments (if such programs exist at the time of building permit issuance) and retire the associated carbon credits in a quantity equal to the subsequent project's remaining GHG emissions; or if it is impracticable to fully offset GHG emissions through direct investments or quantifiable and verifiable programs do not exist, the project applicant or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the subsequent project's remaining GHG Emissions.

TRA 1

Previously adopted Mitigation 3.9-1a: Provide Bicycle and Pedestrian Network Improvements Subsequent development projects within the Southern SOI Amendment area shall ensure adequate access to destinations by making walking and biking feasible and safe. These improvements shall include, but are not limited to the following:

- Provide continuous Class II bicycle facilities for throughout the entirety of the Southern SOI Amendment area and provide connections to any adjacent off-site bicycle facilities;
- Provide for, contribute to, or dedicate land for the provision of off-site bicycle trails linking the project to designated bicycle commuting routes in accordance with an adopted citywide or countywide bikeway plan;
- Provide bicycle and pedestrian connections to the Empire Mine State Park trail network north and east of the Southern SOI Amendment area Provide continuous pedestrian facilities (i.e., sidewalks, paths, cross-walks, etc.) along all roadways within the Southern SOI Amendment area;
- Provide pedestrian access connecting to all existing or planned external streets and pedestrian facilities contiguous with the within the Southern SOI Amendment area. If present, the implementation of this measure could include elimination of barriers (e.g., walls, landscaping, slopes) to pedestrian access and interconnectivity.
- Provide pedestrian and bicycle safety and traffic calming measures in excess of any applicable jurisdictional requirements designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include:
    - marked crosswalks,
    - count-down signal timers,
    - curb extensions,
    - speed tables,
    - raised crosswalks,
    - raised intersections,
    - median islands,
    - tight-corner radii,
    - roundabouts or mini-circles,
    - on-street parking,
    - planter strips with street trees,

- chicanes/chokers,
- and others.

TRA 2

Previously adopted Mitigation 3.9-1b: Provision of Bicycle Parking Subsequent development projects within the Southern SOI Amendment area shall provide secure and convenient bicycle parking at all nonresidential land uses. The associated bicycle parking shall include, but are not limited to the following:

- Provide bicycle parking facilities at all non-residential buildings that meet or exceed bicycle parking requirements required under the 2016 California Green Building Standards Code;
- Incorporate the provision of long-term bicycle parking and support facilities (i.e., shower/changing space, secure storage for bicycle gear) into the design of the commercial and high-density residential areas of the project site;
- Provide short-term bicycle parking (i.e., anchored bicycle racks) at all commercial, high density residential, industrial, and publicly dedicated open space areas within the Southern SOI Amendment area.

TRA 3

Previously adopted Mitigation 3.9-1d: Develop Transportation Demand Management Programs In coordination with the City, Subsequent development projects within the Southern SOI Amendment project site shall develop and/or contribute towards alternative transportation programs and TDM programs undertaken by the City and/or regional partners such as NCTC and the Northern Sierra Air Quality Management District. TDM programs may include the following element measures:

- Car-sharing and/or ride-sharing programs;
- Employer-sponsored vanpool/shuttle;
- Subsidized demand-responsive trips provided by contracting with private TNCs or taxi companies; and
- Actions that encourage telecommuting and alternative work schedules.

ATTACHMENTS:

1. Draft IS/MND
2. Mitigation Measure Monitoring Report Table
3. Vicinity/Aerial Map
4. Applications
5. Applicant Project Description
6. Proposed Improvement Plans
7. Technical Memorandum by Project Biologist

DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
November 12, 2025

PROJECT SUMMARY

Application Number: 25PLN-0020

Subject: Habitat for Humanity request for re-zone of property to a Combining District, associated Zoning and General Plan Text Amendment, and 16-lot Tentative Subdivision Tract Map.

Applicant: Lorraine Larson, Nevada County Habitat for Humanity (Applicant).
Martin Wood, SCO Planning & Engineering (Representative).

Location/APNs: No assigned address (APN: 035-600-015), is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

Current Zoning/General Plan: Corporate Business Park Zone (CBP) / Business Park (BP)

Entitlements: Re-zone to a Combining District, associated Zoning and General Plan Text Amendment, and Tentative Subdivision Tract Map.

Environmental Status: Initial Study, Mitigated Negative Declaration

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION:

1. Recommend that the Planning Commission approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16-lot Tentative Subdivision Map, and includes the following actions:

    a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental

Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;

b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 9).

c. Adopt the Findings of Fact for "1 through 15" for approval of the project/Re-zone, General Plan and Zoning Text Amendments, and Tentative Subdivision Map, as presented in the Staff Report; and,

d. Approve the General Plan text amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and

e. Approve the zoning text amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and

f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, and Tentative Subdivision Tract Map in accordance with the Conditions of Approval, as presented in this Staff Report.

g. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

The project parcel is zoned Corporate Business Park Zone (CBP). The Grass Valley 2020 General Plan identifies the site as Business Park (BP). The intent of the BP designation is intended to accommodate a variety of employment generating land uses in a master planned setting. The CBP zoning designation is intended to provide opportunities for corporate administrative offices and medium size research and development firms. Residential mixed-use developments are permitted in the CBP zone with a Use Permit. No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site.

The subject property is currently vacant and void of buildings, with the exception of remnants of building foundations. The land has been previously disturbed, having hosted a single-family residence and accessory structures. The land currently is comprised of grasses with a mix of native and non-native trees. The site slopes primarily from the north to south, with existing slopes ranging from 10%-20% on site. The project parcel is 2.01-acres in size. Access to the site is off Gates Place a two-lane local roadway maintained by the City, which runs along the eastern border of the property. Gates Place runs north

and ends in a cul-de-sac. There are no properties adjacent to the east. Gates Place roadway has connection to Nevada City Highway. Fowler Shopping Center is located roughly 0.22-miles west of the site.

Surrounding Land Uses:

- North: Directly north of the project parcel is a reserved right-of-way for Skewes Lane, a portion of Skewes Lane is paved to the west (connecting at Nevada City Highway), the reserved segment to Gates Place is currently undeveloped. The reserved road has no affiliation with the project. Directly north of the reserved roadway, is a 4.58-acre parcel developed with a single-family residence and accessory barn/garage.
  - Zoned Corporate Business Park (CBP) with a General Plan designation of Business Park (BP).
- South: 1.50-acre undeveloped parcel with grasses and vegetation.
  - Zoned Corporate Business Park (CBP) with a General Plan designation of Business Park (BP).
- Southwest (276 feet): A Sherwin-Williams Paint Store at the corner of Gates Place and Nevada City Highway, with a commercial building, asphalt parking lot, landscaping, and sidewalks.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Directly adjacent are a florist store front/drive-thru coffee shop, a Lumber Jack's Diner, and a recently vacated motorcycle sales building.
  - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

In 2024, Habitat for Humanity submitted a Conceptual Development Review application for review. Agency review provided comments for fire access, water supply, infrastructure improvements, and the required applications for the project proposal, which includes: a request to re-zone the property to add a Combining District, an associated Zoning/General Plan Text Amendment, and 16-lot Tentative Subdivision Tract Map.

PROJECT PROPOSAL

The project encompasses a Re-zone to a Combining District, associated Zoning Text Amendment and General Plan Text Amendment, and a 16-lot Tentative Subdivision Tract Map with three-lettered lots for drainage, and a community garden area. Proposed homes will range from one to two-story level options, with two-to-four-bedroom options, and an attached single car garage. The project intends to be a 100% deed-restricted affordable residential project, and will aid the City in meeting the Regional Housing Needs Allocation. The Re-zone request proposes to combine the existing zoning of Corporate Business Park (CBP) with the proposed Regional Housing Needs Allocation (RHNA) Combining District overlay, for a resultant "CBP – RHNA" combined zone.

Tentative Parcel Map

A proposed Tentative Subdivision Map (Attachment 4) comprised of sixteen single-family residential lots, residential lots range in sizes from 3,081 square-feet to 5,434 square-feet (SF). House models show two-story homes (first floor: 680 SF/ second floor: 644 SF) with an attached single-car garage and porch, 3-bedrooms and 2-bath rooms. Lot A and Lot B are proposed as roadways. Three lots remain undeveloped and will be utilized as drainage areas; Lot C (6,920 SF), Lot D (3,847 SF), and Lot E (3,430 SF). All subdivision run-off will be maintained onsite. Subdivision landscaping in the front yard and along streets is required. The subdivision is proposed as two phases:

Phase 1: Phase 1 will contain Lot 1 – Lot 9, drainage Lot E, Lot A and Lot B. Lot A is proposed as a parcel developed with an asphalt two-lane road (twenty feet in width) that serves Lot 1 - Lot 6, stemming from Gates Place. Lot B, a second ingress/egress point, an asphalt two-lane road (twenty feet in width), also stems from Gates Place and leads into the subdivision to serve all other lots. A portion of the second roadway (Lot B) is proposed to be constructed during Phase 1, the road will serve lot 7 – Lot 9.

Phase 2: Phase 2 contains single-family residential Lot 10 – Lot 16, drainage Lot C and Lot D, and Lot B. The Lot B roadway is proposed to be completed in Phase 2. Lot B will serve Lot 10 – Lot 16. Lot B roadway stems from Gates Place and continues into the subdivision, leading to a hammerhead turn-around at a corner before leading into the end of the cul-de-sac. Drainage Lot C and Lot D are within Phase 2. A sidewalk walk is proposed along the frontage adjacent to Gates Place.

Drainage:
Lot C: This lot is to remain as a natural drainage area. Water will drain down into the internal storm system within the subdivision, as the elevation decreases to the east and south of the development. Lot C is also proposed as a community garden area for the subdivision.

Lot D: Will accept runoff from Lot C and run off from bioretention areas from residential Lot 7 – Lot 9 (2,690 MSL). A “V-ditch” leads into a storm drainpipe into the storm drain system for the subdivision. Run off flow will flow south from Lot D through bioretention ponds from residential Lot 10 (2,670 MSL) – Lot 12 (2,670) and Lot E (2,665 MSL).

Lot E: Will be constructed as a retention pond. Run off from the pond will flow through the storm drainpipe and inlet before leading into an off-site retention pond.

Drainage on Residential Lots: Each residential lot will have a bioretention area located to the rear of the property. Run off from within the subdivision will feed into the subdivision storm drain system and be collected in the off-site retention pond. All subdivision run-off will be maintained onsite.

Access: Access to the site is off Gates Place a two-lane local roadway maintained by the City. The subdivision is located on the west side of Gates Place. An appropriate entrance apron has been conditioned by the City’s Engineering Division. The subdivision will be served by two-lane internal roads. Secondary emergency access, hydrants, and emergency vehicle turn arounds are required and provided in the proposed subdivision

road design. Roads are designed to maintain adequate evacuation access. No internal sidewalks are proposed within the subdivision. Sidewalks along the property frontage are proposed, with the intention to connect to portions of existing sidewalk along gates Place and Nevada City Highway.

Residential Floor Plan and Elevations: Proposed homes will range from one to two-story level options, with two- to four-bedrooms, and an attached single car garage. A total of three elevations are proposed. Elevation plans include comp shingles on the primary roof with a 5:12 roof pitch, corrugated steel roofing on front porch roof, paneled sidings along faces, and treated windows. Slight variances among design include railing features along front porches, garage door paneling design, and varying roof pitch between primary roof and covered entrance roofing. Elevations may be viewed on Attachment 5.

1. Elevation A: A one-story 680 square-foot home with two bedrooms one bathroom.
2. Elevation B: A two-story 1,200 square-foot home with a front porch, three bedrooms and two bathrooms.
3. Elevation C: A two-story 1,324 square-foot home with a front porch, four bedrooms and two bathrooms.

Landscape, Fencing, and Lighting: A landscape plan is provided. Street trees include the Desert Willow tree (*Chilopsis linearis*) and Western Redbud (Cercis occidentalis), which are native to California and low water use trees. Front yard landscaping will be installed with irrigation by the developer prior to issuance of a Certificate of Occupancy for each of the homes. In compliance with California Public Resources Code §4291 and California Fire Code Chapter 49, the project's landscape design incorporates defensible space principles by providing a non-combustible zone adjacent to homes and relies on low-lying shrubs which prevent excessive vertical fire catch potential to buildings and trees. Street trees are also adequately spaced to prevent excessive fire potential surrounding homes and prevent posing as excessive obstacle during emergency response. Fire safe development policies are ongoing and ever changing. A Condition of Approval has been incorporated into the project to allow for staff level plan changes to landscape and fencing, provided that the changes are related to conforming to fire-safe policies. The rear yard landscaping will be the responsibility of the respective homeowner. Landscape may be viewed on Attachment 6. Fencing will be installed around the perimeter of residential properties. Rear and side yard fencing will consist of typical good neighbor/wood fencing. Fencing will be constructed concurrently with home construction. Individual lot owners will be responsible for maintenance of the fence. Street lighting will be installed in accordance with City standards along internal roadways.

Tree Removal: According to development plans, there are trees on site that will be removed; a total of (8) trees above 10" at diameter at breast height (DBH) and (3) trees over 24" DBH to be removed. The (8) trees range in species from Oak, Grey Pine, and Pine. The (3) trees range in species from Madrone, Oak, and Grey Pine. Per the City's General Plan, Trees and Forested Areas, within the Conservation/Open Space element (PDF page 5-7), the City of Grass Valley has several planning/ordinance provisions addressing trees. The provisions include: A Heritage Tree Ordinance for protection of outstanding heritage trees, Environmental Review of development projects, and applicable General Plan provisions. Although no heritage trees are on site, (11) trees are

proposed to be removed (Tree Removal Sheet 2, Site Plan). Per Section 12.36.040.B – Construction Related Tree Removal Permit, a Tree Permit is required for tree removal for any trees approved to be removed through a planning action. Per Section 12.36.085 – Mitigation Required, the City shall require the applicant to mitigate removal for any tree approved for removal. The applicant has the option to replant onsite, replant off-site, or pay into a tree account fund in-lieu of planting. The applicant is providing street trees in excess of number of trees removed, the provided trees satisfy the mitigation measure of replanting onsite. As mentioned above, subdivision street trees include the Desert Willow tree (*Chilopsis linearis*) and Western Redbud (Cercis occidentalis), which are native to California and low water use trees. These species are well-suited to the Wildland Urban Interface (WUI) environments due to their low resin content, high moisture leaves, and minimal seasonal litter, which reduces fire risk.

Utilities: Nevada Irrigation District will provide water/wastewater services and fire water through extensions of water mains. Electricity provider will be PG&E. Homes will be served by the City of Grass Valley Fire and Police Departments.

Zoning and General Plan Text Amendment: A Zoning and General Plan Text Amendment are required to re-zone the property. The draft Zoning Text Amendment details the Regional Housing Needs Allocation Combining District overlay (RHNA) purpose, re-zone requirements, required findings if a re-zone should occur, architectural standards, mandated Commission review and approval of plans prior to building permit issuance, to include the protection of historic buildings appearance and the prohibition of historic building destruction should the buildings fall within the new Corporate Business Park - Regional Housing Needs Allocation zone, “CBP-RHNA”. The new text outlines development standards within the new combining zone to be reviewed for design conformance standards of the Two-Family Residential zone (R-2), per Section 17.22.040 – Residential Zone Site Planning and Building Standards; standards entail height, site coverage, landscape, roof pitch and setbacks. All future development of qualifying housing projects that take advantage of the RHNA overlay are required to go through a re-zone process to apply the overlay on Central Business Park zoned land, per Zoning Text Amendment. The draft Zoning Text Amendment may be viewed on (Attachment 7).

A General Plan Text Amendment has been provided. Below is the existing General Plan text for the Business Park (BP) designation. Newly added text is underlined. The proposed General Plan Text Amendment states:

> “The Business Park designation replaces the Planned Employment Center (PEC) designation introduced in the 1982 Grass Valley General Plan. Business Park is categorized as one of two mixed use designations (Special Development Area, SDA, is the other). No changes are made in the substance of the designation, but the Business Park title is both more descriptive and relates better to zoning definitions. The intent of the BP designation is to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment and to be fully integrated into the larger community. Employment types include a full range of

industrial and commercial land uses. BP designation relates directly to Office Professional Zoning (OP), plus two additional Zoning districts added by Ordinance in 1997: Corporate Business Park (CBP) and Industrial/Services (I/S). Both CBP and I/S allow mixed land uses and contain specific performance and design standards. In order to respond to State-mandated housing targets under the Regional Housing Needs Allocation (RHNA) determined by the department of Housing and Communicty Development (HCD), the Business Park designation may accommodate residential-only projects that are affordable to moderate and below income levels when a project is necessary to meet targets set by the RHNA program."

The new text expansion details what land use may occur in the existing General Plan designation. The new language introduces a conditional housing-only allowance, specifically when housing projects are affordable to moderate or lower-income households and when projects are needed to meet the City's State mandated housing requirements. The General Plan text amendment refines flexibility of housing projects within the Business Park (BP) General Plan designation, while the Zoning Text Amendment retains the employment integrity intention of the BP designation with flexibility for qualifying housing only projects.

Zoning and General Plan Consistency: The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed General Plan Text Amendment and associated Re-zone will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Business Park (BP). The intent of the BP General Plan designation is intended to accommodate a variety of planned development opportunities. Business Park is categorized as one of two mixed use designations; Special Development Area (SDA) is the other. The intent of the BP designation is to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment and to be fully integrated into the larger community. The project parcel is zoned Corporate Business Park Zone (CBP). The CBP zoning designation is intended to provide opportunities for corporate administrative offices and medium size research and development firms. Residential mixed-use developments are permitted in the CBP zone with a Use Permit. The existing Business Park General Plan designation would remain but with added flexibility for qualifying housing projects. Qualifying housing projects would be projects related to deed restricted affordable housing and State mandated Regional Housing Needs Allocation obligation. The proposed project is consistent with the intent of the BP General Plan designation, as well as the proposed "CBP – RHNA" zoning designation. The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan, to include the below.

- Provision of diverse and affordable housing opportunities (8-LUO, 12-LUO, 13-LUO, 9-CDO).
  - Consistency: The project introduces residential opportunities within a Business Park setting, broadening housing options and supporting local workforce housing. The proposal implements a framework allowing residential within proximity to potential employment nearby.
- Preservation of natural topography and open space features (6-COSP, 14-CDO).
  - Consistency: The project layout retains natural slopes and integrates open space corridors and drainage features consistent with existing natural characteristics.
- Adoption of uniform codes and fire-safe community standards (1-SP, 9-SP).
  - Consistency: The project will maintain compliance with fire-safe and uniform City standards.
- Encouragement of mixed uses and pedestrian-oriented development patterns (16-CDP).
  - Consistency: The proposed project supports walkable internal circulation and access connections to surrounding properties.

Additionally, the project implements the General Plan's Adopted 2019-2027 Housing Element objectives related to affordable housing production, infill development, and efficient use of land with existing infrastructure capacity.

- Housing Element Goal A: To designate sufficient land at appropriate densities and establish development standards and permit procedures to accommodate the City's share of Nevada county's Housing Needs for all income groups (Page IV-18).
  - Policy 3: The City shall continue to support flexible land use regulations, through a planned development process, allowances for mixed use and other zoning techniques to encourage a range of housing types and densities within a single development (Page IV-18).
    Consistency: The proposed RHNA zoning is a flexible zoning tool that allows for housing projects, specifically when units are for affordable housing and meeting State mandated Regional Housing Needs Allocation (RHNA) obligation. The proposed RHNA zoning overlay gives the City a controlled way to allow affordable housing without permanently changing the land's underlying purpose as an employment producing area. All future development of qualifying housing projects that take advantage of the RHNA overlay on Central Business Park zoned land are required to go through a re-zone process. Allowing the City to add housing where infrastructure exists, meet RHNA housing goals, and keep a balance of jobs and housing in the community.

The proposed Combining District/Zoning Overlay and Zoning/General Plan Text Amendment implement the above 2019-207 Housing Element goal and policy by introducing a flexible zoning tool that allows affordable-housing opportunities within the Corporate Business Park (CBP) zone. This approach provides additional housing capacity without requiring conversion of employment-designated land, enabling the City

to meet a portion of its RHNA allocation while maintaining balanced land use. Instead of converting Business Park land entirely into residential zoning (which could reduce future employment opportunities), the City keeps the Business Park designation but adds a layer of flexibility through the RHNA overlay. Allowing housing to be developed, if it meets affordability and RHNA needs.

The Zoning Text Amendment establishes clear implementing standards for the RHNA Combining District (Attachment 7) to guide design review, project eligibility, and long-term deed restriction compliance. The General Plan Text Amendment introduces a conditional housing allowance, specifically when housing projects are affordable to moderate or lower-income households and when projects are needed to meet the City's State mandated housing requirements. The General Plan text amendment refines flexibility of housing projects within the Business Park (BP) General Plan designation and retains the employment integrity intention of the BP designation. These provisions ensure consistency between the General Plan and Zoning Code and provide the City with an objective process for evaluating future affordable-housing proposals under this overlay framework. The proposed Combining District Re-zone, associated Zoning and General Plan Text Amendment are consistent with the goals, policies, and implementation strategies of the Grass Valley 2020 General Plan. The project maintains the City's long-term balance of land uses, enhances housing diversity, and ensures compatibility with surrounding development. Further justifying the request for a re-zone of the property.

Re-zone to Add Combining District Overlay: The proposal includes a re-zone of the project parcel to apply a Combining District overlay. The project parcel is currently zoned Corporate Business Park (CBP). In the CBP zone, residential use is allowed provided that residences are a part of a mixed-use project where housing is combined with employment or commercial uses. Single-family homes are not permitted by zoning right. The project proposes to amend the zoning to Corporate Business Park with a "Regional Housing Needs Allocation" Combining District overlay (CBP-RHNA). The RHNA overlay provides flexibility for residential-only development within the CBP zone when the proposed housing is restricted to moderate- or lower-income households and is necessary to meet the City's State-mandated Regional Housing Needs Allocation (RHNA) obligation. The requested rezone removes the mixed-use requirement for qualifying affordable-housing projects while retaining the base CBP development standards and permitted uses.

Over time, the City has observed that properties within the Corporate Business Park (CBP) zones have experienced limited commercial or employment-generating development activity. Market conditions, infrastructure costs, and limited demand for office or light industrial space are variables that may be considered as constraints for buildout. The resulting CBP-RHNA combined zone maintains the employment-oriented purpose of the Business Park designation while allowing housing-only projects when tied to deed-restricted affordable units and State housing requirements. Further supporting the City's Housing Element and General Plan objectives related to housing.

ENVIRONMENTAL DETERMINATION

An Initial Study, Mitigated Negative Declaration (ISMND), was prepared to examine potential areas of impact resultant from this project. The project was routed internally and externally for agency review and comments. Comments have been received and incorporated into the project as Conditions of Approval. Public Notice 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. A 30-day review period on the draft Initial Study Mitigated Negative Declaration began on October 17, 2025 through November 16, 2025 (State Clearing House Number: 2025100774).

FINDINGS

1. Major Development Review, Tentative Subdivision Tract Map, Re-zone with Zoning Text Amendment and General Plan Text Amendment application (25PLN-0020) was received by the City on May 22, 2025.

2. The proposed project is consistent with the Grass Valley 2020 General Plan because the project implements policies encouraging housing project flexibility and contributes to the City's ability to meet the State mandated Regional Housing Need Allocation obligation.

3. The Development Review Committee has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. An Initial Study / Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review pursuant to CEQA Guidelines §15073. After considering the whole record, including the IS/MND and any comments received, the Committee finds there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment and that the IS/MND reflects the City's independent judgment and analysis. The Committee further finds that a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and will be implemented in accordance with CEQA §15097 to ensure that all adopted mitigation measures are carried out.

4. The City of Grass Valley Development Review Committee reviewed application 25PLN-0020 at their regular meeting on November 12, 2025.

The proposed project meets the required findings of Section 17.72.030.J – Findings and Decision, for the proposed Major Development Review:

5. The proposed project is consistent with the general plan and any applicable specific plan.

6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code and;

7. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards

and guidelines for development review permits which may be established from time to time by council.

The proposed project meets the required findings of Section 17.94.060 – Findings and Decision, for the proposed Re-zone and Zoning Text Amendment:

8. The proposed amendment is consistent with the general plan and any applicable specific plan; and

9. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

10. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and 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 requested zone designation and 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.

The proposed project meets the required findings of Section 17.94.060 – Findings and Decision, for the proposed General Plan Amendment:

11. The amendment is internally consistent with all other provisions of the general plan and any applicable specific plan;

12. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and

13. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and 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.

The proposed project meets the required findings of Section 17.81.060 – Tentative Map Approval or Disapproval, for the proposed Tentative Map Approval:

14. The proposed subdivision, together with provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and that none of the findings for denial can be made.

15. In the case of a tentative map for a subdivision that will require a subsequent parcel map, it is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding rea, to require the construction of road improvements within a specified time after recordation of the parcel map.

ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Tentative Subdivision Map
5. Residential Elevations
6. Landscape Plans
7. Proposed Zoning Text Amendment
8. Draft Conditions of Approval
9. Mitigation Monitoring and Reporting Program
10. Initial Study/Mitigated Negative Declaration

Habitat for Humanity Subdivision, Development Review, and Zoning Text Amendment and (25PLN-20)

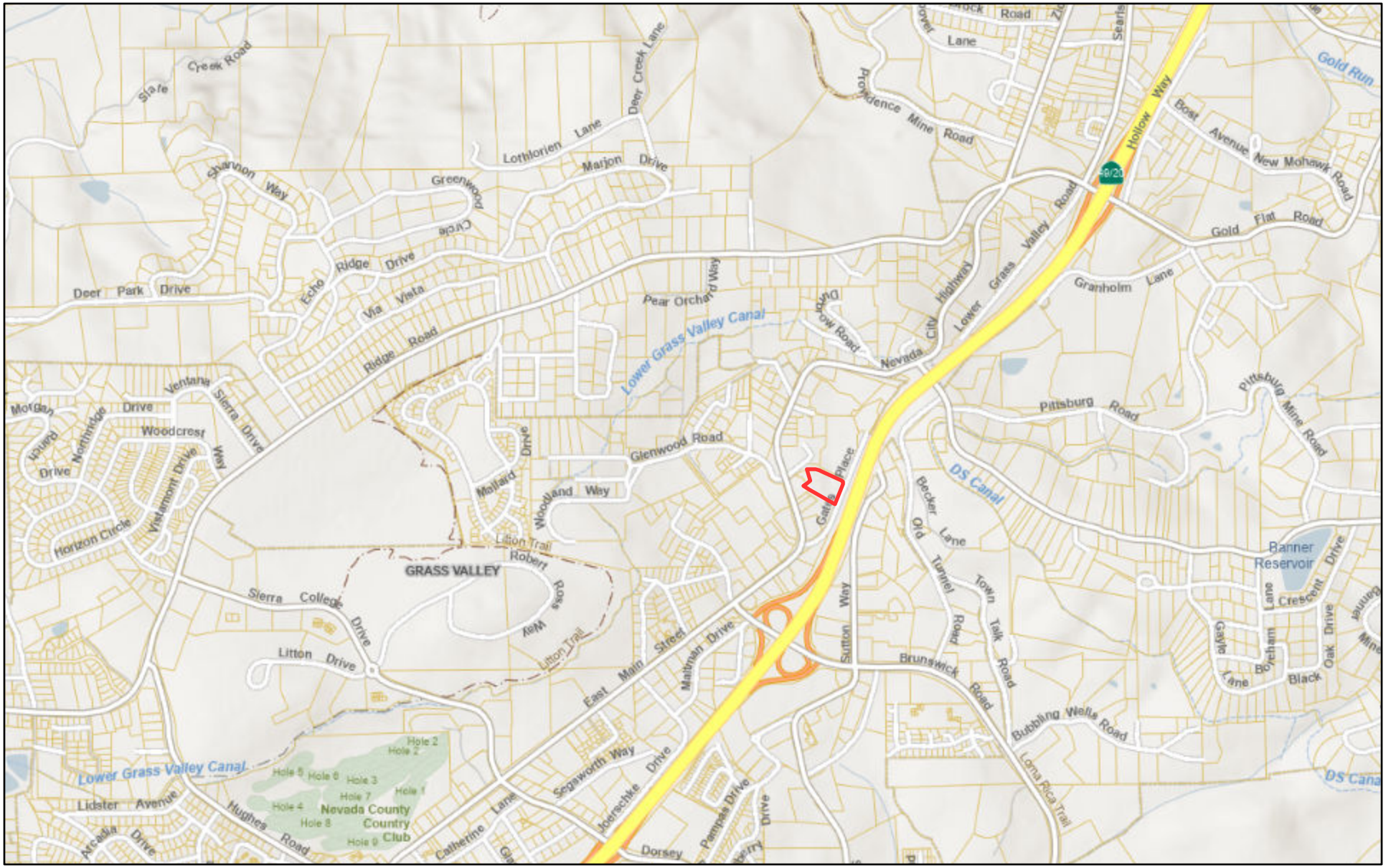
Attachment List

1. Vicinity Map
2. Aerial Map
3. Applications (Universal, Development Review, Tentative Map)
4. Subdivision Map/Site Plan
5. Residential Elevations
6. Landscape Plans
7. Zoning Text Amendment
8. Draft Conditions of Approval
9. Draft Mitigation Monitoring Report Program
10. Draft Initial Study/Mitigated Negative Declaration

The following technical studies are available on the City's website at the following link: Click Here

- Biological Resource Assessment
- Greenhouse Gas Assessment
- Geotechnical Report

Habitat for Humanity - Vicinity



11/6/2025, 1:19:20 PM

1:22,562

0 500 1,000 2,000 ft

0 245 490 980 m

Nevada County GIS

Nevada County GIS 2025

Habitat for Humanity - aerial

11/6/2025, 1:20:14 PM

1:2,265

0 80 160 320 ft

0 25 50 100 m

Nevada County GIS 2025

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION

Application Types

Administrative

- ☐ Limited Term Permit $757.00
- ☐ Zoning Interpretation $243.00

Development Review

- ☐ Minor Development Review – under 10,000 sq. ft. $1,966.00
- ☑ Major Development Review – over 10,000 sq. ft. $3,571.00
- ☐ Conceptual Review - Minor $497.00
- ☐ Conceptual Review – Major $847.00
- ☐ Plan Revisions – Staff Review $342.00
- ☐ Plan Revisions – DRC / PC Review $901.00
- ☐ Extensions of Time – Staff Review $306.00
- ☐ Extensions of Time – DRC / PC Review $658.00

Entitlements

- ☐ Annexation $8,505.00 (deposit) + $20.00 per acre
- ☐ Condominium Conversion $5,339.00 (deposit) + $25 / unit or $25 / 1,000 sf com.
- ☐ Development Agreement – New $20,023.00 (deposit) + cost of staff time & consultant minimum $300
- ☐ Development Agreement – Revision $7,486.00 + cost of staff time & consultant minimum $300
- ☐ General Plan Amendment $8,000.00
- ☐ Planned Unit Development $8,839.00 + $100.00 /unit and / or $100 / 1,000 sf floor area
- ☐ Specific Plan Review - New Actual costs - $18,399.00 (deposit) (+ consultant min. $300)
- ☐ Specific Plan Review - Amendments / Revisions Actual costs - $7,576.00 (deposit) (+ consultant min. $300)
- ☑ Zoning Text Amendment $3,364.00
- ☐ Zoning Map Amendment $5,501.00
- ☐ Easements (covenants & releases) $1,794.00

Environmental

- ☐ Environmental Review – Initial Study $1,858.00
- ☐ Environmental Review – EIR Preparation Actual costs - $34,274.00 (deposit)
- ☐ Environmental Review - Notice of Determination $162.00 (+ Dept. of Fish and Game Fees)
- ☐ Environmental Review - Notice of Exemption $162.00 (+ County Filing Fee)

Sign Reviews

- ☐ Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria $330.00
- ☐ Major – Master Sign Programs $1,407.00
- ☐ Exception to Sign Ordinance $1,046.00

Subdivisions

- ☐ Tentative Map (4 or fewer lots) $3,788.00
- ☐ Tentative Map (5 to 10 lots) $5,267.00
- ☑ Tentative Map (11 to 25 lots) $7,053.00
- ☐ Tentative Map (26 to 50 lots) $9,668.00
- ☐ Tentative Map (51 lots or more) $14,151.00
- ☐ Minor Amendment to Approved Map (staff) $1,208.00
- ☐ Major Amendment to Approved Map (Public Hearing) $2,642.00
- ☐ Reversion to Acreage $829.00
- ☐ Tentative Map Extensions $1,136.00
- ☐ Tentative Map - Lot Line Adjustments / Merger $1,325.00

Use Permits

- ☐ Minor Use Permit - Staff Review $562.00
- ☐ Major Use Permit - Planning Commission Review $3,292.00

Variances

- ☐ Minor Variance - Staff Review $562.00
- ☐ Major Variance - Planning Commission Review $2,200.00

Application	Fee
Zoning Text Amendment	
Tentative Map (11 to 25 lots)	
Major Development Review	
Total:	$7,053 deposit

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **$3,445.25** for an Environmental Impact Report and **$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

Applicant/Representative	Property Owner
Name: Nevada County Habitat for Humanity	Name: MRP Grass Valley, LLC
Address: PO Box 2997	Address: 3100 Pinebrook Rd, Ste 2600A
Grass Valley CA 95945	Park City UT 84098
Phone: 530-274-1951	Phone: 770-757-0030
E-mail: lorraine@nchabitat.org	E-mail: mdm@mcrealty.com

Architect	Engineer
Name:	Name: SCO Planning & Engineering
Address:	Address: 140 Litton Dr, Suite 240
	Grass Valley CA 95945
Phone: ( )	Phone: (530) 272-5841
E-mail:	E-mail: martinwood@scopeinc.net

1. Project Information

a. Project Name Nevada County Habitat for Humanity- Gates Place

b. Project Address Gates Place Grass Valley

c. Assessor's Parcel No(s) 035-600-004
(include APN page(s))

d. Lot Size 2.01ac

2. Project Description See attached project description.

3. General Plan Land Use: BP GVCity

4. Zoning District: CBP GVCity

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N X___

   The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

   The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

Property owner must provide a consent letter allowing representative to sign on their behalf.

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

LEGEND:

- PHASING LINE
- EXISTING TREES (CONIFER & DECIDUOUS)
- PROPOSED ASPHALT (3" AC ON 8" AGG. BASE)
- PROPOSED CONCRETE

SITE STATISTICS			
	SF	AC	%
Buildings	18,932	0.43	21.62%
AC	18,171	0.42	20.75%
Landscape HOA	14,200	0.33	16.21%
Landscape	36,281	0.83	41.42%
	87,584	2.01	100.00%

SITE INFORMATION:

PROPERTY ADDRESS
NEVADA CITY HIGHWAY/ GATES PLACE
GRASS VALLEY, CA 95945

APPLICANT
NEVADA COUNTY HABITAT FOR HUMANITY
P.O. BOX 2997
GRASS VALLEY, CA 95945

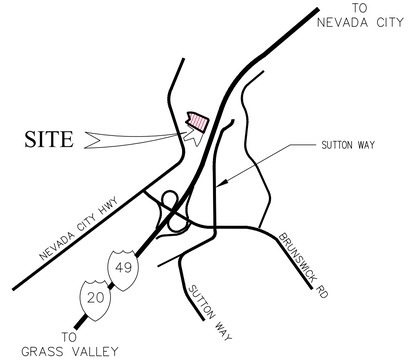
OWNER
MRP GRASS VALLEY, LLC
3100 PINEBROOK RD, STE 2600A
PARK CITY, UT, 84098

MAP PREPARED BY
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER
035-600-004; -007

LOT AREA
87,584 SF (PER LLA)

ZONING/ GENERAL PLAN
CBP GVCity/ BP CVCity
(CORPORATE BUSINESS PARK, GRASS VALLEY)



VICINITY MAP
NO SCALE

NO.	REVISIONS	DATE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

HABITAT FOR HUMANITY
OVERALL SITE PLAN

TOWN/CITY/COUNTY
CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLACK
C 95657
CIVIL
STATE OF CALIFORNIA

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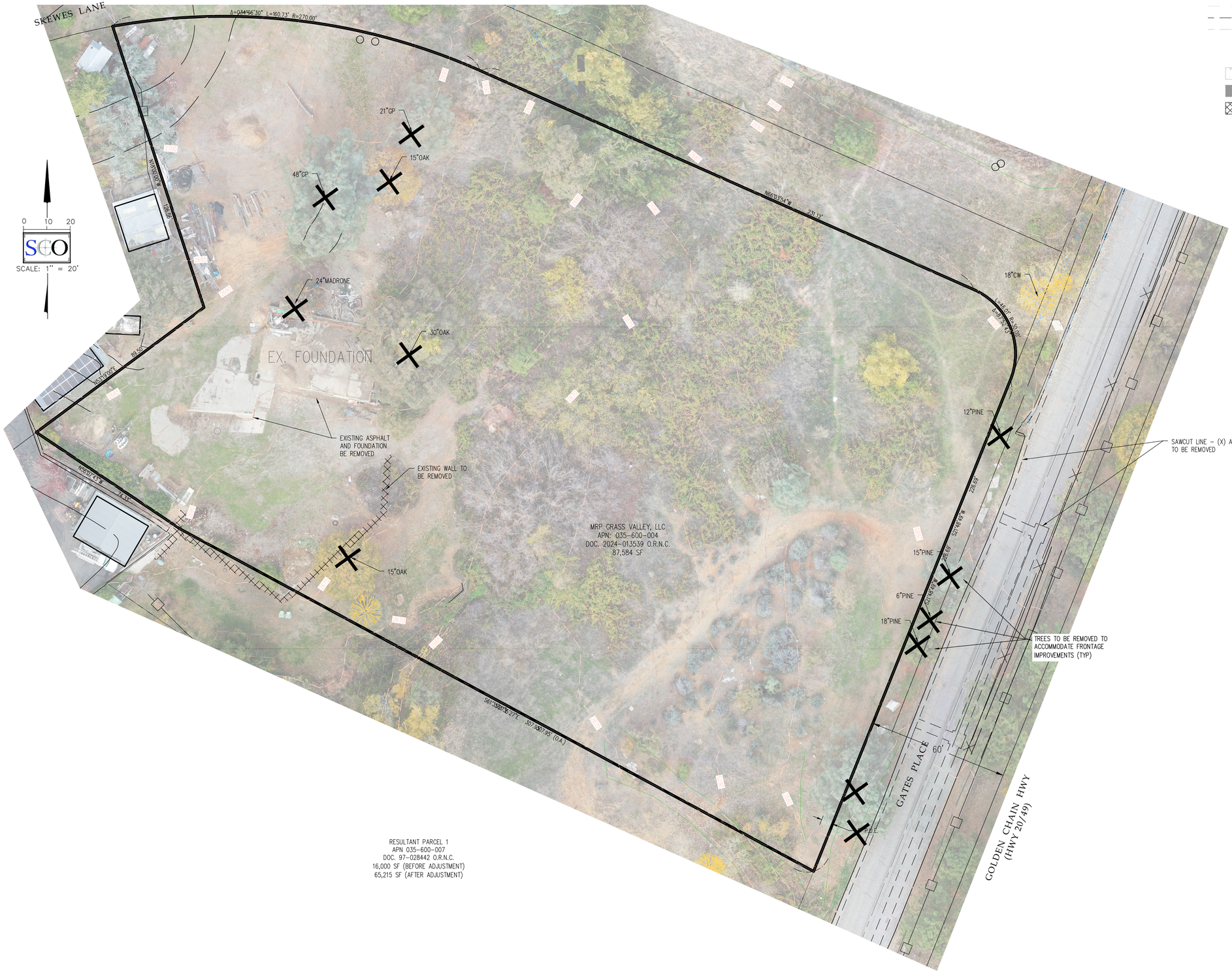

LEGEND

- PROPERTY LINE
- EASEMENT LINE (AS DESCRIBED)
- SETBACK LINE (AS DESCRIBED)
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- (DESCRIBE) PROPERTY CORNER MONUMENT
- PROPERTY CORNER NOT FOUND OR TO BE SET
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING DECIDUOUS TREE BLACK OAK (BO), DIAMETER INDICATED
- EXISTING TREE TO BE REMOVED (P) PINE (F) FIR, DIAMETER INDICATED. (±13 TOTAL)

CW COTTONWOOD
GP GREY PINE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

HABITAT FOR HUMANITY
TOPOGRAPHY AND DEMOLITION PLAN
CALIFORNIA
TOWN/CITY/COUNTY

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GRASS VALLEY
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(530) 582-4043

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STATE OF CALIFORNIA

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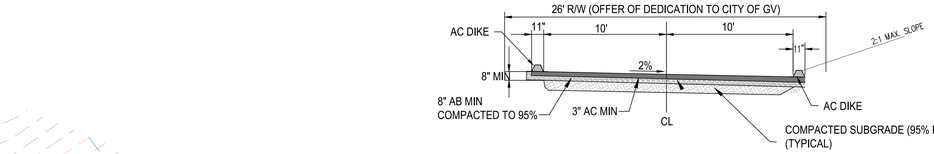
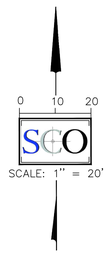
EARTHWORK QUANTITIES

3476 C.Y. CUT
5366 C.Y. FILL
1890 C.Y. IMPORT



A- DRIVEWAY CROSS-SECTION

N.T.S.



LEGEND

- PROPERTY LINE
- 8"W — WATER LINE PIPE
- 15"SD — STORM DRAIN PIPE (SIZE AS NOTED)
- 8"SS — S — SEWER LINE (SIZE AS NOTED)
- GAS — GAS LINE
- JU — JU — JOINT TRENCH (DRY UTILITIES)
- E — E — ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- COMMUNICATION BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- FLOW LINE / ROCK LINED DITCH
- BIO RETENTION TREATMENT AREA/POND
- SF — SE-1-SILT FENCE SD#71, SEE STORM DRAIN DETAILS
- FR — SE-5-FIBER ROLLS

DRAINAGE NOTES

- D1 - RETENTION POND
- D2 - BIO RETENTION AREA
- D3 - TYPE 1R V-DITCH
- D4 - HDPE STORM DRAIN (SIZE AS SHOWN)
- D5 - 36" CMP IMLET
- D6 - STORM DRAIN INLET

SEWER NOTES

- S1 - 6" SEWER MAIN
- S2 -NOT USED
- S3 -SANITARY SEWER MANHOLE
- S4 -SERVICE LATERAL
- S5 -CLEANOUT TO GRADE WITHIN 5' OF BUILDING

WATER NOTES

- W1 -CONNECT TO EXISTING MAIN
- W2 -IRRIGATION METER AND BACKFLOW DEVICE
- W3 -DOMESTIC METER
- W4 -DOUBLE DOMESTIC WATER METER
- W5 -FIRE HYDRANT
- W6 -EXTENSION OF EXISTING MAIN
- W7 -END OF LINE AIR RELEASE VALVE
- W8 -BUNDLED DOMESTIC WATER SERVICE

DRY UTILITY NOTES

- U1 -JOINT UTILITY TRENCH
- U2 -TRANSFORMER
- U3 -SERVICE BOXES

GENERAL NOTES

- G1 -ASPHALT CONCRETE PAVING
- G2 - 5' CONCRETE SIDEWALK
- G3 -CONCRETE CURB AND GUTTER
- G4 -CONCRETE OR BLOCK WALL TO EXPOSED HEIGHTS - 2-3'
- G5 -ROCKERY RETAINING WALL - UP TO 6' ±

NO.	REVISIONS	DATE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

HABITAT FOR HUMANITY
PRELIMINARY GRADING, DRAINAGE, UTILITY PLAN
TOWN/CITY/COUNTY CALIFORNIA

SCO PLANNING•ENGINEERING•SURVEYING
GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLOCK
C 95657
CIVIL
STATE OF CALIFORNIA

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LEGEND:

PROPERTY LINE

PHASING LINE

SKEWES LANE

L=113.22' R=270.00'
Δ=24°01'37"

(O.A.)

MRP GRASS VALLEY, LLC
035-600-004
2024-013539 O.R.N.C.
87,584 SF

LOT C
6,920 SF
COMMON

L=47.50' R=270.00'
Δ=10°04'47"

LOT 16
4,313 SF

30' R/W

LOT 15
3,289 SF

LOT 14
3,640 SF

LOT 13
5,434 SF

LOT 12
3,378 SF

LOT D
3,847 SF
COMMON
BLANKET PUBLIC
DRAINAGE EASEMENT

PHASE 2

PHASE 1

LOT 9
3,279 SF

LOT 8
3,315 SF

LOT 7
3,646 SF

LOT B
11,492 SF

LOT 10
3,532 SF

LOT 11
3,081 SF

LOT 4
3,332 SF

17.5' PUBLIC
DRAINAGE EASEMENT

LOT 5
3,372 SF

LOT 6
4,166 SF

26' PUBLIC ROADWAY,
DRAINAGE & UTILITY
EASEMENT

LOT E
3,430 SF
COMMON
BLANKET PUBLIC
DRAINAGE
EASEMENT

LOT A
3,784 SF

LOT 3
3,153 SF

LOT 2
3,315 SF

LOT 1
3,666 SF

5' P.U.E.

OFFSITE PUBLIC
DRAINAGE EASEMENT

60' R/W

GATES PLACE

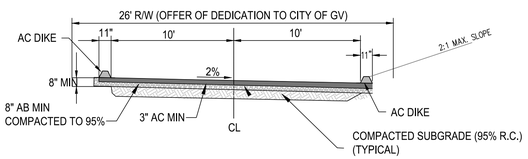
GOLDEN CHAIN HWY
(HWY 20/49)

MRP GRASS VALCO
LEY, LLC
035-600-007
2024-013539 O.R.N.C.
65,215 SF

0 10 20
SCALE: 1" = 20'

PHASING NOTE:

THE PROJECT IS LIKELY TO CONSTRUCT IN ONE PHASE; HOWEVER UP TO TWO PHASES ARE PROPOSED BASED ON MARKET DEMAND, AND ENVIRONMENT.
PHASE 1: LOTS 1-9
PHASE 2: LOTS 10-16
NOTE: PHASES CAN BE MODIFIED AND/OR COMBINED.



A- DRIVEWAY CROSS-SECTION

N.T.S.

NO.	REVISIONS	DATE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

HABITAT FOR HUMANITY
TENTATIVE SUBDIVISION MAP

TOWN/CITY/COUNTY CALIFORNIA

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GRASS VALLEY
(530) 272-5841
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(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
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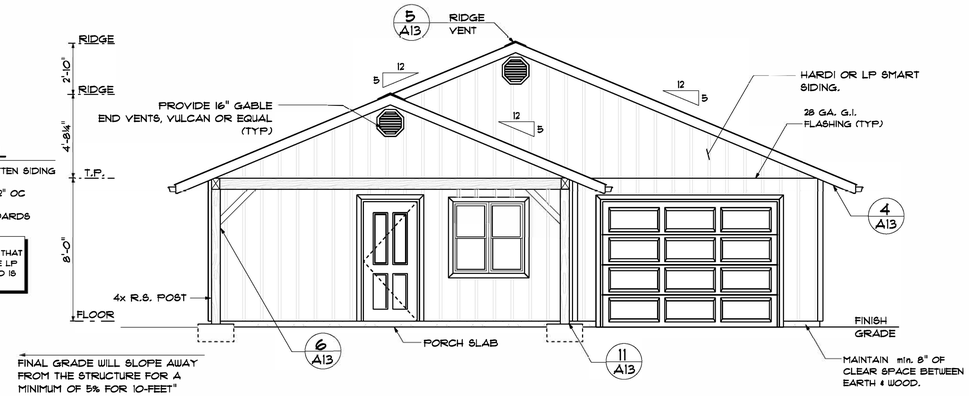
4 OF 4

EXTERIOR WALL

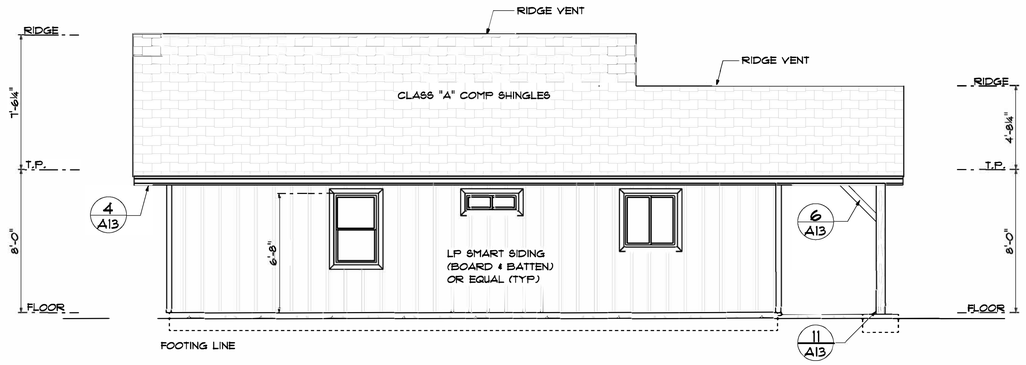
7/16" LP SMART BOARD & BATTEN SIDING
W/ CEDAR TEXTURE, PAINTED
W/ 1x3 COMPOSITE BATTS AT 12" OC
OV HOUSEWRAP
W/ 3" COMPOSITE CORNER BOARDS
& TRIM, PAINTED

ALTERNATE SIDING NOTE:
ANY CEMENTOUS SIDING BOARD THAT IS EQUAL OR GREATER THAN THE LP SMART SIDING MAY BE USED AND IS UP TO THE CONTRACTOR.



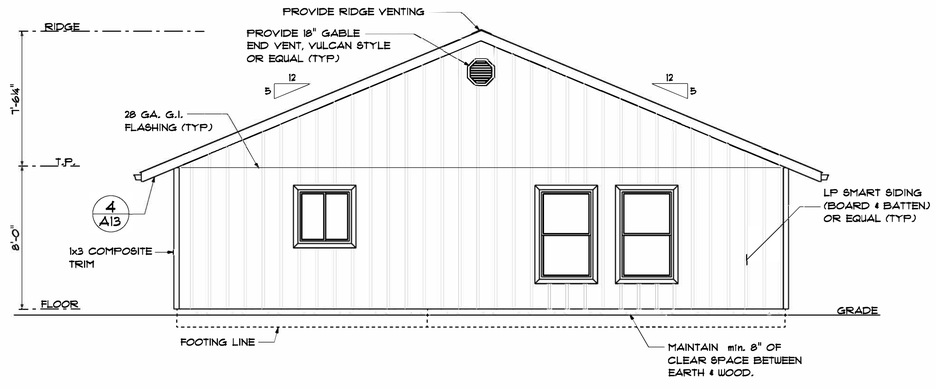
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



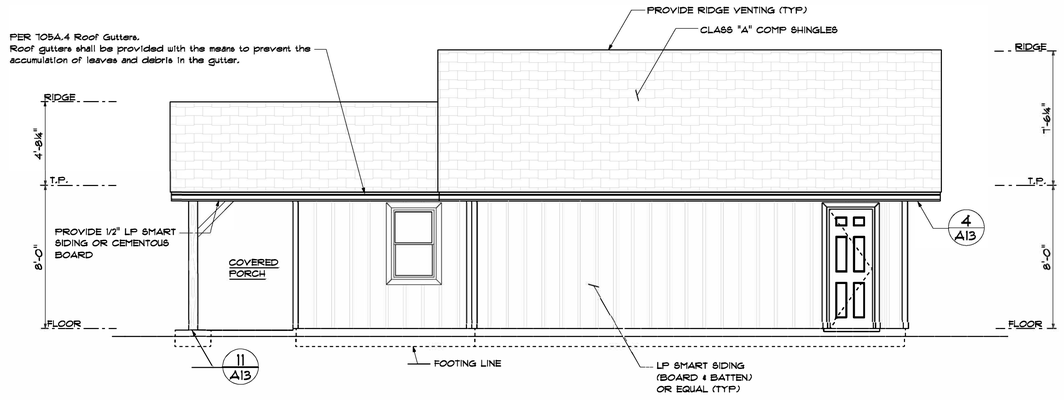
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

SOFTPLAN Architectural & Home Design Software
PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: perdraft@suddenlink.net 530-913-3044

REVISIONS	DATE:
1	

ELEVATIONS

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
146-B VENTANA SIERRA DRIVE
LOT - 3
GRASS VALLEY, CA.
APN 035-140-025

DATE:
MAR, 2025

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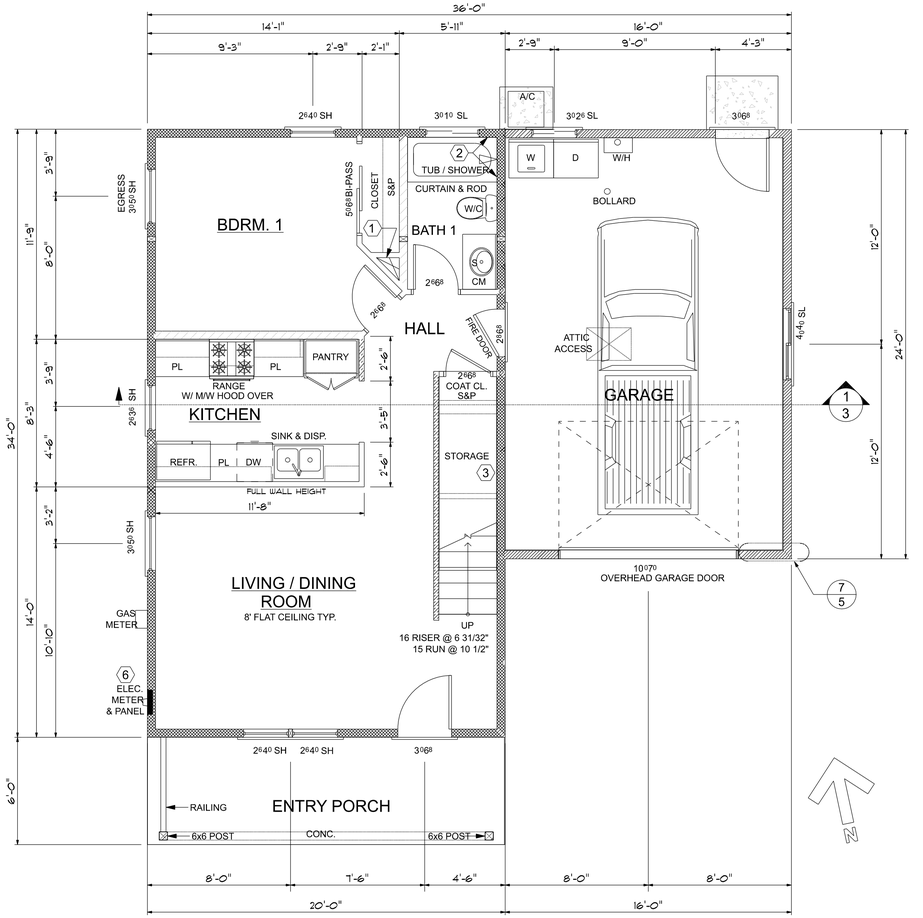

FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES:

1. CAP TOP OF CHASE WITH SOLID AIR BARRIER SEALED AT PERIMETER.
2. ONE PIECE TUB SHOWER UNIT. INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL BEFORE INSTALLING UNIT.
3. BEFORE CONSTRUCTING STAIRS INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL AREAS IN CONCEALED SPACES AT STAIRS.
4. 7'-0" HEAD HEIGHT AT SECOND FLOOR EGRESS WINDOWS, TYP. OF THREE.
5. ATTIC ACCESS HATCH TO BE AIR-TIGHT AND INSULATED, BATTIC DOOR EZ HATCH or EQ.
6. AT RECESSED POWER PANEL, BLOCK TOP AND BOTTOM, EDGE NAIL PERIMETER OF OPENING.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2013 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2013 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
   MINIMUM CLEAR WIDTH = 20 INCHES
   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS, AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

STAIR NOTES:

1. DOORS, OTHER THAN THE MAIN EXIT DOOR, MAY OPEN TO A STAIRWAY WITH 2 RISERS (MAX) WITHOUT A LANDING AT THE TOP. DOOR CAN NOT SWING OVER THE LANDING.
2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2013 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
6. MIN CLEAR WIDTH OF STAIRWAY IS 36",
7. A CONTINUOUS FLIGHT OF STAIRS WITH FEWER THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS. 2013 CRC R311.7.8
8. IF FOUR OR MORE RISERS, STAIRWAYS MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE, STAIRS WITH ONE OR BOTH SIDES OPEN SHALL HAVE HANDRAILS ON THE OPEN SIDE AND RAILINGS SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THRU AT ANY POINT.. CRC R312.1
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10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.
2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM
3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER
4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER U-VALUE 0.3, SHGC 0.23
5. ENTRY DOOR: 1 3/4" 2-LITE INSULATED STEEL PANEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
6. GARAGE REAR DOOR: 1 3/8" 6-PANEL STEEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.
8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH
9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS. ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
   BATH - CULTURED MARBLE
10. SHOWER AND TUB ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET, UNO.
    SHOWER ENCLOSURE SHALL BE APPROVED SHATTER RESISTANT MATERIAL.
11. SHOWER HEADS TO 80" AFF
12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.
13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
14. KITCHEN: RANGE HOOD EXHAUST VENTILATION FAN SHALL BE A MINIMUM OF 100 CFM AND VENT TO EXTERIOR. DUCT SIZE AND MAXIMUM DUCT LENGTH TO COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

WALL LEGEND:

- 2x6 STUD WALL 16" OC EXTERIOR W/ INSULATION
- 2x6 STUD WALL 16" OC EXTERIOR
- 2x4 STUD WALL 16" OC INTERIOR
- 2x4 STUD WALL 16" OC INTERIOR LOAD BEARING
- SHEAR WALL PANEL W/ HOLDOWNS
- 2x6 STUD WALL 16" OC INTERIOR

COUNTERTOP MATERIAL:
PLASTIC LAMINATE - PL.
CULTURED MARBLE - CM.

WINDOW TYPE:
SINGLE HUNG - SH
SLIDER - SL

SQUARE FOOTAGE:

FIRST FLOOR	680 SF
SECOND FLOOR	520 SF
TOTAL	1200 SF
GARAGE	288 SF

HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS$^1/_4$"x2 $^1/_2$"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2 (v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.	(v=300PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D", ALL WALLS TO BE ANCHORED WITH 5/8" x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ANCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

1. ALL SHEAR WALLS TO EXTEND TO ROOF SHEATHING, AT GABLE END WALLS EXTEND WALL TYPE AND NAILING TO ROOF SHEATHING.
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3. THE SHEAR WALL SIZE NOTED IS THE MINIMUM PANEL LENGTH REQUIRED.
4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

Preliminary
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PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: pencraft@suddenlink.net 530-913-3044

REVISIONS	DATE:

3 BEDROOM PLAN SET

1ST LEVEL FLOOR PLAN

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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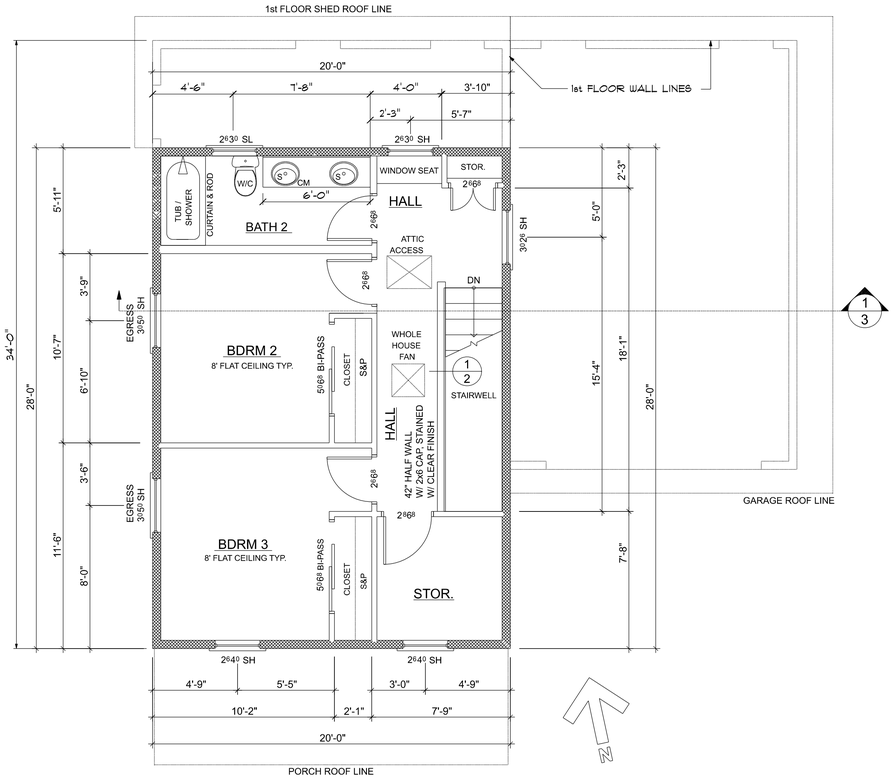

2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES:

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HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS¼"x2½"	3075 LB

NOTES:
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SHEARWALL SCHEDULE

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PERSPECTIVE DRAFTING DESIGNS
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SOFTPLAN Residential CAD Software

REVISIONS	DATE:

3 BEDROOM PLAN SET

2nd LEVEL FLOOR PLAN

DRAWN FOR: SITE ADDRESS

HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:

APN

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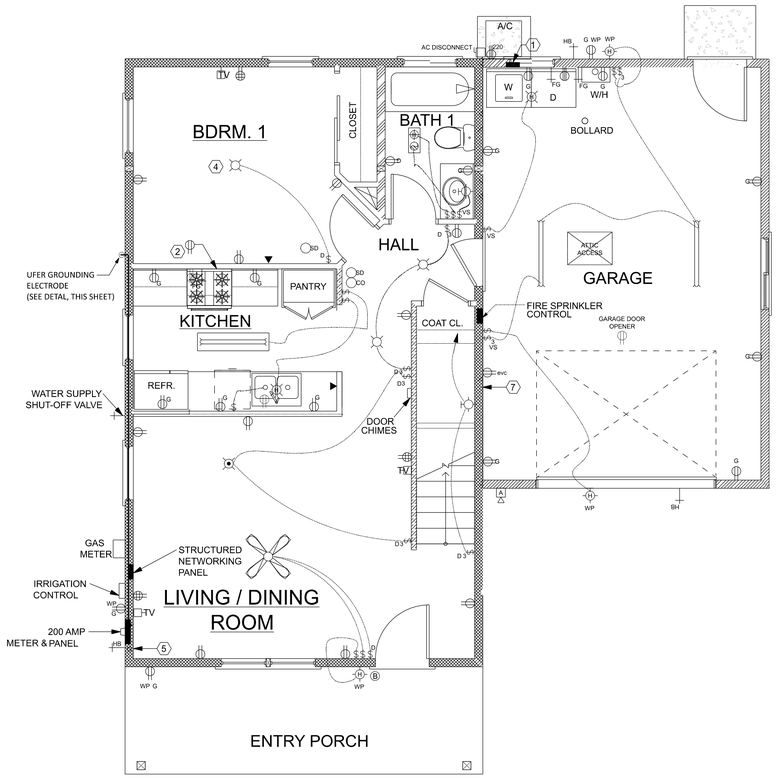
OF SHEETS



ELECTRICAL PLAN
1st FLOOR

SCALE: 1/4" = 1'-0"

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

ELECTRICAL NOTES:

1. ALL ELECTRIC WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER. THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CEC 250.52.
   - 2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE, COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO. GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'- 7" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
6. SERVICE PANELS AND SUB-PANELS: CIRCUIT BREAKERS USED MUST BE THE APPROVED TYPE AS LISTED ON THE PANEL. SAME BRAND AND LISTED TYPE.
7. NONMETALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12 INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE. CEC 334.30
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POWER SUPPLY AND RECEPTACLES:

10. DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE 120V RECEPTACLE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING.
11. A 120V WEATHER-PROOF RECEPTACLE IS REQUIRED WITHIN 25' OF MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND.
12. ALL 120 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS WITH DIRECT GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED. ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE IN A WEATHERPROOF ENCLOSURE.
    - 12.0.1. RECEPTACLES IN DAMP LOCATIONS TO COMPLY WITH CEC 406.9-A.
    - 12.0.2. RECEPTACLES IN WET LOCATIONS TO COMPLY WITH CEC 406.9-B. "IN-USE" COVERS ARE REQUIRED.
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14. PROVIDE APPROVED ELECTRICAL DISCONNECTS AT AIR CONDITIONING UNITS, HEAT PUMPS AND OTHER EQUIPMENT. DISCONNECT TO BE WITHIN SITE OF UNIT.
15. HYDRO-MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE SUPPLIED BY AN INDIVIDUAL CIRCUIT AND PROTECTED BY A READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER. PROVIDE U.L. OR I.A.P.M.O. LISTING FOR UNIT PRIOR TO INSTALLATION. ALL RECEPTACLES WITHIN 6' OF BATHTUBS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
16. AT LEAST ONE 120V 15A OR 20A RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER. CEC 210.52
17. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE: CGC 4.106.4.1
    - 17.1. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT FOR EACH DWELLING UNIT.RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER).RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
    - 17.2. SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
18. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACCESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
19. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
20. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. 15 AND 20 AMP RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52 MUST BE LISTED TAMPER-RESISTANT TYPES (TR). (CEC 406.12)
22. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET, OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENING.
23. ALL COUNTERS 12" OR WIDER REQUIRE AN OUTLET KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
24. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
25. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
27. RECEPTACLE OUTLET. CEC 210.11 (C)(2)
28. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND

29. SMOKE ALARMS:

- 29.1. PERMANENTLY WIRED SMOKE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R314 OF THE 2013 CRC ARE REQUIRED TO BE CENTRALLY LOCATED IN EACH SLEEPING ROOM.
- 29.2. PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R315 OF THE 2013 CRC ARE REQUIRED ON THE CEILING OR WALL OF THE CORRIDOR GIVING ACCESS TO SLEEPING ROOMS.
- 29.3. EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS, SHALL HAVE AT LEAST ONE SMOKE AND CARBON MONOXIDE ALARM. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE AND CARBON MONOXIDE ALARM INSTALLED ON THE UPPER LEVEL SATISFIES THE REQUIREMENT FOR THE LOWER ADJACENT LEVEL.
- 29.4. CEILING AT LEAST 4" FROM WALL OR ON WALL WITH TOP OF DETECTOR WITHIN 4" -12" OF HIGHEST POINT OF CEILING. MOUNT SMOKE AND C.O. ALARMS A MINIMUM OF 3 FT. FROM BATHROOM DOOR OPENINGS.
- 29.5. THE ALARM SIGNAL SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. THE ALARM SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- 29.6. PERMANENT ALARM WIRING SHALL BE ON ARC-FAULT PROTECTED CIRCUITS.
- 29.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

LIGHTING:

48. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS PER 2013 CEC. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT
49. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS, 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
50. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND AIRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
51. ELECTRONIC BALLASTS SHALL BE USED FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER.
52. FIXTURES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS SHALL COMPLY WITH 2013 CEC.
53. LIGHT FIXTURES WITHIN 5' OF TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS AND GFCI PROTECTED. NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 3' VERTICAL FROM TOP OF TUB RIM OR SHOWER STALL THRESHOLD.
54. FIXTURES, LAMP HOLDERS, AND RECEPTACLES SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
55. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING SUSPENDED FANS UNLESS LISTED FOR USE WITH FANS.

LIGHTING EFFICIENCY:

56. LIGHTING TO BE INSTALLED PER THE 2013 CALIFORNIA ENERGY CODE. HIGH EFFICACY LIGHTING TO BE PERMANENTLY INSTALLED.
57. HIGH EFFICACY AND LOW EFFICACY LIGHTING SHALL BE ON SEPARATE SWITCHES.
58. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDE A T LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL BE CONTROLLED A TA READILY ACCESSIBLE LOCATION AT THE ENTRY.
59. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
60. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
61. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
62. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

GENERAL NOTES:

63. SWITCH HEIGHT TO BE +40". RECEPTACLE HEIGHT TO BE +12".
64. VERIFY LIGHT FIXTUREAND OUTLET LOCATIONS WITH OWNER.
65. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
66. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASE WORK, DOOR TRIM ETC.
67. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
68. PROVIDE CAT 5E CABLES TO PHONE AND DATA LOCATIONS. AT OWNERS' REQUEST, PROVIDE STRUCTURED WIRE PHONE / DATA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
69. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
70. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:

1. SOLAR PHOTOVOLTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENCE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

KEYNOTES:

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2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
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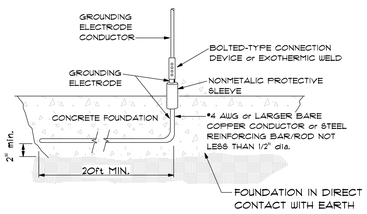

UFER GROUNDING ELECTRODE

SCALE: NTS

ELECTRICAL SYMBOL LEGEND

DUPLEX WALL OUTLET	DOOR BELL	CARBON MONOXIDE DETECTOR (with battery back-up)	
1/2 HOT 1/2 SWITCHED OUTLET	TELEPHONE JACK	SMOKE DETECTOR (with battery back-up)	
QUADRAPLEX OUTLET	TV OUTLET	GAS OUTLET	
GFIC OUTLET	THERMOSTAT	HOSE BIB (insulate)	
220V OUTLET	INCANDESCENT WALL LIGHT	WHOLE HOUSE FAN	
UNDER COUNTER OR CEILING OUTLET	HIGH EFFICACY WALL LIGHT	CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT	
WATERPROOF GFIC OUTLET	INCANDESCENT CEILING LIGHT		
ELECT VEHICLE CHARGING OUTLET	HIGH EFFICACY CEILING LIGHT	DISCONNECT SWITCH	
SINGLE POLE SWITCH	INCANDESCENT PENDANT LIGHT	ALARM HORN	
3-WAY SWITCH	FLUORESCENT LIGHT"		
SWITCH WITH DIMMER	WEATHERPROOF HIGH EFFICACY WALL LIGHT	ELECTRIC PANEL	
SWITCH WITH VACANCY SENSOR	FAN / HIGH EFFICACY CEILING LIGHT ALWAYS ON FAN WITH HUMIDISTAT		
TIMER SWITCH			

Preliminary
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PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: pencraft@suddenlink.net 530-913-3044

REVISIONS	DATE:

3 BEDROOM PLAN SET

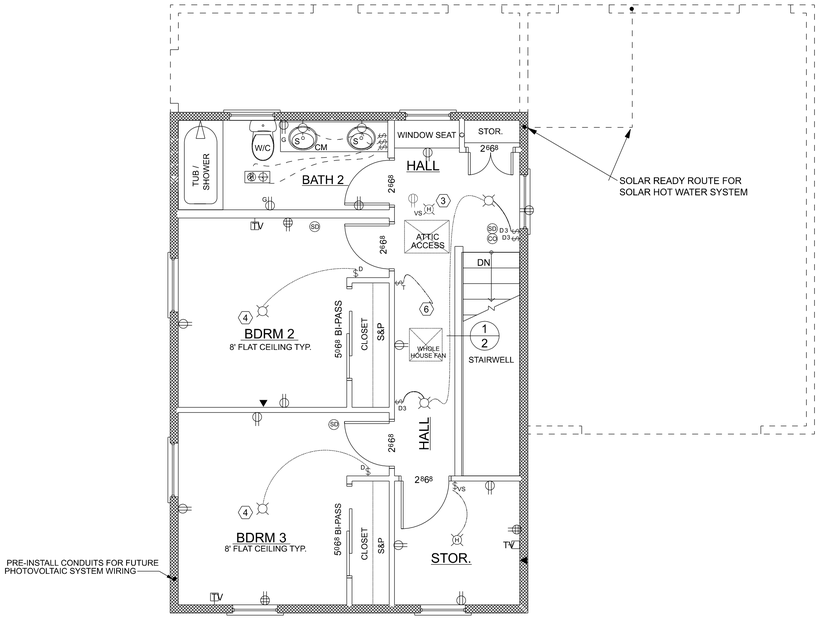
ELECTRICAL PLAN
1st FLOOR

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

PAGE #

OF SHEETS



ELECTRICAL PLAN
2nd FLOOR

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ELECTRICAL SYMBOL LEGEND

- DUPLEX WALL OUTLET
- 1/2 HOT 1/2 SWITCHED OUTLET
- QUADRAPLEX OUTLET
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- 220V OUTLET
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- WEATHERPROOF HIGH EFFICACY WALL LIGHT
- FAN / HIGH EFFICACY CEILING LIGHT ALWAYS ON FAN WITH HUMIDISTAT
- CARBON MONOXIDE DETECTOR (with battery back-up)
- SMOKE DETECTOR (with battery back-up)
- GAS OUTLET
- HOSE BIB (insulate)
- WHOLE HOUSE FAN
- CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
- DISCONNECT SWITCH
- ALARM HORN
- ELECTRIC PANEL

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17. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE: CGC 4.106.4.1
    - 17.1. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT FOR EACH DWELLING UNIT.RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER).RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
    - 17.2. SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
18. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACC ESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
19. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
20. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. 15 AND 20 AMP RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52 MUST BE LISTED TAMPER-RESISTANT TYPES (TR), (CEC 406.12)
22. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENING.
23. ALL COUNTERS 12" OR WIDER REQUIRE AN O UTLET KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
24. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
25. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCEB RANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, B REAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
27. RECEPTACLE OUTLET. CEC 210.11 (C)(2)
28. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND

29. SMOKE ALARMS:

- 29.1. PERMANENTLY WIRED SMOKE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R314 OF THE 2013 CRC ARE REQUIRED TO BE CENTRALLY LOCATED IN EACH SLEEPING ROOM.
- 29.2. PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH 10 YR. LISTED / SEALED BA TTERY BACKUP PER SECTION R315 OF THE 2013 CRC ARE REQUIRED ON THE CEILING OR WALL OF THE CORRIDOR GIVING ACCESS TO SLEEPING ROOMS.
- 29.3. EACH STORY WITHIN A DW ELLING UNIT, INCLUDING BASEMENTS, SHALL HAVE AT LEAST ONE SMOKE AND CARBON MONOXIDE ALARM. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE AND CARBON MONOXIDE ALARM INSTALLED ON THE UPPER LEVEL SATISFIES THE REQUIREMENT FOR THE LOWER ADJACENT LEVEL.
- 29.4. CEILING AT LEAST 4" FROM WALL OR ON WALL WITH TOP OF DETECTOR WITHIN 4" -12" OF HIGHEST POINT OF CEILING. MOUNT SMOKE AND C.O. ALARMS A MINIMUM OF 3 FT. FROM BATHROOM DOOR OPENINGS.
- 29.5. THE ALARM SIGNAL SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. THE ALARM SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- 29.6. PERMANENT ALARM WIRING SHALL BE ON ARC-FAULT PROTECTED CIRCUITS.
- 29.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

LIGHTING:

48. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND A T OUTDOOR ENTRANCES OR EXITS PER 2013 CEC. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT
49. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS, 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
50. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND A IRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
51. ELECTRONIC BALLASTS SHALL BE USED FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER.
52. FIXTURES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS SHALL COMPLY WITH 2013 CEC.
53. LIGHT FIXTURES WITHIN 5' OF TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS AND GFCI PROTECTED. NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 3' VERTICAL FROM TOP OF TUB RIM OR SHOWER STALL THRESHOLD.
54. FIXTURES, LAMP HOLDERS, AND RECEPTACLES SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
55. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING SUSPENDED FANS UNLESS LISTED FOR USE WITH FANS.

LIGHTING EFFICIENCY:

56. LIGHTING TO B EINSTALLED PER THE 2013 CALIFORNIA ENERGY COD E. HIGH EFFICACY LIGHTING TO B EPIN BA SED.
57. HIGH EFFICACY AND LOW EFFICACY LIGHTING SHALL B EON SEPARATE SWITCHES.
58. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDE A T LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL B ECONTROLLED A TA READILY ACCESSIBLE LOCATION AT THE ENTRY.
59. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
60. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
61. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL B E CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
62. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL B E HIGH EFFICACY OR SHALL BE CONTROLLED B Y MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

GENERAL NOTES:

63. SWITCH HEIGHT TO B E +40". RECEPTACLE HEIGHT TO B E+12".
64. VERIFY LIGHT FIXTUREAND O UTLET LOCATIONS WITH OWNER.
65. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
66. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CA SE WORK, DOO R TRIM ETC.
67. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
68. PROVIDE CAT 5E CAB LES TO PHONE AND DA TA LOCATIONS. AT OWNERS' REQUEST, PROVIDE STRUCTURED WIRE PHONE / DA TA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
69. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
70. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:

1. SOLAR PHOTOVOLTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENCE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

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PERSPECTIVE DRAFTING
DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: pencil@suddenlink.net 530-913-3044

REVISIONS	DATE:

3 BEDROOM PLAN SET

ELECTRICAL PLAN
2nd LEVEL FLOOR

DRAWN FOR: SITE ADDRESS

HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:

APN

DATE: 7/xx/21

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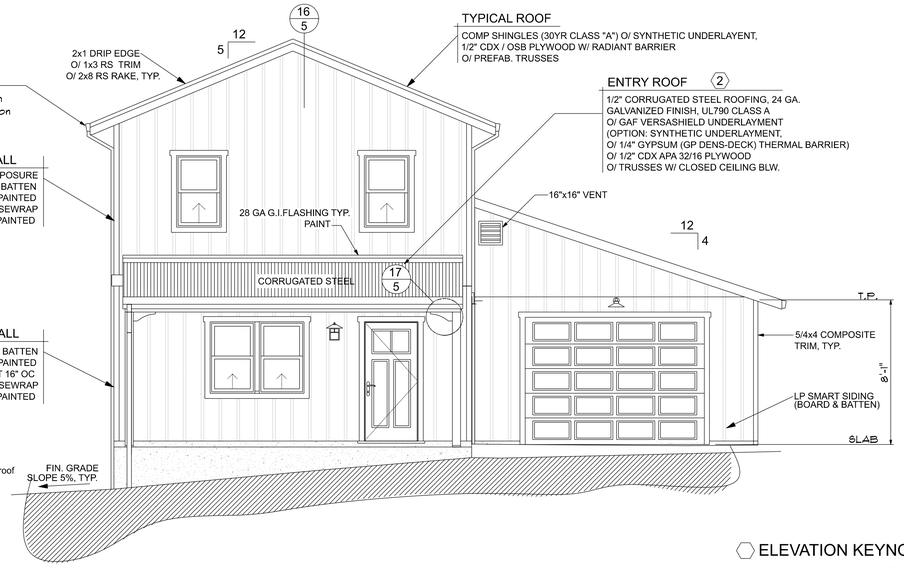
OF SHEETS

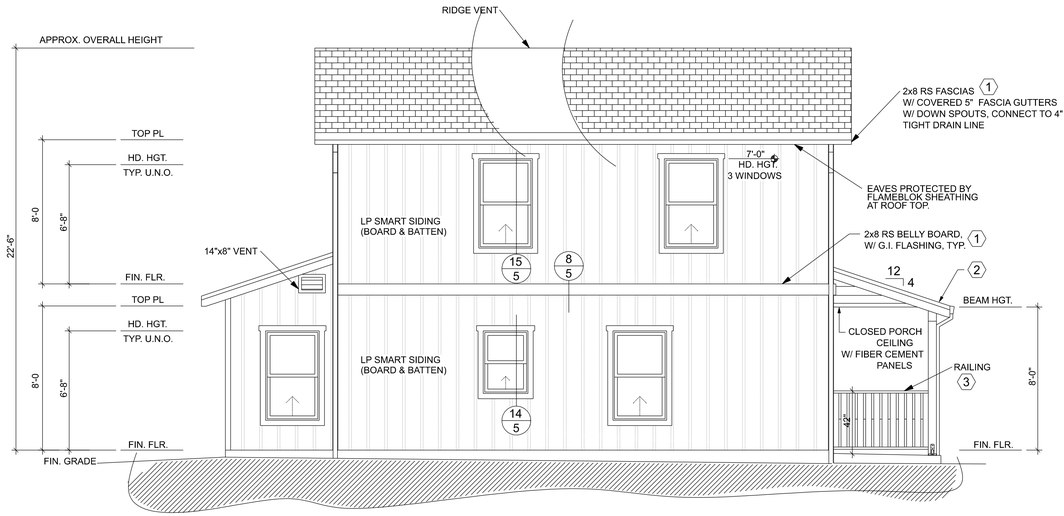


EAVE/SOFFIT NOTE:

Section 704A.2 Attic Ventilation:
704A.2.1 General. When required by Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosionresistant, noncombustible wire mesh with 1/8-inch (6mm) openings or its equivalent.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

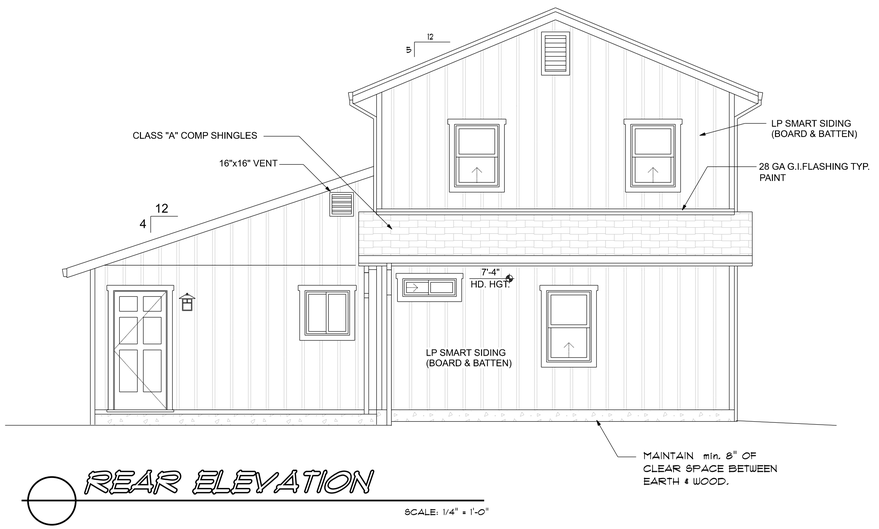


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

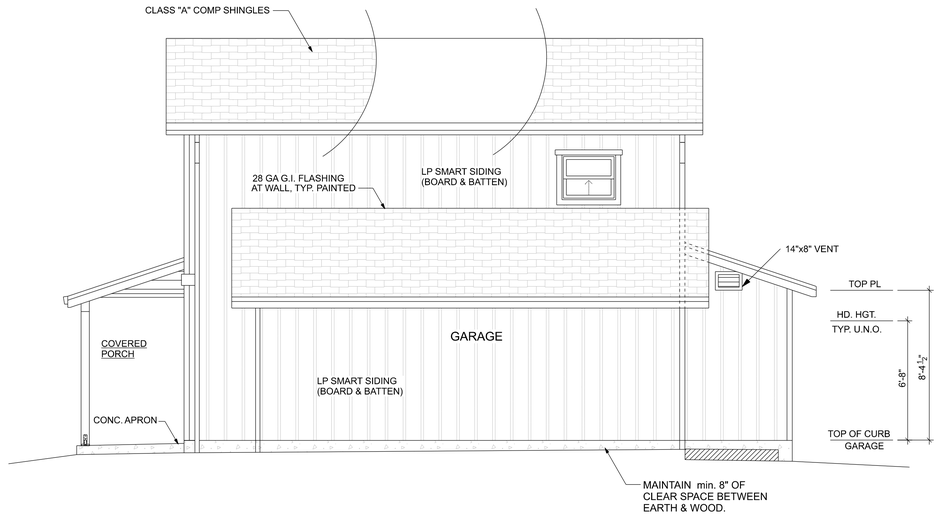
ELEVATION KEYNOTES:

1. ALL CUTS IN FASCIA AND BELLY BAND TO BE PAINTED WITH 100% ACRYLIC PRIMER. 5" FASCIA GUTTER WITH LEAF GUARD - PAINTED
2. METAL ROOFING:
   METAL SALES 1/2" CORRUGATED, 24 GA.; GALVANIZED FINISH
   (UL 2218 CLASS 4 IMPACT RESISTANCE, UL 790 CLASS A FIRE RESISTANCE RATING)
   INSTALL ACCORDING TO MANUFACTURE'S SPECIFICATIONS
3. SEE GUARD RAIL NOTES ON SHEET 2.



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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PERSPECTIVE DRAFTING DESIGNS
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REVISIONS	DATE:

3 BEDROOM PLAN SET

ELEVATIONS

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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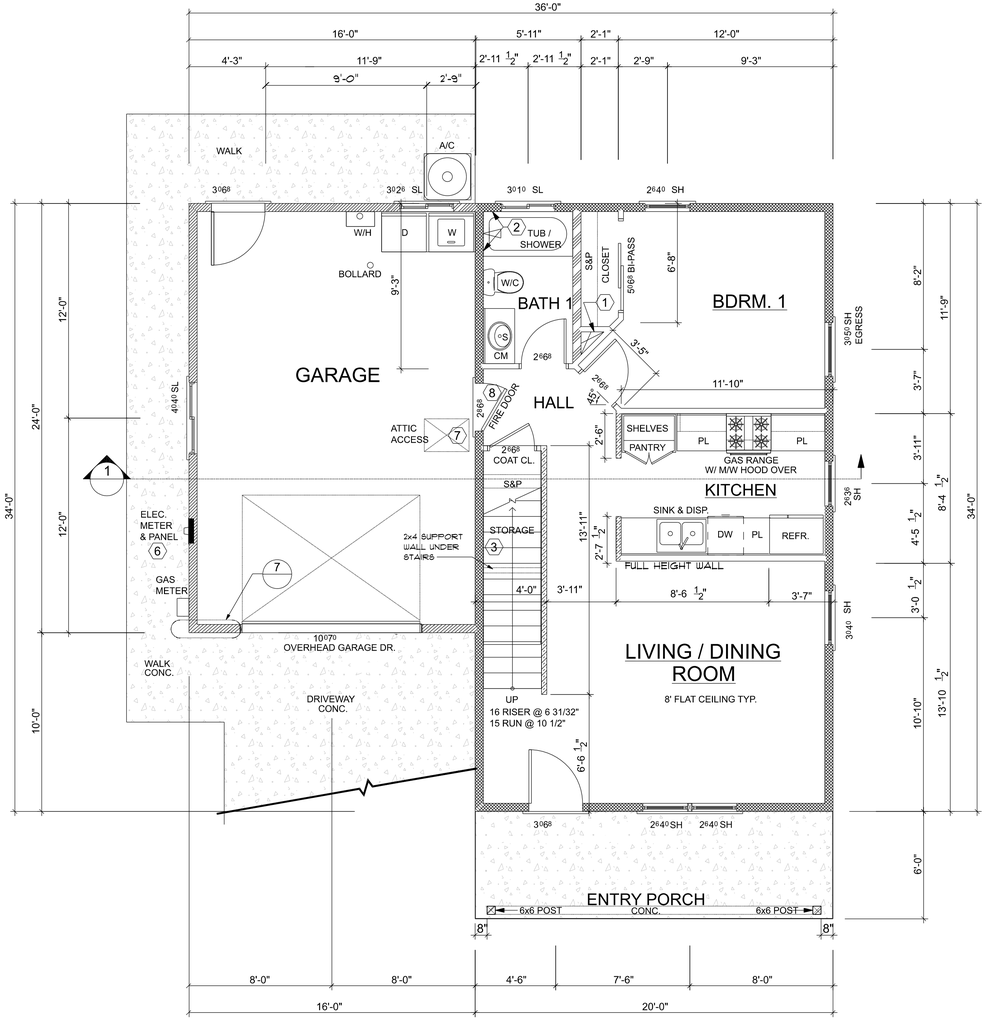

1st LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS	
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2	(v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.		(v=300PLF)
3	3/8" CDX APA 24/0	8d BOX at 3"E - 12"F	5/8"x10" at 48" O.C.		(v=350PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D". ALL WALLS TO BE ANCHORED WITH 5/8"Ø x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ARCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

1. ALL SHEAR WALLS TO EXTEND TO ROOF SHEATHING. AT GABLE END WALLS EXTEND WALL TYPE AND NAILING TO ROOF SHEATHING.
2. SHEAR PANELS ARE CONTINUOUS AS NOTED. APPLY PANEL SHEATHING BEFORE ERECTING INTERSECTING WALLS.
3. THE SHEAR WALL SIZE NOTED IS THE MINIMUM PANEL LENGTH REQUIRED.
4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST [4]	CAPACITY
	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X	6-SDS¼"x2½"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

KEYNOTES:

1. CAP TOP OF CHASE WITH SOLID AIR BARRIER SEALED AT PERIMETER.
2. ONE PIECE TUB SHOWER UNIT. INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL BEFORE INSTALLING UNIT.
3. BEFORE CONSTRUCTING STAIRS INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL AREAS IN CONCEALED SPACES AT STAIRS.
4. ~~7'-0" HEAD HEIGHT AT SECOND FLOOR EGRESS WINDOWS, TYP. OF THREE.~~
5. ATTIC ACCESS HATCH TO BE AIR-TIGHT AND INSULATED, BATTIC DOOR EZ HATCH or EQ.
6. AT RECESSED POWER PANEL, BLOCK TOP AND BOTTOM, EDGE NAIL PERIMETER OF OPENING.
7. 24"x30" ATTIC ACCESS
8. 1-3/8" 20 min RATED SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING

COMPLIANCE NOTES:

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH NFPA 13D.
2. PROJECT IS LOCATED IN VERY HIGH FIRE SEVERITY ZONE. STRUCTURE TO COMPLY WITH PROVISIONS OF 2019 CRC SECTION 327

GREEN BUILDING

PROJECT TO COMPLY WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE. SEE SHEET CG-1 FOR ADDITIONAL INFORMATION

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
   - RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
   - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. RESIDENTIAL 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. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
3. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
   - DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
   - OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC
   - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
   - PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
   - MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
   - INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
   - STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
   - A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)

STAIR NOTES:

1. DOORS, OTHER THAN THE MAIN EXIT DOOR, MAY OPEN TO A STAIRWAY WITH 2 RISERS (MAX) WITHOUT A LANDING AT THE TOP. DOOR CAN NOT SWING OVER THE LANDING.
2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2019 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
6. MIN CLEAR WIDTH OF STAIRWAY IS 36",
7. A CONTINUOUS FLIGHT OF STAIRS WITH FEWER THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS. 2019 CRC R311.7.8
8. IF FOUR OR MORE RISERS, STAIRWAYS MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE, STAIRS WITH ONE OR BOTH SIDES OPEN SHALL HAVE HANDRAILS ON THE OPEN SIDE AND RAILINGS SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THRU AT ANY POINT.. CRC R312.1
9. HANDRAIL HEIGHT TO BE 34" TO 38" ABOVE THE NOSE OF THE TREADS. HANDRAILS MUST HAVE A GRASPABLE DESIGN, 1 1/2" TO 2" WIDTH, AND BE 1 1/2" CLEAR FROM THE ADJACENT WALL. HANDRAIL AND WALL ADJACENT TO HANDRAIL TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. THE ENDS OF THE HANDRAIL MUST RETURN TO THE WALL OR NEWEL POST. HANDRAILS MAY ENCROACH 31/2", AND STRINGERS 1 1/2" ON EACH SIDE.
10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

WALL LEGEND:

- 2x6 STUD WALL 16" OC EXTERIOR W/ INSULATION
- 2x6 STUD WALL 16" OC EXTERIOR
- 2x4 STUD WALL 16" OC INTERIOR
- 2x4 STUD WALL 16" OC INTERIOR LOAD BEARING
- SHEAR WALL PANEL W/ HOLDOWNS

COUNTERTOP MATERIAL:
PLASTIC LAMINATE - PL.
CULTURED MARBLE - CM.

WINDOW TYPE:
SINGLE HUNG - SH
SLIDER - SL

SQUARE FOOTAGE:

FIRST FLOOR	680 SF
SECOND FLOOR	644 SF
TOTAL	1324 SF
GARAGE	384 SF

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GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.
2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM
3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER
4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER
   U-VALUE 0.3, SHGC 0.23
5. ENTRY DOOR: 1 3/4" 2-LITE INSULATED STEEL PANEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
6. GARAGE REAR DOOR: 1 3/8" 6-PANEL STEEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.
8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH
9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS. ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
   BATH - CULTURED MARBLE
10. SHOWER AND TUB ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET, UNO.
    SHOWER ENCLOSURE SHALL BE APPROVED SHATTER RESISTANT MATERIAL.
11. SHOWER HEADS TO 80" AFF
12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.
13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
14. KITCHEN: RANGE HOOD EXHAUST VENTILATION FAN SHALL BE A MINIMUM OF 100 CFM AND VENT TO EXTERIOR. DUCT SIZE AND MAXIMUM DUCT LENGTH TO COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2019 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2019 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
   MINIMUM CLEAR WIDTH = 20 INCHES
   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS. AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

SOFTPLAN Created in the Software Shown
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REVISIONS	DATE:

4 BEDROOM ROOM PLAN SET

FLOOR PLAN, MAIN LEVEL

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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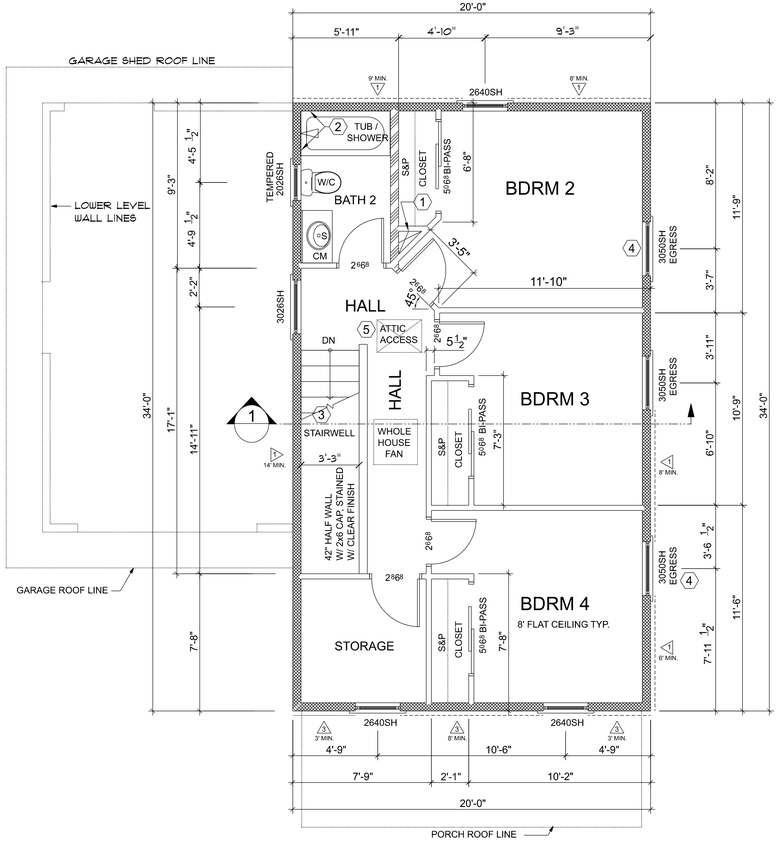
OF SHEETS



2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES:

1. CAP TOP OF CHASE WITH SOLID AIR BARRIER SEALED AT PERIMETER.
2. ONE PIECE TUB SHOWER UNIT. INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL BEFORE INSTALLING UNIT.
3. BEFORE CONSTRUCTING STAIRS INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL AREAS IN CONCEALED SPACES AT STAIRS.
4. 7'-0" HEAD HEIGHT AT SECOND FLOOR EGRESS WINDOWS, TYP. OF THREE.
5. ATTIC ACCESS HATCH TO BE AIR-TIGHT AND INSULATED, BATTIC DOOR 24x30 EZ HATCH or EQ.

COMPLIANCE NOTES:

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH NFPA 13D.
2. PROJECT IS LOCATED IN VERY HIGH FIRE SEVERITY ZONE. STRUCTURE TO COMPLY WITH PROVISIONS OF 2019 CRC SECTION 327

GREEN BUILDING

PROJECT TO COMPLY WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE. SEE SHEET CG-1 FOR ADDITIONAL INFORMATION

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
   - RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
   - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. RESIDENTIAL 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. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
3. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
   - DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
   - OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC
   - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
   - PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
   - MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
   - INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
   - STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
   - A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)

GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.
2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM
3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER
4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER
   U-VALUE 0.3, SHGC 0.23
5. ENTRY DOOR: 1 3/4" 2-LITE INSULATED STEEL PANEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
6. GARAGE REAR DOOR: 1 3/8" 6-PANEL STEEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.
8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH
9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS.
   ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
   BATH - CULTURED MARBLE
10. SHOWER AND TUB ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET, UNO.
    SHOWER ENCLOSURE SHALL BE APPROVED SHATTER RESISTANT MATERIAL.
11. SHOWER HEADS TO 80" AFF
12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.
13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
14. KITCHEN: RANGE HOOD EXHAUST VENTILATION FAN SHALL BE A MINIMUM OF 100 CFM AND VENT TO EXTERIOR. DUCT SIZE AND MAXIMUM DUCT LENGTH TO COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.

STAIR NOTES:

1. DOORS, OTHER THAN THE MAIN EXIT DOOR, MAY OPEN TO A STAIRWAY WITH 2 RISERS (MAX) WITHOUT A LANDING AT THE TOP. DOOR CAN NOT SWING OVER THE LANDING.
2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2019 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
6. MIN CLEAR WIDTH OF STAIRWAY IS 36",
7. A CONTINUOUS FLIGHT OF STAIRS WITH FEWER THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS. 2019 CRC R311.7.8
8. IF FOUR OR MORE RISERS, STAIRWAYS MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE, STAIRS WITH ONE OR BOTH SIDES OPEN SHALL HAVE HANDRAILS ON THE OPEN SIDE AND RAILINGS SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THRU AT ANY POINT.. CRC R312.1
9. HANDRAIL HEIGHT TO BE 34" TO 38" ABOVE THE NOSE OF THE TREADS. HANDRAILS MUST HAVE A GRASPABLE DESIGN, 1 1/2" TO 2" WIDTH, AND BE 1 1/2" CLEAR FROM THE ADJACENT WALL. HANDRAIL AND WALL ADJACENT TO HANDRAIL TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. THE ENDS OF THE HANDRAIL MUST RETURN TO THE WALL OR NEWEL POST, HANDRAILS MAY ENCROACH 31/2", AND STRINGERS 1 1/2" ON EACH SIDE.
10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2019 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2019 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
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   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS. AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2 (v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.	(v=300PLF)
3	3/8" CDX APA 24/0	8d BOX at 3"E - 12"F	5/8"x10" at 48" O.C.	(v=350PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D". ALL WALLS TO BE ANCHORED WITH 5/8"Ø x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ARCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

1. ALL SHEAR WALLS TO EXTEND TO ROOF SHEATHING. AT GABLE END WALLS EXTEND WALL TYPE AND NAILING TO ROOF SHEATHING.
2. SHEAR PANELS ARE CONTINUOUS AS NOTED. APPLY PANEL SHEATHING BEFORE ERECTING INTERSECTING WALLS.
3. THE SHEAR WALL SIZE NOTED IS THE MINIMUM PANEL LENGTH REQUIRED.
4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
1 ●	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS$^{1}/_{4}$"x2 $^{1}/_{2}$"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

WALL LEGEND:

- 2x6 STUD WALL 16" OC EXTERIOR W/ INSULATION
- 2x6 STUD WALL 16" OC EXTERIOR
- 2x4 STUD WALL 16" OC INTERIOR
- 2x4 STUD WALL 16" OC INTERIOR LOAD BEARING
- SHEAR WALL PANEL W/ HOLDOWNS

COUNTERTOP MATERIAL:
PLASTIC LAMINATE - PL.
CULTURED MARBLE - CM.

WINDOW TYPE:
SINGLE HUNG - SH
SLIDER - SL

SQUARE FOOTAGE:
FIRST FLOOR 680 SF
SECOND FLOOR 644 SF

TOTAL 1324 SF

GARAGE 384 SF

Preliminary
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PERSPECTIVE DRAFTING
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REVISIONS	DATE:

4 BEDROOM

FLOOR PLAN
UPPER LEVEL

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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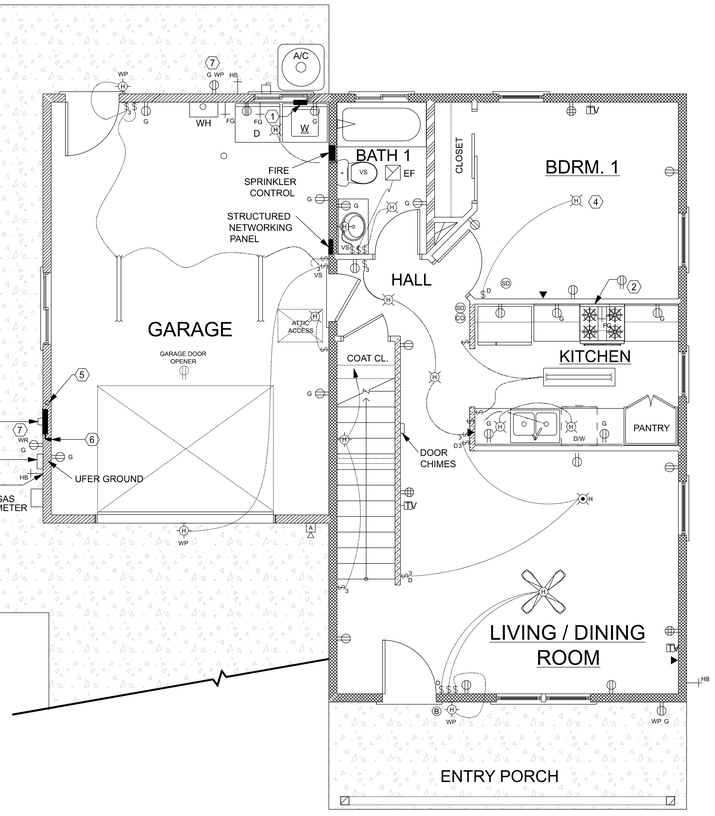
OF SHEETS



ELECTRICAL PLAN - 1st FLOOR

SCALE: 1/4" = 1'-0"

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE, SEE NOTE 12
7. EXTERIOR RECEPTACLES ON GARAGE SHALL HAVE THEIR OWN OWN CIRCUIT

ELECTRICAL NOTES:

1. ALL ELECTRICAL WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER. THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CEC 250.52.
   2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE, COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO, GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'- 7" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
6. SERVICE PANELS AND SUB-PANELS; CIRCUIT BREAKERS USED MUST BE THE APPROVED TYPE AS LISTED ON THE PANEL. SAME BRAND AND LISTED TYPE.
7. NON METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12 INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE, CEC 334.30
8. AN INTERSYSTEM BONDING TERMINATION WITH A CAPACITY FOR CONNECTING AT LEAST THREE BONDING AND GROUNDING CONDUCTORS REQUIRED FOR OTHER SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT. CEC 250.94
9. ELECTRICAL CIRCUITS WITHIN 6' OF ATTIC ACCESS SHALL BE PROTECTED

POWER SUPPLY AND RECEPTACLES:

10. DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE 120V RECEPTACLE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING.
11. A 120V WEATHER-PROOF RECEPTACLE IS REQUIRED WITHIN 25' OF MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND.
12. ALL 120 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS WITH DIRECT GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED. ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE IN A WEATHERPROOF ENCLOSURE.
    12.0.1. RECEPTACLES IN DAMP LOCATIONS TO COMPLY WITH CEC 406.9-A.
    12.0.2. RECEPTACLES IN WET LOCATIONS TO COMPLY WITH CEC 406.9-B. "IN-USE" COVERS ARE REQUIRED.
13. AT LEAST ONE OUTDOOR GFCI PROTECTED WEATHERPROOF 120V RECEPTACLE SHALL BE INSTALLED WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT. THE RECEPTACLE SHALL BE INSTALLED WITHIN 6'-6" ABOVE THE DECK SURFACE. CEC 210.52 (E)(3)
14. PROVIDE APPROVED ELECTRICAL DISCONNECTS AT AIR CONDITIONING UNITS, HEAT PUMPS AND OTHER EQUIPMENT, DISCONNECT TO BE WITHIN SITE OF UNIT.
15. HYDRO-MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE SUPPLIED BY AN INDIVIDUAL CIRCUIT AND PROTECTED BY AREADILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER. PROVIDE U.L. OR I.A.P.M.O. LISTING FOR UNIT PRIOR TO INSTALLATION. ALL RECEPTACLES WITHIN 6' OF BATHTUBS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
16. AT LEAST ONE 120V 15A OR 20A RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER. CEC 210.52
17. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACCESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
18. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
19. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET FROM ANY RECEPTACLE OR AREAS PROVIDED BY CEC 210.52 OR WALL.
20. REINFORCING ARE LISTED TAMPER-RESISTANT TYPES (TR). (CEC 406.12)
22. ALL COUNTERS 12" OR WIDER REQUIRE AN OUTLET. KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
23. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
24. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
25. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND RECEPTACLE OUTLET. CEC 210.11 (C)(2)
27. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
28. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR ELECTRIC VEHICLE CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL. (CGBSC 4.106.4)
29. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE".

30. SMOKE ALARMS:

30.1. PERMANENTLY WIRED SMOKE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R314 OF THE 2013 CRC ARE REQUIRED TO BE CENTRALLY LOCATED IN EACH SLEEPING ROOM.

30.2. PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R315 OF THE 2013 CRC ARE REQUIRED ON THE CEILING OR WALL OF THE CORRIDOR GIVING ACCESS TO SLEEPING ROOMS.

30.3. EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS, SHALL HAVE AT LEAST ONE SMOKE AND CARBON MONOXIDE ALARM, IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE AND CARBON MONOXIDE ALARM INSTALLED ON THE UPPER LEVEL SATISFIES THE REQUIREMENT FOR THE LOWER ADJACENT LEVEL.

30.4. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT CEILING AT LEAST 4" FROM WALL OR ON WALL WITH TOP OF DETECTOR WITHIN 4" -12" OF HIGHEST POINT OF CEILING. MOUNT SMOKE AND C.O. ALARMS A MINIMUM OF 3 FT. FROM BATHROOM DOOR OPENINGS.

30.5. THE ALARM SIGNAL SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. THE ALARM SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.

30.6. PERMANENT ALARM WIRING SHALL BE ON ARC-FAULT PROTECTED CIRCUITS.

30.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

43. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
44. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
45. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
46. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

47. GENERAL NOTES:

48. SWITCH HEIGHT TO BE +40", RECEPTACLE HEIGHT TO BE +12".
49. VERIFY LIGHT FIXTURE AND OUTLET LOCATIONS WITH OWNER.
50. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
51. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASEWORK, DOOR TRIM ETC.
52. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
53. PROVIDE CAT 5E CABLES TO PHONE AND DATA LOCATIONS, AT OWNERS' REQUEST. PROVIDE STRUCTURED WIRE PHONE / DATA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
54. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
55. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:
1. SOLAR PHOTOVOTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENSE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

LIGHTING:

31. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS PER 2013 CEC.
32. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS, 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
33. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND AIRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
34. ELECTRONIC BALLASTS SHALL BE USED FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER.
35. FIXTURES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS SHALL COMPLY WITH 2013 CEC.
36. LIGHT FIXTURES WITHIN 5' OF TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS AND GFCI PROTECTED. NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 3' VERTICAL FROM TOP OF TUB RIM OR SHOWER STALL THRESHOLD.
37. FIXTURES, LAMP HOLDERS, AND RECEPTACLES SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
38. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING SUSPENDED FANS UNLESS LISTED FOR USE WITH FANS.

39. LIGHTING EFFICIENCY:

40. LIGHTING TO BE INSTALLED PER THE 2013 CALIFORNIA ENERGY CODE. HIGH EFFICACY LIGHTING TO BE PIN BASED.
41. HIGH EFFICACY AND LOW EFFICACY LIGHTING SHALL BE ON SEPARATE SWITCHES.
42. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDE AT LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL BE CONTROLLED AT A READILY ACCESSIBLE LOCATION AT THE ENTRY.

ELECTRICAL SYMBOL LEGEND

- DUPLEX WALL OUTLET
- 1/2 HOT 1/2 SWITCHED OUTLET
- QUADRAPLEX OUTLET
- G GFIC OUTLET
- 220 220V OUTLET
- UNDER COUNTER OR CEILING OUTLET
- G WP WATERPROOF GFIC OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- SWITCH WITH DIMMER
- VS SWITCH WITH VACANCY SENSOR
- T TIMER SWITCH
- DOOR BELL
- TELEPHONE JACK
- TV TV OUTLET
- T THERMOSTAT
- HIGH EFFICACY WALL LIGHT
- HIGH EFFICACY CEILING LIGHT
- H HIGH EFFICACY PENDANT LIGHT
- FLUORESCENT LIGHT*
- H WP WEATHERPROOF HIGH EFFICACY WALL LIGHT
- H FAN / HIGH EFFICACY CEILING LIGHT
- EF EXHAUST FAN WITH HUMIDISTAT
- CO CARBON MONOXIDE DETECTOR (with battery back-up)
- SD SMOKE DETECTOR (with battery back-up)
- FG GAS OUTLET
- HB HOSE BIB (insulate)
- WHOLE HOUSE FAN
- CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
- DISCONNECT SWITCH
- A ALARM HORN
- ELECTRIC PANEL

Preliminary
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PERSPECTIVE DRAFTING DESIGNS
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REVISIONS	DATE:

4 BEDROOM PLAN SET

ELECTRICAL PLAN
MAIN FLOOR

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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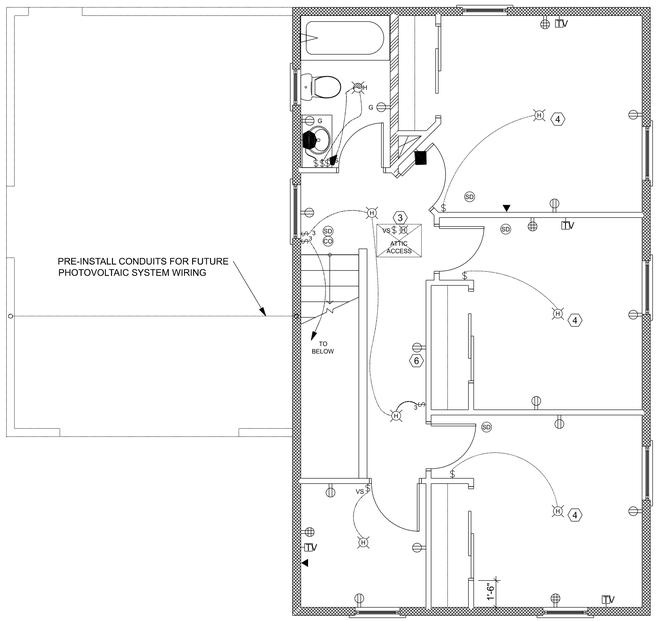
OF SHEETS



ELECTRICAL PLAN - 2nd FLOOR

SCALE: 1/4" = 1'-0"

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE, SEE NOTE 12
7. EXTERIOR RECEPTACLES ON GARAGE SHALL HAVE THEIR OWN OWN CIRCUIT

ELECTRICAL NOTES:

1. ALL ELECTRICAL WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER, THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CEC 250.52.
   2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE, COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO. GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'-1" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
6. SERVICE PANELS AND SUB-PANELS: CIRCUIT BREAKERS USED MUST BE THE APPROVED TYPE AS LISTED ON THE PANEL. SAME BRAND AND LISTED TYPE.
7. NON METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12 INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE. CEC 334.30
8. AN INTERSYSTEM BONDING TERMINATION WITH A CAPACITY FOR CONNECTING AT LEAST THREE BONDING AND GROUNDING CONDUCTORS REQUIRED FOR OTHER SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT. CEC 250.94
9. ELECTRICAL CIRCUITS WITHIN 6' OF ATTIC ACCESS SHALL BE PROTECTED

POWER SUPPLY AND RECEPTACLES:

10. DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE 120V RECEPTACLE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING.
11. A 120V WEATHER-PROOF RECEPTACLE IS REQUIRED WITHIN 25' OF MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND.
12. ALL 120 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS WITH DIRECT GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED. ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE IN A WEATHERPROOF ENCLOSURE.
    12.0.1. RECEPTACLES IN DAMP LOCATIONS TO COMPLY WITH CEC 406.9-A.
    12.0.2. RECEPTACLES IN WET LOCATIONS TO COMPLY WITH CEC 406.9-B. "IN-USE" COVERS ARE REQUIRED.
13. AT LEAST ONE OUTDOOR GFCI PROTECTED WEATHERPROOF 120V RECEPTACLE SHALL BE INSTALLED WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT. THE RECEPTACLE SHALL BE INSTALLED WITHIN 6'-6" ABOVE THE DECK SURFACE. CEC 210.52 (E)(3)
14. PROVIDE APPROVED ELECTRICAL DISCONNECTS AT AIR CONDITIONING UNITS, HEAT PUMPS AND OTHER EQUIPMENT. DISCONNECT TO BE WITHIN SITE OF UNIT.
15. HYDRO-MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE SUPPLIED BY AN INDIVIDUAL CIRCUIT AND PROTECTED BY A READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER, PROVIDE U.L. OR I.A.P.M.O. LISTING FOR UNIT PRIOR TO INSTALLATION. ALL RECEPTACLES WITHIN 6' OF BATHTUBS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
16. AT LEAST ONE 120V 15A OR 20A RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER. CEC 210.52
17. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACCESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
18. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
19. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART MEASURED ALONG WALL OR AREAS PROVIDED BY CEC 210.52 (A)(1)
20. RECEPTACLES OUTLETS SHALL BE LOCATED IN CLOSETS, BUT MUST BE LISTED TAMPER-RESISTANT TYPES (TR). (CEC 406.12)
22. ALL COUNTERS 12" OR WIDER REQUIRE AN OUTLET. KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
23. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
24. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
25. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND RECEPTACLE OUTLET. CEC 210.11 (C)(2)
27. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
28. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR ELECTRIC VEHICLE CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL. (CGBSC 4.106.4)
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ELECTRICAL SYMBOL LEGEND

DUPLEX WALL OUTLET	DOOR BELL	CO	CARBON MONOXIDE DETECTOR (with battery back-up)
1/2 HOT 1/2 SWITCHED OUTLET	TELEPHONE JACK	SD	SMOKE DETECTOR (with battery back-up)
QUADRAPLEX OUTLET	TV OUTLET	FG	GAS OUTLET
GFIC OUTLET	THERMOSTAT	HB	HOSE BIB (insulated)
220V OUTLET	HIGH EFFICACY WALL LIGHT		WHOLE HOUSE FAN
UNDER COUNTER OR CEILING OUTLET	HIGH EFFICACY CEILING LIGHT		CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
WATERPROOF GFIC OUTLET	HIGH EFFICACY PENDANT LIGHT		
SINGLE POLE SWITCH	FLUORESCENT LIGHT*		DISCONNECT SWITCH
3-WAY SWITCH	WEATHERPROOF HIGH EFFICACY WALL LIGHT		ALARM HORN
SWITCH WITH DIMMER	FAN / HIGH EFFICACY CEILING LIGHT		ELECTRIC PANEL
SWITCH WITH VACANCY SENSOR	EF EXHAUST FAN WITH HUMIDISTAT		
TIMER SWITCH			

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SOFTPLAN
Perspective Drafting
PERSPECTIVE DRAFTING
DESIGNS
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GRASS VALLEY, CA. 95945
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REVISIONS	DATE:

4 BEDROOM / 2.5 BATH ROOM PLAN SET

ELECTRICAL PLAN
UPPER FLOOR

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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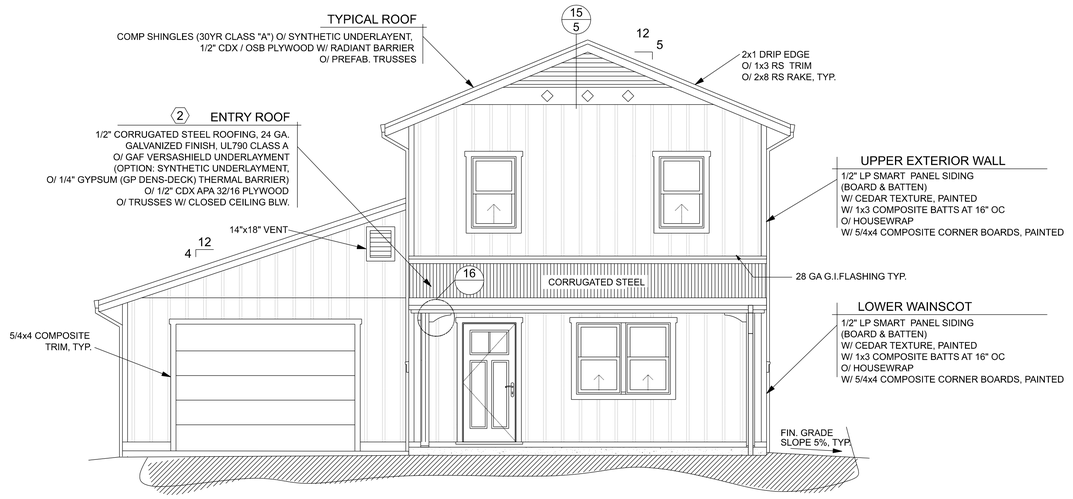
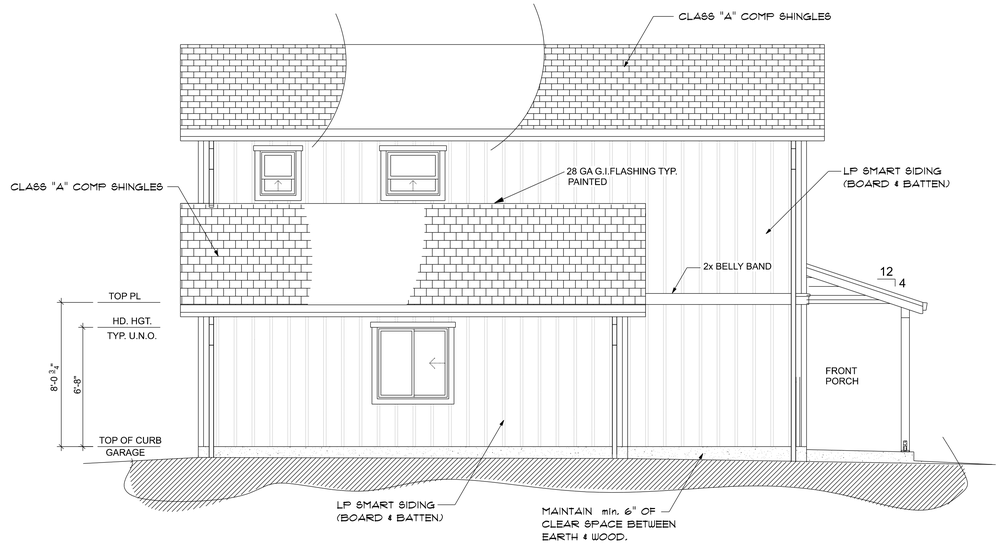


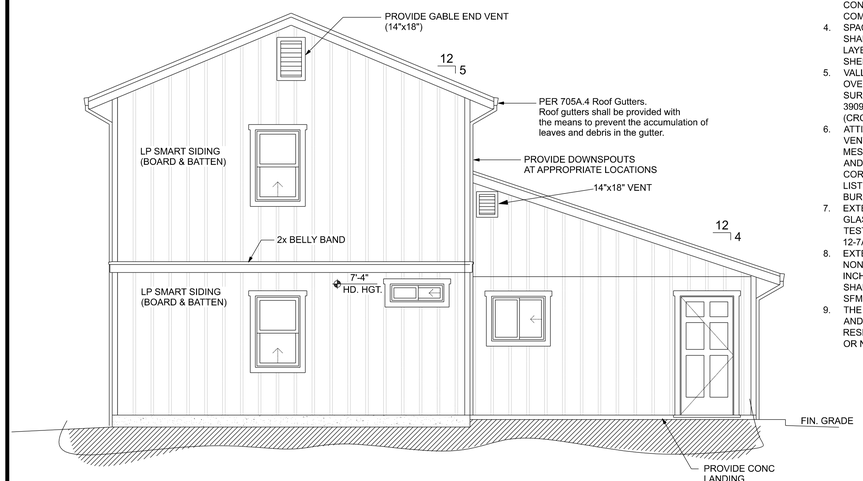
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

WILDLAND URBAN INTERFACE (WUI)

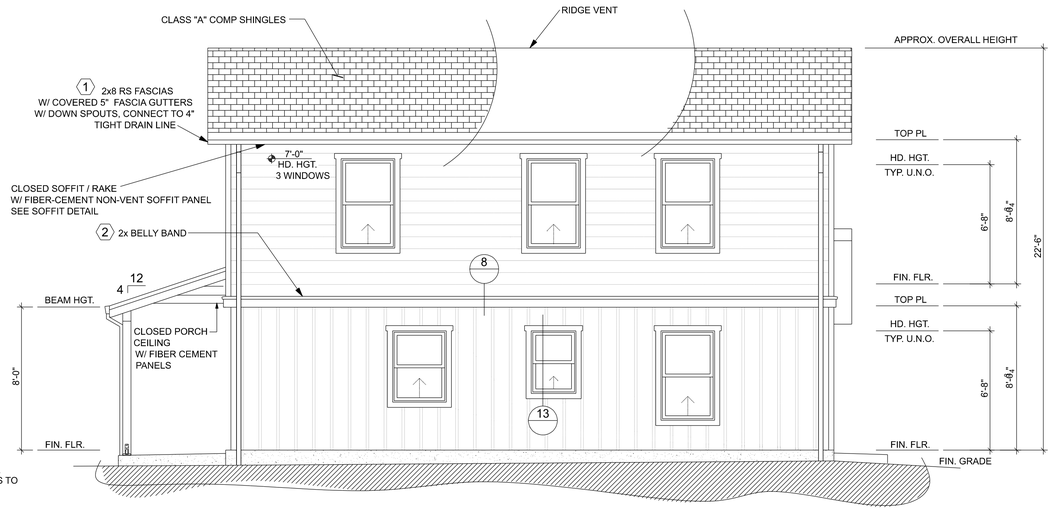
1. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION. (CRC R337.7)
2. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.1)
3. OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UN- DER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CON- STRUCTION REQUIREMENTS. (CRC R337.5-9) (SHOW COMPLIANCE ON THE PLANS).
4. SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON- PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2)
5. VALLEY FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAY- ER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH. (CRC R337.5.3)
6. ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. (CRC R337.6)
7. EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. (CRC R337.8.2)
8. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MA- TERIAL, MINIMUM 1 3/8 INCH SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3)
9. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9)

ELEVATION NOTES:

1. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF THE ATTIC AREA OR 1/300 OF THE ATTIC AREA IF THE VENTS ARE EQUALLY DISTRIBUTED BETWEEN HIGH AND LOW VENTS.
2. ROOF FLASHING TO BE MIN. 28 GA.
3. GRADES SHOWN ARE APPROXIMATE. VERIFY GRADES IN FIELD.
4. ALL TRIM TO BE PRIMED AND PAINTED. ALL EXPOSED END CUTS TO BE PRIMED BEFORE PAINTING.

ELEVATION KEYNOTES:

1. ALL CUTS IN FASCIA AND BELLY BAND TO BE PAINTED WITH 100% ACRYLIC PRIMER. 5" FASCIA GUTTER WITH LEAF GUARD - PAINTED
2. METAL ROOFING:
   METAL SALES 1/2" CORRUGATED, 24 GA.; GALVANIZED FINISH
   (UL 2218 CLASS 4 IMPACT RESISTANCE, UL 790 CLASS A FIRE RESISTANCE RATING)
   INSTALL ACCORDING TO MANUFACTURE'S SPECIFICATIONS



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Preliminary
08/19/2021 2:02:10 PM

PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: pencraft@suddenlink.net 530-913-3044

REVISIONS	DATE:

4 BEDROOM PLAN SET

ELEVATIONS

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

PAGE #

OF SHEETS

HABITAT FOR HUMANITY

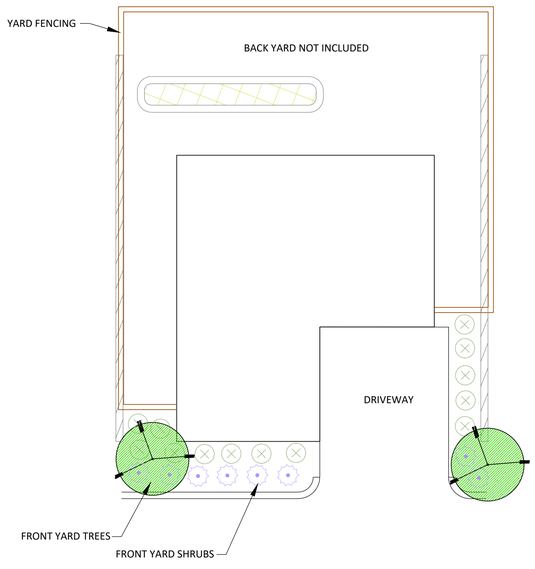
GRASS VALLEY, CALIFORNIA

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE*
	TREES			
	CHILOPSIS LINEARIS/ DESERT WILLOW	15 GAL	15	LOW
	CERCIS OCCIDENTALIS/ WESTERN REDBUD	15 GAL	22	V. LOW
	SHRUBS			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	--	LOW
	DIETES VEGETA/ FORTNIGHT LILY	1 GAL	--	LOW
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	1 GAL	--	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	--	LOW
	BERBERIS AQUIFOLIUM/ OREGON GRAPE	5 GAL	--	LOW

PRELIMINARY LANDSCAPE NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
3. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY.
4. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
5. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
7. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
8. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
9. NO TURF IS PROPOSED.
10. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.



TYPICAL FRONT YARD LAYOUT
NTS

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

PRELIMINARY

PRELIMINARY LANDSCAPE PLAN

MAY 22, 2025

SHEET P1 OF TOTAL 1

C:\Users\MICHAE~1\AppData\Local\Temp\AcPublish_21864\EXH_127725_Habitat_for_Humanity.dwg May 22, 2025 10:12 am
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17.28.090 Design (RHNA) combining zone.

A. Purpose. The RHNA combining zone is intended to provide support of reaching the Regional Housing Needs Allocation (RHNA). By providing allowances for 100% deed restricted affordable housing units to be located within CBP (Corporate Business Park) Zone and be constructed with, or without a non-residential campus/ project.

B. Rezoning Requirements.

1. Criteria for Area and Standards. The following criteria shall be used in establishing regulations for an area to be rezoned with the RHNA combining zone, and the selection of the area to be rezoned:

    a. Areas of CBP Zone where 100% of the proposed residential units are deed restricted for a minimum of 30 years “affordable” up to 120% AMI for Western Nevada County.

2. Findings for Rezoning. The following finding or findings shall be made a part of a rezoning ordinance to apply the RHNA combining zone to property:

    a. The specific site and/or structure proposed is conducive for residential living and that the number of units does not exceed the maximum number allowed in the CBP Base Zone, or as allowed by State density bonus laws.

    b. The project is designed to be residential attached multi-family or single family detached in conformance with R-2 Zone development standards per 17.22.040 Table 2-8.

C. Architectural Standards. So that buildings, structures, signs, landscaping, etc., will be keeping with the findings stipulated in Subsection B.2, the Commission shall take the following items under consideration in approving plans for a site within the RHNA combining zone.

1. The height, bulk and area of buildings;

2. Setbacks from property lines;

3. The color, textures and materials of the exterior walls;

4. The type, pitch and material of roofs;

5. The type, size and location of signs;

6. Landscaping and parking layout;

7. The relationship to other buildings and/or uses in the area;

8. The architectural treatment as related to any historical buildings or structures; and

9. The location and treatment of the site as related to its natural setting, including grading, cuts and fills and preservation of trees and natural ground cover.

D. Commission Review of Proposed Plans. No building permit shall be issued for construction within the RHNA combining zone until the proposed plans have been approved or conditionally approved by the Commission.

1. Application Requirements. The applicant shall submit required data on the items to be considered in Subsection C. for Commission approval.

2. Referral for Advice. In its review of plans, the Commission may seek the advice of any person or organization, who, in the opinion of the Commission is qualified to give the advice. The person or organization must be devoid of any and all financial interest in the development under consideration.

3. Changes to Project. If the Commission finds that the proposed structure or uses are incompatible to the purpose and intent of the RHNA combining zone, the Commission or its designated representative shall endeavor to have the plans changed to conform to the purpose and intent of the combining zone.

4. Appeal. If the applicant is not satisfied with the Commission's or its representative's action, they may appeal the decision to the council in compliance with Chapter 17.91 (appeals).

E. Destruction or Alteration of Historical Buildings. No historical building in the RHNA combining zone shall be moved or relocated, torn down, demolished, destroyed, altered, improved or otherwise changed in exterior appearance except as follows:

1. If any historical building is damaged by an act of God, including earthquake or fire, the owner may repair the building if he secures a permit from the Commission or its authorized representative.

2. An owner making any alteration to the exterior of a historical building or intending to move or relocate the building shall submit plans and secure approval from the Commission or its authorized representative prior to construction and/or issuance of a building permit.

DRAFT CONDITIONS OF APPROVAL

Application Number: 25PLN-0020
Prepared by: Vanessa Franken, Associate Planner
Applicant: Lorraine Larson, Nevada County Habitat for Humanity (Applicant).
Martin Wood, SCO Planning & Engineering (Representative).
Location/APNs: No assigned address (APN: 035-600-015).

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed sign is _____, with an effective date of Thursday, _____, pursuant to Section 17.74.020 GVMC. This project is approved for a period of four years and shall expire on _____, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.

2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by City Council, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.

3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

4. The project is subject to the adopted Mitigation Measures, as shown on the associated Mitigation Monitoring and Reporting Program document (Attachment 10).

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division. All new construction requires building permits and shall conform to the most current Building Code requirements at time of building permit submittal.

FIRE DIVISION

1. Fire sprinkler plans, calculations and material data sheets shall be submitted to the Fire Department for review and approval prior to installation (deferred submittal). The plans shall be submitted by a licensed C-16 fire sprinkler contractor or a California registered engineer and shall conform to NFPA #13D, 2022 edition, and the City of Grass Valley Municipal Code.

2. Smoke detectors are required within each bedroom and on the wall or ceiling immediately outside of each bedroom

3. Carbon monoxide detectors are required outside of each bedroom door.

4. Solar photovoltaic roof system plans shall be submitted

5. Solar photovoltaic roof system plans shall be submitted to the Fire Department for review and approval prior to installation (deferred submittal). Design and installation shall conform to Section 1205 of the 2022 California Fire Code, “Solar Photovoltaic Power Systems”.

PLANNING DIVISION

1. The timeline for project build-out shall conform to the time allowance of a total of two-years project Phase 1 and two-years for Phase 2. A total time limit of four years is associated with the project. The project expiration is four-years from the date of project approval.

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. The applicant’s landscape architect or landscape contractor shall submit to the City for approval the “certificate of completion” form as required by the Model Water Efficiency Landscape Ordinance (MWELO).

4. 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.

5. The subdivision Homeowner’s Association shall be responsible for maintaining vegetation that grows within any and all bio retention ponds and other drainage features associated with the subdivision. Bio-retention ponds and other drainage features shall not be allowed to be overgrown or become a visual nuisance to adjacent properties.

6. The subdivision Homeowner’s Association shall be responsible for maintaining the community garden and any associated weeds/vegetation within the garden. The

community garden shall not become overgrown or become a visual nuisance to adjacent properties.

ENGINEERING DIVISION

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 improvement 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/parking lot 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. 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.”

3. 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 one of the following harvest document(s) from the California Department 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).

4. The applicant shall submit to the Building Department for review and acceptance 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 done 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.

5. 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 walls for review and acceptance.
   c. If the proposed walls are to be constructed against a cut slope that cannot be graded back per the California Building Code, submit:
      i. 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.
      ii. 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:
         - Be onsite during excavation for an construction of the retaining walls;
         - Be onsite at least once a day during inclement weather; and
         - Will submit daily reports to the City.

6. 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 include the Waste Discharge Identification (WDID) number, issued by the State, on all sheets of the grading plan set.

7. 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.

8. 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.

9. 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 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 a part of the plan submittal. All costs shall include a ten (10) percent contingency. Either a cash deposit or our standard bond shall be provided. In either case, the applicant shall submit the “Bonds/Security Agreement with their Security.

10. 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 the deposit.

11. The applicant shall submit to the City Engineer for review and approval, a traffic report identifying the traffic indexes proposed for the development of roadways.

12. 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 vehicular movements.

13. 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.

14. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.

15. 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)

Prior to initiating grading and/or construction of the site improvements for the project, the developer shall complete the following:

16. Prior to initiating grading and/or construction of the site improvements for the project, the developer shall complete the following:
    a. 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.
    b. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify the Engineering Division 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, 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 issues are resolved.
    c. Placement of construction fencing around all trees designated to be preserved in the project.

During Construction, the following shall apply:

17. During construction and prior to final preparation of the subgrade and placement of pavement base materials, all underground utilities shall be installed and service connections stubbed out behind the hardscape improvement. Public utilities, Cable TV,

sanitary sewers, and water lines shall be installed in a manner which will not disturb the street pavement, curb, gutter, or sidewalk when future service connections or extensions are made.

18. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

19. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil 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. The report shall be accompanied by an engineering or geologic opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

20. Prior to placing the initial lift of asphalt and after all aggregate base is placed, all public sewer pipelines and storm drain pipelines shall be video inspected at the expense of the contractor/developer. All videos shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

21. 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 top of the cargo compartment. All excavated material must be properly disposed of in accordance with the City's Standard Specifications.

22. The contractor shall comply with all Occupational Safety and Health Administration (OSHA) requirements.

23. For any public work, the contractor shall comply with all Department of Industrial Relations (DIR) requirements including complying with prevailing wage requirements.

STANDARD PUBLIC IMPROVEMENT SECURITY CONDITIONS
Prior to acceptance of public improvements and/or exoneration of bonds, or other form of security, the following conditions shall be satisfied:

24. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year shall be provided in the amount of 10% of the total improvement costs. Either a cash deposit or our standard bond shall be provided. In either case, the applicant shall submit the "Bonds - Security Agreement" with their security. The form, "Bonds – Guarantee and Warranty" shall be used for the bond.

25. The applicant shall offer to dedicate to the City for public use, all public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.
    - Should the intent of the developer be that the City receives the right-of-way within the development, the development shall have both curb and gutter. Should this be the

intent of the Developer, entrance into the subdivision shall not be a concrete driveway, it shall be a street corner design with ADA ramps, STOP sign and bar.

- Should the intent of the developer be to keep the streets private, the maintenance of the streets and drainage facilities shall be included in the CC&R's and the commercial driveway as shown on the original application plans may be utilized.

26. An acceptable method, such as a tenant agreement and/or CC&R's, must be provided to maintain the common areas, roadways, utilities, detention facilities and the open space. The developer shall provide the appropriate documentation for review by the City Planner, City Engineer (and City Attorney if determined necessary by the City Planner and/or City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

27. "As-built" plans showing all of the public improvements installed, signed by the Engineer of Record, must be submitted to the Engineering Division in digital format (either in AutoCAD or a PDF).

28. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.

29. A final report prepared by the geologist, in accordance with the California Building Code, must be submitted to the Engineering Division.

30. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement shall meet intent of the California Building Code. An example is: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include signature, company and date.

NEVADA IRRIGATION DISTRICT

1. Appropriate right-of-way shall be required for all necessary district facilities to deliver water.

2. The project shall require a waterline extension.

MITIGATION MONITORING AND REPORTING PROGRAM

Application Number: 25PLN-0020
Prepared by: Vanessa Franken, Associate Planner
Applicant: Lorraine Larson, Nevada County Habitat for Humanity (Applicant).
Martin Wood, SCO Planning & Engineering (Representative).
Location/APNs: No assigned address (APN: 035-600-015).

MITIGATION AND MONITORING MATRIX

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3B	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3C	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3D	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3E	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
4A	Planning Division	Prior to issuance of grading/improvement/building permits
5A	Planning Division	Prior to issuance of grading/improvement/building permits
13A	Planning Division	Prior to issuance of grading/improvement/building permits
18A	Planning Division	Prior to issuance of grading/improvement/building permits
19A	Planning Division	Prior to issuance of grading/improvement/building permits

MITIGATION MEASURES

A Mitigation Measure has been assigned to Environmental Factors as affected, per environmental review. Environmental Factors with no associated Mitigation Measure are

intentionally left blank. The following measures shall be implemented, and where appropriate, included as a note on construction plans as outlined in each.

1. AESTHETICS

2. AGRICULTURAL AND FORESTRY RESOURCES

3. AIR QUALITY

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. Mitigation Measures, which shall also be included on all construction plans:

1. The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.
2. Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.
3. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3B: Prepare a Dust Control Plan. Prior to issuance of grading and improvement permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to the City of Grass Valley with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

1. Contact details are hereby provided for the person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner.
2. 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.
3. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
4. All inactive disturbed portions of the site shall be covered, seeded, or watered until a suitable ground cover is established. This shall be verified before final occupancy.
5. All material transported off-site shall be either sufficiently watered, or securely covered, or a freeboard of two feet shall be maintained in the bed of the transport vehicle to prevent fugitive dust emissions.
6. The areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
7. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. Please note, dust complaints may trigger inspections. A request for Cessation of Operations, or citations based on the severity of the violation as determined by NSAQMD inspectors/staff. Consider all alternative reasonable mitigations in your Dust Control Plan. Contact details are hereby provided for the person responsible for ensuring that all dust control measures are implemented in a timely and effective manner.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: “Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.”

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3D: Provide Energy-Efficient Utilities. Residential improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on the Supplemental Map prior to recordation.

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.
3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Division / NSAQMD*

Mitigation Measure 3E: Limit Wood Stoves. The project shall include no more than one wood-fired heat source in any residential unit, which may be a pellet stove or an EPA-certified wood stove, and open fireplaces shall not be permitted within this project. Each residence shall be equipped with a non-woodburning source of heat. This mitigation shall be included as a note on the Supplemental Map prior to recordation and implemented prior to the issuance of residential building permits.

Timing: *Prior to Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Division / NSAQMD*

4. BIOLOGICAL RESOURCES

Mitigation Measure 4A: Avoid Impacts to Nesting Birds.
The following note shall be added to all improvement/construction plans:
Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. A pre-construction survey should be conducted I activities pose a risk to nests.

1. If construction is to take place during the nesting season (March 1 - August 31), including any ground disturbance, preconstruction surveys within 250-feet of the disturbance area for nesting raptors, migratory birds and special-status bats shall be conducted within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. Tree removal and construction shall not take place during the breeding season (March 1 – August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.
3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CFWD to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.
5. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the City of Grass Valley Planning Division, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the construction plans for each phase of this project.

Timing: *Prior to the issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Division*

6. ENERGY

7. GEOLOGY AND SOILS

To offset potentially adverse geological impacts associated with the construction activities, the following mitigation measure shall be required:

See **Mitigation Measures 5A and 18A**.

8. GREEN HOUSE GAS EMISSIONS

9. HAZARDS AND HAZARDOUS MATERIALS

10. HYDROLOGY AND WATER QUALITY

11. LAND USE AND PLANNING

12. MINERAL RESOURCES

13. NOISE

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During trenching and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to issuance of building permits, improvement plans shall reflect hours of construction.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

14. POPULATION AND HOUSING

15. PUBLIC SERVICES

16. RECREATION

17. TRANSPORTATION

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery

of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*
Reporting: *Planning Division Approval of Construction Permits*
Responsible Agency: *Planning Division & United Auburn Indian Community (UAIC)*

Mitigation: See **Mitigation Measure 5A.**

19. UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Division prior to permit issuance.

Timing: *Prior to issuance of Improvement/Building permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

20. WILDFIRE

21. MANDATORY FINDINGS OF SIGNIFIGANCE

See all Mitigation Measures listed above.

Initial Study

Habitat for Humanity

Tentative Subdivision Tract Map and Rezone Project

City of Grass Valley, California

To:

City Manager – Tim Kiser	Nevada City Rancheria Nisenan Tribe
Deputy City Manager – Taylor Whittingslow	Shingle Springs Band of Miwok Indians
Planning Division – Amy Wolfson, City Planner	Colfax-Todds Valley Consolidated Tribe
Building Division – Jon May, Building Official	T'si Akim Maidu Tribal Council
Deputy Public Works Director – Zac Quentmeyer	United Auburn Indian Community
Fire Chief – Mark Button	Native American Heritage Commission
Deputy Fire Marshal – Roque Barrera	Mayor/Council Member – Hilary Hodge
Grass Valley Attorney – David Ruderman	Vice Mayor/Council Member – Haven Caravelli
Nevada County Assessor – Rolf Kleinhans	Council Member – Joseph Bonomolo
Nevada County Environmental Health	Council Member – Tom Ivy
Nevada County Consolidated Fire District	Council Member – Jan Arbuckle
Nevada Irrigation District (NID)	Grass Valley School District
Northern Sierra Air Quality Management District	
Receives full report via electronic mail	

Date: September 29, 2025

Prepared by:
Vanessa Franken, Associate Planner
City of Grass Valley, Planning Department
125 E. Main Street, S
Grass Valley, CA 95945
(530) 274-4712
vfranken@grassvalleyca.gov

File Number: 25PLN-0020

Assessor Parcel Number: 035-600-015

Zoning Districts: Corporate Business Park Zone (CBP)

General Plan Designation: Business Park (BP)

Project Location: No assigned address, Grass Valley, CA 95945. Located on the west side of State Highway 49/20, within the Brunswick community. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

Project Site and Surrounding Land Uses:

The project parcel, no assigned address, Grass Valley, (APN: 035-600-015) is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. Roughly 0.22-miles east of the Fowler Shopping Center and approximately 670-feet walking distance northeast of the Nevada City Highway and Gates Place intersection. Located on the west side of Gates Place street.

The project parcel is 2.01-acres in size. The project parcel was previously developed with a residence. At this time, vacant land with remnants of a foundation exists. The project parcel is 218-feet west of State Highway 49, per Google Earth estimates. The project parcel is zoned Corporate Business Park Zone (CBP) and has a General Plan designation of Business Park (BP). The project parcel is currently undeveloped; there is no existing driveway. Access to the site is off Gates Place a two-lane local roadway maintained by the City. Per Assessor Maps Book 35 and Page 60, a reserved piece of property (0.73-acres in size) runs along the northern property line of the project parcel. The reserved piece of property is intended to be developed as an additional road, specifically Skewes Lane. A paved entrance to the west, Skewes Lane, stemming from Nevada City Highway is existing; only this portion of the two-lane road is constructed. The reserved road continues northeast, until it meets the west side of Gates Place. The roadway exists as a two-lane road and tapers into a one lane road as it reaches Gates Place. There is no existing point of connection from Gates Place. Only a small portion of the reserved roadway is built out. Future ingress/egress from the project parcel will utilize Gates Place. There are no existing sidewalks along the frontage of the project parcel. Currently the site consists of natural grass, vegetation, moderate trees, and remnants of a building foundation. The project parcel can be served by the Nevada Irrigation District (NID) public water and sewer. The site slopes primarily from the north to south, with existing slopes ranging from 10%-20% on site.

Directly north of the project parcel is the reserved roadway. Directly north of the undeveloped roadway is a 4.58-acre in size property. The established primary land use of the property is single-family residential, the property is developed with a residence and a residential accessory structure (barn/detached garage). Directly south of the project parcel is an undeveloped neighboring property (1.50-acres in size), also consisting of natural grasses and vegetation. All properties immediately north and south of the project parcel are zoned Corporate Business Park (CBP) with a General Plan designation of Business Park (BP).

Directly southwest of the project parcel, 276-feet, per Google Earth Estimates, is Sherwin Williams paint store; located on the corner of Gates Place and Nevada City Highway intersection. The corner property perimeter is developed with existing concrete sidewalks. On site, there is the paint brand store front commercial building, a paved asphalt parking lot, and associated parking lot landscape. The project parcel is located within an urban setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. Adjacent to and immediately west of the project parcel is a florist store front with a coffee shop, a Lumber Jack's diner, and a motorcycle store front which has recently vacated. From the project parcel frontage an estimated 0.22-miles walking distance east is a shopping center. The Fowler Shopping Center is made up of multiple parcels with over 13+ acres of commercial services. The main tenant in the center is a Save-Mart grocers storefront, there is also a mailing office, an Ace hardware store, Chinese food restaurant, franchise

chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and more. South of the Nevada City Highway and Gates Place intersection is a franchise chain car wash, a Dollar General, gas stations, liquor store and fast-food franchise options. All properties immediately west and south of the project parcel are zoned Central Business District (C2) with a General Plan designation of Commercial (C).

The project parcel is an estimated 0.42- driving miles from the State Highway 49/20 interchange with ability for traffic to head north or south. Figure 1 below shows the subject project parcel and surrounding properties. Figure 2 below indicates an expanded aerial view of the project parcel. Figure 3 indicates zoning of the project parcel and surrounding area.

Figure 1 – Project Site and Surrounding Properties

Figure 2 – Focused Project Site Aerial Imagery

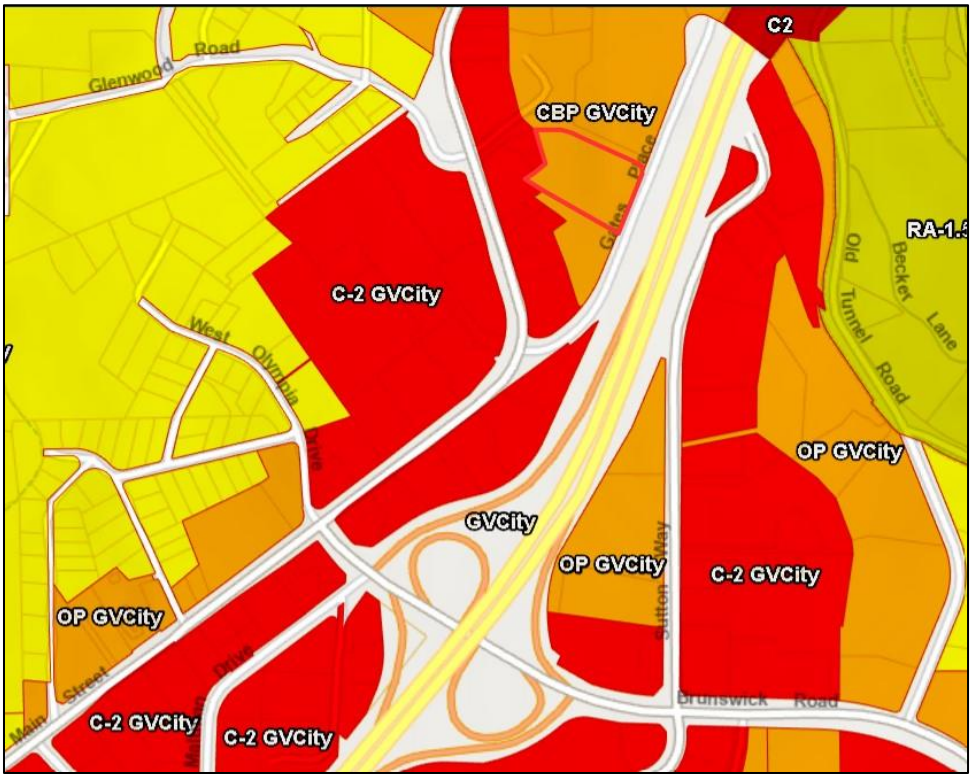

Figure 3 – Zoning Information

Project Description:

The project (PLN25-0020) intends to be a 100% affordable residential project to support Regional Housing Needs Allocation. The project encompasses a Re-zone for a Combining District, associated Zoning Text Amendment, and Tentative Subdivision Tract Map.

Combining District Rezone:
A re-zone of the project parcel of Corporate Business Park Zone (CBP) to a Combining District (AHRA) with the standards of the Single-Family Residential (R-2) zone; standards entail height, site coverage, roof pitch and setbacks. The result of the parcel would be a Combined Zone, with a base zone of CBP and the Regional Housing Needs Allocation (RHNA). The CBP zone allows for a mixture of residential use when combined with commercial uses (administrative and business). The CBP zone provides opportunities for corporate administrative offices and medium size research and development firms. The CBP zone allows live/work units and mixed-use projects with a combined residential component. Single-family homes in the CBP zone are not permitted by zoning right. The Combining District is requested due to the duo of the CBP base zone and Combining District allowing attached/detached homes with or without a business park component.

Zoning Text Amendment:
The amendment proposes a Combining District with the existing Corporate Business Park Zone (CBP) zone of the project parcel. Development standards for the re-zone refer to the City of Grass Valley Development Code for standards on layout, height, setbacks, and site coverage. Density

Tentative Subdivision Tract Map:
A proposed Tentative Subdivision Tract Map comprised of sixteen single-family residential lots, residential lots range in sizes from 3,081 square-feet to 5,434 square-feet (SF). House models show two-story homes (first floor: 680 SF/ second floor: 644 SF) with an attached single-car garage and porch, 3-bedrooms and 2-bath rooms. Lot A and Lot B are proposed as roadways. Three lots remain undeveloped and will be utilized as drainage areas; Lot C (6,920 SF), Lot D (3,847 SF), and Lot E (3,430 SF). Subdivision landscaping in the front yard and along streets is required. The subdivision is proposed as two phases:

Map Phasing:
Phase 1: Phase 1 will contain Lot 1 – Lot 9, drainage Lot E, Lot A and Lot B. Lot A is proposed as a parcel developed with an asphalt two-lane road (twenty feet in width) that serves Lot 1 - Lot 6, stemming from Gates Place. Lot B, a second ingress/egress point, an asphalt two-lane road (twenty feet in width), also stems from Gates Place and leads into the subdivision to serve all other lots. A portion of the second roadway (Lot B) is proposed to be constructed during Phase 1, the road will serve lot 7 – Lot 9.

Phase 2: Phase 2 contains single-family residential Lot 10 – Lot 16, drainage Lot C and Lot D, and Lot B. The Lot B roadway is proposed to be completed in Phase 2. Lot B will serve Lot 10 – Lot 16. Lot B roadway stems from Gates Place and continues into the subdivision, leading to a hammerhead turn-around at a corner before leading into the end of the cul-de-sac. Drainage Lot C

and Lot D are within Phase 2. A sidewalk walk is proposed along the frontage adjacent to Gates Place.

Drainage:
Lot C: This lot is to remain as a natural drainage area, the elevation is 2,700 at median sea level (MSL). Water will drain down into the internal storm system within the subdivision, as the elevation decreases to the east and south of the development. Lot C is also proposed as a community garden area for the subdivision.

Lot D: Is at a lower elevation, 2,685 MSL, and will accept runoff from Lot C and run off from bioretention areas from residential Lot 7 – Lot 9 (2,690 MSL). A "V-ditch" leads into a storm drainpipe into the storm drain system for the subdivision. Run off flow will flow south from Lot D through bioretention ponds from residential Lot 10 (2,670 MSL) – Lot 12 (2,670) and Lot E (2,665 MSL).

Lot E: Will be constructed as a retention pond. Run off from the pond will flow through the storm drainpipe and inlet before leading into an off-site retention pond.

Residential Lots: Each residential lot will have a bioretention area located to the rear of the property. Run off from within the subdivision will feed into the subdivision storm drain system and be collected in the off-site retention pond. All subdivision run-off directed off-site will be caught within the City of Grass Valley stormwater management system within the Fowler Shopping Center.

Figure 4 – Tentative Subdivision Tract Map (TSTM)

Total Project Timeline

Construction Schedule

The subdivision is proposed in two phases. Phase 1 will be completed first. Construction is anticipated to occur early spring (May) of 2027. Completed construction is anticipated for November 2032. A typical work schedule during construction activities is Monday through Friday, 7:00 AM until 5:00 PM. Per provided biological inventory report, project related disturbance within active nesting territories are to be reduced or eliminated during critical phases of the nesting cycle. Approximately March 1st through August 31st.

Construction Activities

Site Preparation

- Removal of tree canopy that is located within project area.
- Demolish/remove existing building foundation remnants, to include transport trips of demolition material.
- Export demolition debris to an approved facility; typical equipment includes excavators, backhoes, and dump trucks.

Grading and Earthwork

- Rough-grade less than 1-acre of the site, balancing on-site materials.
- Preliminary grading plan estimate: 5,366 cubic yards of cut and 5,366 cubic yards of fill (no export anticipated).
- Establish building pads, internal road subgrades, and drainage areas.

Infrastructure

- Trench and install water, sewer, storm-drain, electrical, gas, and communication lines.
- Construct bioretention swales and connect to the City's existing storm-drain system.
- Backfill and compact trenches; install curbs and gutters.
- Construct internal asphalt roadways; hammerhead turn-a-round and cul-de-sac.
- Pave driveways, install sidewalks, and stripe roadways.

Landscaping

- Install street-front and yard landscaping, irrigation, and street trees.
- Finish bioretention areas, community-garden space (Lot C), and frontage improvements along Gates Place.
- Perform final grading and stabilization, including erosion-control seeding.

Construction Equipment

Trucks and equipment necessary to complete the work are to be rented from a local contractor. Initially, an 18-wheeler will deliver construction equipment to the site. Construction equipment will be stored on the property for convenient use during project construction.

- Excavators – foundation removal, trenching, and grading.
- Backhoes – utility installation and asphalt removal.
- Bulldozers – rough grading and pad preparation.
- Static rollers and compactors – soil and asphalt compaction.
- Scrapers – earthmoving and contour grading.
- Telehandlers / forklifts – lifting framing and roofing materials.
- Paving machine – asphalt roadway construction.
- Water truck – dust control and compaction moisture.
- Dump trucks / haul trucks – import of fill and debris removal.
- Concrete trucks – foundation and sidewalk pouring.
- Dumpster bins / trucks – collection of non-hazardous construction waste.

Other Permits that May be Necessary:

1. Building Permit– City of Grass Valley Building Department and Public Works Department
2. Encroachment Permits – City of Grass Valley Public Works Department
3. Dust Control Plan – Northern Sierra Air Quality Management District

Relationship to Other Projects:

None.

Consultation with Native American Tribes:
Pursuant to Assembly Bill 52, tribal consultation began September 04, 2025. Native American tribes traditionally and culturally affiliated with the project area were notified of the project and invited to consultation. No consultation was requested.

Summary of Impacts and Proposed Mitigation Measures

Environmental Factors Potentially Affected:

All of the following environmental factors have been considered. Those environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation" as indicated by the checklist on the following pages.

	1. Aesthetics		2. Agricultural and Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources, Archaeological/ Historical		6. Energy
✓	7. Geology and Soils	✓	8. Green House Gas Emissions		9. Hazards and Hazardous Materials
	10. Hydrology and Water Quality		11. Land Use and Planning		12. Mineral Resources
✓	13. Noise		14. Population and Housing		15. Public Services
	16. Recreation		17. Transportation	✓	18. Tribal Cultural Resources
✓	19. Utilities and Service Systems		20. Wildfire	✓	21. Mandatory Findings of Significance

Recommended Mitigation Measures:

The following measures shall be implemented, and where appropriate, included as a note on construction plans as outlined in each.

3. AIR QUALITY:

Reduce Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. measures, which shall also be included on all construction plans:

a) The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.

b) Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.

c) In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3B: Prepare a Dust Control Plan. Prior to issuance of grading and improvement permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

1. Contact details are hereby provided for the person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner.
2. 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.
3. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
4. All inactive disturbed portions of the site shall be covered, seeded, or watered until a suitable ground cover is established. This shall be verified before final occupancy.

5. All material transported off-site shall be either sufficiently watered, or securely covered, or a freeboard of two feet shall be maintained in the bed of the transport vehicle to prevent fugitive dust emissions.
6. The areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
7. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. Please note, dust complaints may trigger inspections. A request for Cessation of Operations, or citations based on the severity of the violation as determined by NSAQMD inspectors/staff. Consider all alternative reasonable mitigations in your Dust Control Plan. Contact details are hereby provided for the person responsible for ensuring that all dust control measures are implemented in a timely and effective manner.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: "Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel."

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3D: Provide Energy-Efficient Utilities. Residential improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on the Supplemental Map prior to recordation.

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.
3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*

Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3E: Limit Wood Stoves. The project shall include no more than one wood-fired heat source in any residential unit, which may be a pellet stove or an EPA-certified wood stove, and open fireplaces shall not be permitted within this project. Each residence shall be equipped with a non-woodburning source of heat. This mitigation shall be included as a note on the Supplemental Map prior to recordation and implemented prior to the issuance of residential building permits.

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Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

4. BIOLOGICAL RESOURCES:

Mitigation Measure 4A: Avoid Impacts to Nesting Birds.
The following note shall be added to all improvement/construction plans:
Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. A pre-construction survey should be conducted I activities pose a risk to nests.

1. If construction is to take place during the nesting season (March 1 - August 31), including any ground disturbance, preconstruction surveys for nesting raptors, migratory birds and special-status bats shall be conducted within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. Tree removal and construction shall not take place during the breeding season (March 1 –August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.
3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CFWD to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop

work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.

5. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the construction plans for each phase of this project.

Timing: *Prior to the issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

7. GEOLOGY AND SOILS: To offset potentially adverse geological impacts associated with the construction activities, the following mitigation measure shall be required:

See **Mitigation Measures 5A and 18A**.

13. NOISE

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During trenching and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to issuance of building permits, improvement plans shall reflect hours of construction.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*

Reporting: *Planning Department Approval of Construction Permits*
Responsible Agency: *Planning Department & United Auburn Indian Community (UAIC)*

Mitigation: See **Mitigation Measure 5A.**

19. UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: Prior to issuance of Improvement/Building permits and during construction
Reporting: Agency approval of permits or plans
Responsible Agency: Nevada County Planning Department

21. MANDATORY FINDINGS OF SIGNIFIGANCE
See all Mitigation Measures listed above.

Mitigation and Monitoring Matrix:

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3B	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3C	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3D	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3E	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
4A	Planning Department	Prior to issuance of grading/improvement/building permits
5A	Planning Department	Prior to issuance of grading/improvement/building permits
13A	Planning Department	Prior to issuance of grading/improvement/building permits
18A	Planning Department	Prior to issuance of grading/improvement/building permits

19A	Planning Department	Prior to issuance of grading/improvement/building permits

Initial Study and Checklist

Introduction:

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources. 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. This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows.

- **No Impact**: An impact that would result in no adverse changes to the environment.
- **Less than Significant Impact**: An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.
- **Less than Significant with Mitigation**: An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.
- **Potentially Significant Impact**: An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. Aesthetics:

Existing Setting: The project parcel is zoned Corporate Business Park Zone (CBP) and has a General Plan designation of Business Park. The project parcel is 2.01-acres in size. Currently the site consists of natural grass, vegetation, moderate trees, and remnants of a building foundation. (BP). Figure 1 shows the project parcel and surrounding properties. Figure 2 shows an aerial photo of the project parcel. Figure 3 indicates the zoning of the area. The project parcel is located in a semi-urban setting, bordering semi-rural residential land uses to the north and urban commercial land uses to the south and west. The Glenbrook Shopping Center is made up of multiple parcels with over 13+ acres of commercial services. The main tenant in the center is a Save-Mart grocers storefront, there is also a mailing office, an Ace hardware store, Chinese food restaurant, franchise chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and

more. The commercial uses fall within a commercial corridor, there is no required design review in this area for new commercial development. Existing light in the vicinity of the site is comprised of downcast lighting or LED signage from gas stations. The site is roughly 0.22-walking miles east of the Fowler Shopping Center and approximately 670-feet walking distance northeast of the Nevada City Highway and Gates Place intersection.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect on a scenic vista?			✓		A, L, S 1
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A, L, R, S 1
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A, L, R, S 1
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓		A, 2

Impact Discussion:

1a A scenic vista is typically considered to be a view that possesses visual and aesthetic qualities of high value to the public. Scenic vistas can provide views of natural features or significant structures and buildings. The project parcel is 218-feet west of State Highway 49, per Google Earth estimates. The 1972 Grass Valley General Plan established State Highway 49 as a scenic highway, and their routes near and through Grass Valley were designated scenic corridors (General Plan PDF page 87). The purpose of scenic route/corridor designation is to protect views from impacts which could impair aesthetics along identified stretches of a highway corridor. The 1972 General Plan proposed scenic highway policies prohibiting billboards and off-premise outdoor advertising structures along scenic highways and encouraged landscaping and tree planting along public rights-of-way within the scenic corridor.

Although the location of the project parcel is located within an area of scenic protection, the subdivision is designed to meet Community Design standards for Multi-family projects. To include site planning and building placement, fencing and screening, public space, lighting/landscaping. The project proposal will be presented before the Development Review Committee (DRC) for design review by a consultant architect and for further review from City staff. The project parcel does not fall adjacent to a State scenic highway, per State

Department scenic highway inventory list. The State Department of Transportation (CalTrans) was routed the project for review, the CalTrans Department stated no further comments for the project.

With the project designed to meet Community Design guidelines which will be presented before the Development Review Committee for review, and the project not being located within a portion of State designated scenic highway, the project would result in less than significant impacts to public views, scenic vistas, and the general character of the area.

1b A The proposed project is not anticipated to result in any significant damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway. The project parcel does not fall adjacent to a State scenic highway, per State Department scenic highway inventory list. The State Department of Transportation (CalTrans) was routed the project for review, the CalTrans department stated no further comments for the project.

The project parcel setting is previously developed, although currently vacant. No damage to scenic trees/heritage trees or rock outcroppings is anticipated due to the entire project parcel being developed, as there are none on site. There is no presence of immediate historic buildings that may be blocked, shadowed, or impacted by construction as a result of this project; as none exist in the vicinity. With no rock outcrops and scenic/heritage trees being removed, the nearby State Highway 49 not existing as a scenic highway, and no blocking to historic buildings occurring as a result of this project, the proposed project would have ***no impact*** on scenic resources within a state scenic highway.

1c The project site is located in a semi-urbanized area that transitions to more urbanized commercial development and roadways. The project will not conflict with zoning or regulations governing scenic quality. The proposed subdivision would introduce 16 single-family homes consistent in scale with surrounding development. Along with landscaped open space, consisting of a retention pond and a community garden within an undisturbed natural drainage area, the project would include design elements and landscaping that are compatible with the surrounding visual character, over-arching Community Design standards, and policies within the General Plan. General Plan Policy 7-CDO states: "Preservation of remaining unbuildable spaces in a state that complements the community…" shall be upheld. Portions of the site that are unbuildable will remain as natural drainage and will help ease the visual transition of development, act as open space buffering between existing land uses, and preserve some existing vegetation. With the project scope being in scale with surrounding development, congruent with Community Design guidelines, and meeting policies within the General Plan for Community Design, the project would result in ***less than significant*** impacts to applicable zoning and other regulations governing scenic quality.

1d The proposed subdivision is not anticipated to result in a significant new source of light or glare. Anticipated lighting would be typical to residential homes; porch lights, streetlights, and the potential for garage flood lights to be added by future homeowners. All proposed lighting is regulated through applicable Community Design guideline standards and review at time of building permit for conformance. All lights will be required to be down

casted/shielded and of the appropriate brightness, per Development Code Section 17.30.060- Outdoor Lighting. With the project being congruent with required development standards for lighting, the project would result in ***less than significant*** impacts to public views, scenic vistas, and the general character of the area.

Mitigation Measures: None required.

2. Agricultural and Forestry Resources:

Existing Setting: The farmland designation of the project site is mapped as Urban and Built-Up Land by the California Department of Conservation (2020). The site nor any neighboring sites have been determined to contain any Important Farmlands. The parcel and a majority of the surrounding area is zoned as Corporate Business Park Zone (CBP). Adjacent CBP zoned parcels are developed with varying commercial building types and a variety of commercial uses. To include, a Chinese food restaurant, franchise chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and more. The project site does not contain any land within a Williamson Act contract.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
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?				✓	A, 3-8
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓	A, L, 3-8
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource 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))?				✓	A, L, 3-8
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A, L, 3-8
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?				✓	A, L, 3-8

Impact Discussion:

2a,e The project site is mapped as Urban and Built-Up Land by the California Department of Conservation (2020). The site nor any neighboring sites have been determined to contain

any Important Farmlands or forest land. Therefore, ***no impact*** to protected farmlands is anticipated.

2b The proposed project will not propose a change in zoning or conflict with or convert existing zoning for agricultural use. The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural use value rather than on its market value. Neither the subject parcels nor adjacent properties are under a Williamson Act contract, per Nevada County mapped documentation (Nevada County, 2023). The subject property and surrounding properties do not qualify for Williamson Act contracts based by zoning and location. Although a re-zone is proposed with the project, the re-zone will not re-zone forest/timberland.

With no Williamson Act contracts on or near the property and the proposed re-zone not impacting forest/timberland zoning, the proposed project is anticipated to have a ***no impact*** on a Williamson Act contract(s).

2c,d The subdivision does not result in the loss or conversion of forest land to non-forest use. The property is not zoned Forest/Timberland or for Timber production, nor are any surrounding parcels. Due to this, potential impacts to forest uses are anticipated to have ***no impact.***

Mitigation Measures: None required.

3. Air Quality:

Existing Setting: The City of Grass Valley is located in the Mountain Counties Air Basin (MCAB). The MCAB includes the central and northern Sierra Nevada Mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra Crest. The MCAB generally experiences warm, dry summers and wet winters. Ambient air quality in the air basin is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted.

The Northern Sierra Air Quality Management District (NSAQMD) has responsibility for controlling air pollution emissions including "criteria air pollutants" and "toxic air pollutants" from direct sources (such as factories) and indirect sources (such as land-use projects) to improve air quality within Nevada County. To do so, the District adopts rules, regulations, policies, and programs to manage the air pollutant emissions from various sources, and also must enforce certain statewide and federal rules, regulations and laws.

The Federal Clean Air Act of 1971 established national ambient air quality standards (NAAQS). These standards are divided into primary and secondary standards. Primary standards are designed to protect public health and secondary standards are designed to protect plants, forests, crops, and materials. Because of the health-based criteria identified in setting the NAAQS, the air pollutants are termed "criteria" pollutants. California has adopted its own ambient air quality standards (CAAQS). Criteria air pollutants include ozone, carbon monoxide, nitrogen dioxide,

sulfur dioxide, lead, and particulate matter. CAAQS include the NAAQS pollutants, in addition to visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. A nonattainment area is an area where a criteria air pollutant's concentration is above either the federal and/or state ambient air quality standards. Depending on the level of severity, a classification will be designated to a nonattainment area. Failure of a state to reach attainment of the NAAQS by the target date can trigger penalties, including withholding of federal highway funds. Table 1 shows the current attainment/nonattainment status for the federal and state air quality standards in Nevada County.

Per California Air Resources Board (CARB), the City of Grass Valley has two federally recognized air monitoring sites: The Litton Building in Grass Valley (fine particulate matter, also called PM2.5, and ozone) and the fire station in downtown Truckee (PM2.5 only). For eight-hour average ozone concentrations, The City of Grass Valley is serious nonattainment for both the 2008 and 2015 state and federal ozone standards of 75 and 70 parts per billion, respectively (Table 1). Unlike other pollutants, ozone is not typically released directly into the atmosphere from any sources. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. The major sources of Nitrogen Oxides and Reactive Organic Gases, known as ozone precursors, are combustion sources such as factories, automobiles and evaporation of solvents and fuels. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, when the days are longest, especially in the late afternoon and evening hours. Ozone is considered by the California Air Resources Board to be overwhelmingly transported to the City of Grass Valley from the Sacramento Metropolitan area and, to a lesser extent, the San Francisco Bay Area. This recognition of overwhelming transport relieves the City of Grass Valley of CAAQS-related requirements, including the development of CAAQS attainment plan with a "no-net-increase" permitting program or an "all feasible measures" demonstration.

For particulate matter, ambient air quality standards have been established for both PM10 and PM2.5. California has standards for average PM10 concentrations over 24-hour periods and over the course of an entire year, which are 50 and 20 $\mu g/m^3$, respectively. (The notation "$\mu g/m^3$" means micrograms of pollutant per cubic meter of ambient air.) For PM2.5, California only has a standard for average PM2.5 concentrations over a year, set at 12 $\mu g/m^3$, with no 24-hour-average standard. the City of Grass Valley is in compliance with all of the federal particulate matter standards, but like most California counties it is out of compliance with the state PM10 standards. Particulate-matter is identified by the maximum particle size in microns as either PM2.5 or PM10. PM2.5, is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires, and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers.

Table 1: Attainment Status by Northern Sierra Air Quality Management District of State and Federal Air Quality Standards. In addition, the entire district is either Attainment or Unclassified for all State and Federal NO_2, SO_2, Pb, H_2S, visibility reducing particles, sulfates, and vinyl chloride standards.

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Nevada County: Non-attainment (due to overwhelming transport)	2008 O_3 Standard (75 ppb) Western Nevada County: Serious Non-attainment;

		2015 O_3 Standard (70 ppb) Western Nevada County: Serious Non-attainment;
PM_{10}	Nevada County: Non-attainment	Unclassified
PM2.5	Nevada County: Unclassified	2012 Annual Standard (12µg/m^3) Nevada County: Unclassifiable/Attainment
		2012 24-hour Standard (35µg/m^3) Unclassifiable/Attainment
CO	Nevada: Unclassified	Unclassifiable/Attainment

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of the City of Grass Valley. The area of the project site is not mapped as an area that is likely to contain ultramafic rock (California Department of Conservation, Geological Map). Natural occurrences of asbestos are more likely to be encountered in, and immediately adjacent to areas of ultramafic rock.

An evaluation and further discussion of related project impacts related to greenhouse gas emissions is provided in Section 8 of this Initial Study.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Conflict with or obstruct implementation of the applicable air quality plan?				✓	A, G, R
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		✓			A, G, R 9-13
c. Expose sensitive receptors to substantial pollutant concentrations?				✓	A, G, L, 9-13
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓	A, G

Impact Discussion:

3a Nevada County's General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County. With the exception of General Plan Air Quality Element Policy 14.7A, which requires compliance with Northern Sierra Air Quality Management District Rule 226, the Nevada County General Plan Air Quality Element policies are intended to apply to development that generates new residents or new employees. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on Thresholds of Significance established by the Northern Sierra Air Quality Management District (NSAQMD), the project as proposed

would comply with Northern Sierra Air Quality Management District regulations. Therefore the proposed subdivision would not conflict with or obstruct the implementation of an applicable air quality plan; therefore, ***a less than significant impact with mitigation*** is anticipated.

3b Past, present, and future development of land use projects contribute to the region's air quality impacts on a cumulative basis. Air pollution impact is cumulative by its nature. Often time, a singular project is not sufficient in size to result in nonattainment of State ambient air quality standards (AAQS). The project is not anticipated to result in a cumulatively considerable net increase of criteria pollutants. Western Nevada County is in non-attainment for the Federal 8-hour ozone standard, and the entirety of Nevada County is in non-attainment for the State 1- and 8-hour ozone standards and PM10 standards. While most of the ozone in the City, which is within Nevada County, is transported from urban areas to the southwest; PM10 sources primarily come from within the County. PM10 violations in winter are largely due to wood smoke from the use of woodstoves and fireplaces, while summer and fall violations often occur during forest fires or periods of open burning. Additionally, mapping sources do not indicate that the site is likely to contain serpentine, ultramafic rock or naturally occurring asbestos.

The Northern Sierra Air Quality Management District (NSAQMD) Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects provides the basis for threshold cumulative pollutants for both Project Construction Impacts and Operational Air Quality Impacts. These standards are provided below as reference to NSAQMD standards that exist at the time of this report. The NSAQMD Guidelines also indicate for what type of projects an estimate of emissions should be required for potential emissions of criteria pollutants. The subject project triggers NSAQMD screening by proposing over 5 residential units. The project will result in long-term mobile emissions because of new residents. Using the California Emissions Estimator Model (CalEEMod), Rincon Consultants Inc., prepared the project's emission estimates compared against NSAQMD's thresholds (Level A, B, C) for NO_x, ROG, and PM_{10}.

NSAQMD Guidelines (2024) established thresholds of significance for assessing and mitigating air quality impacts of land use projects, as shown in the tables provided below. Level A requires the most basic mitigations, projects falling within the Level B range require more extensive mitigation and Level C requires the most extensive mitigations. The project was routed to NSAQMD for review, no comments were provided for the project aside from the need for standard mitigations; these have been incorporated into the project. **Mitigation Measure 3A**, which is used to mitigate construction phases for all significance levels has been added as an applicable mitigation measures. **Mitigation Measure 3A** has been added to the project, which reduces particulate matter and emissions by stopping construction equipment idling time. **Mitigation Measure 3B** requires a Dust Control Plan and reduces project construction particulates (particulates from diesel and dust) emitted from heavy equipment used for grading, brush chipping, and other construction activities. **Mitigation Measure 3C** requires alternative methods to open burning for vegetation disposal. **Mitigation Measure 3D** requires the provision of energy efficient utilities. **Mitigation Measure 3E** requires the restriction of wood burning stoves.

Table 1. Project Construction Air Quality Impacts (Unmitigated)			
Pollutant	**Maximum Daily Emissions (lbs/day)**	**NSAQMD Threshold***	**Exceeds Thresholds?**
NOx	7.02	< 24 lbs/day	No
ROG	2.68	< 24 lbs/day	No
PM10	0.34	< 79 lbs/day	No
CO	8.59	N/A	-
*These thresholds are "Level A" in NSAQMD's Guidelines (2024).			

Construction Emissions

Construction activities for the 16-lot subdivision would occur over roughly 13 months and would include site preparation, grading, installation of utilities and infrastructure, building construction, paving, and landscaping. Emissions during this period would be generated by heavy-duty off-road equipment (e.g., excavators, dozers, graders, loaders, pavers), material hauling, vendor deliveries, and worker commute trips. The most intensive phases are grading and building construction, which generate the highest levels of NOx and PM10 due to equipment use and earthmoving. Architectural coating during finishing stages would contribute to short-term reactive organic gas (ROG) emissions.

Construction emissions would be temporary in nature and cease upon project completion. As summarized in Table 1, all modeled unmitigated construction emissions remain well within NSAQMD Level A thresholds. Standard construction dust control measures required under NSAQMD Rule 226 (Fugitive Dust) would be implemented, further minimizing particulate matter emissions. Therefore, construction emissions would not result in a cumulatively considerable net increase of criteria pollutants.

Table 2. Project Operational Air Quality Impacts (Unmitigated)			
Pollutant	**Maximum Daily Emissions (lbs/day)**	**NSAQMD Threshold***	**Exceeds Thresholds?**
NOx	.86	< 24 lbs/day	No
ROG	5.11	< 24 lbs/day	No
PM10	1.24	< 79 lbs/day	No
CO	9.15	N/A	-
*These thresholds are "Level A" in NSAQMD's Guidelines (2024).			

Operational Emissions

Following construction, project-related emissions would be generated primarily from residential vehicle trips associated with the 16 single-family homes, as well as from typical household energy use (electricity and natural gas), landscaping equipment, and minimal area sources such as use of consumer products and architectural coatings during maintenance. Waste generation and water/wastewater demand would also result in minor indirect emissions. No stationary sources (such as generators or industrial equipment) are proposed as part of the project. Because the project consists of residential development on a 2.01-acre site, operational traffic volumes would be limited and consistent with the surrounding suburban setting. As summarized in Table 2, all modeled unmitigated operational emissions remain well within the NSAQMD Level A thresholds. Therefore, operational emissions would not result in a cumulatively considerable net increase of criteria pollutants.

Rincon Consultants Inc. prepared the project's emission estimates compared against NSAQMD's thresholds (Level A, B, C) for NO_x, ROG, and PM_{10} and determined emission associated with the project would not generate significant GHG emissions. Because all modeled unmitigated construction and operational emissions are below NSAQMD's maximum daily thresholds of significance, the project would not cause a cumulatively considerable net increase of criteria pollutants. Although the project falls within Level A under NSAQMD's Guidelines, standard mitigation measures have been incorporated to further minimize potential short-term and long-term emissions. With incorporation of these mitigation measures, the project's contribution to cumulative air quality impacts would be further reduced, and impacts would be ***less than significant with mitigation*** incorporated.

3c According to the California Air Resources Board (CARB), sensitive receptors include residences, schools, hospitals, daycare centers, long-term care facilities, and some recreational facilities. The project parcel falls within a commercial corridor, there are no sensitive receptors in the immediate area. Eskaton Village Senior Living Facility and Sierra View Senior Living are two long-term care facilities in the vicinity; both locations are 1± mile away from the site. Prompt 3b and related discussion explains the less than significant impact the subdivision related emissions will create at the operational level. With the addition of mitigation measures, operational emission impact will be even further reduced and can be considered negligible. Therefore, exposing sensitive receptors to substantial pollutant concentrations will be ***less than significant***.

3d The project as proposed is not anticipated to emit odorous emissions during operation. The construction of a 16-lot subdivision will involve diesel exhaust from equipment, asphalt paving odors, and paint fumes, however, these activities are temporary in nature. Construction would generate temporary, localized odors (e.g., diesel exhaust, asphalt) that would dissipate quickly and not affect a substantial number of people or sensitive receptors. Additionally, **Mitigation Measure 3A** has been added to reduce idling of diesel using equipment during construction and **Mitigation Measure 3C** has been added, requiring disposal of vegetation in using methods other than burning. With construction odors being negligible and the addition of Mitigation measures to further lessen the impact of construction related odors, the operation of a 16-lot subdivision would not be an odor-

generating land use under CEQA criteria. Therefore, impacts would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included in the improvement plans for the project:

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. measures, which shall also be included on all construction plans:

1. The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.

2. Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.

3. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3B: Prepare a Dust Control Plan. Prior to issuance of grading and improvement permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

1. Contact details are hereby provided for the person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner.
2. 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.

3. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
4. All inactive disturbed portions of the site shall be covered, seeded, or watered until a suitable ground cover is established. This shall be verified before final occupancy.
5. All material transported off-site shall be either sufficiently watered, or securely covered, or a freeboard of two feet shall be maintained in the bed of the transport vehicle to prevent fugitive dust emissions.
6. The areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
7. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. Please note, dust complaints may trigger inspections. A request for Cessation of Operations, or citations based on the severity of the violation as determined by NSAQMD inspectors/staff. Consider all alternative reasonable mitigations in your Dust Control Plan. Contact details are hereby provided for the person responsible for ensuring that all dust control measures are implemented in a timely and effective manner.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: "Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel."

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3D: Provide Energy-Efficient Utilities. Residential improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on the Supplemental Map prior to recordation.

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.

3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3E: Limit Wood Stoves. The project shall include no more than one wood-fired heat source in any residential unit, which may be a pellet stove or an EPA-certified wood stove, and open fireplaces shall not be permitted within this project. Each residence shall be equipped with a non-woodburning source of heat. This mitigation shall be included as a note on the Supplemental Map prior to recordation and implemented prior to the issuance of residential building permits.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

4. Biological Resources:

Existing Setting: The project parcel lies within an urbanized area, within a commercially developed corridor of the Brunswick community. Neighboring parcels range in size from approximately 0.26 to 1.50-acres in size. Land uses on neighboring parcels include: a property to the north with a primary established land use of single-family residential and developed properties to the south and west comprised of varying commercial uses (Sherwin Williams paint store, florist with drive-thru coffee shop). The site is located roughly 0.22-miles east of the Fowler Shopping Center, made up of multiple parcels with over 13+ acres of commercial services; Save-Mart grocers storefront, there is also a mailing office, an Ace hardware store, Chinese food restaurant, franchise chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and more. Directly east of the project site is Gates Place roadway and an adjacent portion of State Highway 49/20.

The general topography of the project parcel is characterized as relatively flat along the frontage to Nevada City Highway and sloping uphill gradually to the east and sometimes steeply towards the northern and eastern sections. The site has been noted as disturbed from previous use. The project area drains to the southwest towards Nevada City Highway and enters into the City of Grass Valley stormwater system that flows underground. The site is currently vacant and comprised of non-native annual grassland and mixed conifer forest dominated by ponderosa pine. According to the project development plans, there are trees on site that will be removed; a total of (8) trees above 10" at diameter at breast height (DBH) and (3) trees over 24" DBH to be removed. The (8) trees range in species from Oak, Grey Pine, and Pine. The (3) trees range in species from Madrone, Oak, and Grey Pine. There are no streams or wetlands on site and no waters of the United States exist in or near the project area. No state or federally-listed or other special-status plants or animals were observed or are expected to occur in the project area within the parking lot, and no suitable habitat for other special-status species are present on the developed parcel.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
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?		✓			A, K, 14-20
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 Game or US Fish and Wildlife Service?				✓	A, K, L, S 14-20
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓		A, K, L, 14-20
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?		✓			A, K, L, 14-20
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A, R 20
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A, K

Impact Discussion:

4a,d The project site is a highly disturbed parcel located within an existing urban/commercial corridor. A Biological Resources Assessment (Matuzak, 2023) found no special-status plant or wildlife species, and no suitable habitat for such species, present on the site. The site also does not overlap with federally designated critical habitat. While special-status species occur in the broader region, none were observed on site and habitat conditions are unsuitable to support them. Protected migratory/nesting birds are not present on the property. **Mitigation Measure 4A** has been incorporated and requires a nesting survey prior to any disturbance to avoid impacts to potentially nesting raptors and migratory birds should tree removal occur during breeding/nesting season. The project area is not located in any known protected wildlife corridor in Grass Valley, per the City's 2020 General Plan.

Similarly, the project is not anticipated to substantially interfere with the movement of any native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites, since none exist on site or nearby.

Due to the project parcel existing as a developed site within an urban setting and the location being void of protected/special status species and void of any habitat to house native resident/migratory fish or local wildlife, the proposed project is anticipated to have ***a less than significant impact with mitigation*** incorporated, with the addition of **Mitigation Measure 4A**.

4b The project parcel exists as a heavily developed site within an urban setting. The location is void of riparian habitat and other sensitive natural communities, per Biological Resource Assessment. There are drainage areas onsite, however, they are not indicated as protected streams or wetlands. Furthermore, aquatic special-status species, including special-status plants, fish, and wildlife species would also be avoided, due to the lack of suitable habitat on site. Due to this, project impacts to riparian habitat and sensitive natural communities are anticipated to have ***no impact***.

4c The project parcel exists as a developed site within an urban setting. There is no proposed work within wetlands, marshlands, or vernal pools; as they do not exist on site (CDFW BIOS). There are drainage areas on site, however, they are not indicated as protected streams or wetlands and lack substantial characteristics to pose as suitable habitat. Given the absence of riparian habitat/sensitive communities and lack of conflict local/regional plans the project would have ***less than significant impact*** on riparian habitat/sensitive communities through direct removal, filling, or hydrological interruption of these resources.

Figure 4 – National Wetlands Inventory Map

4e The project will not conflict with any local policies, ordinances protecting biological resources, or tree preservation policy/ordinance. Per the City's General Plan, Trees and Forested Areas, within the Conservation/Open Space element (page 5-7), the City of Grass Valley has several planning/ordinance provisions addressing trees. The provisions include: A Heritage Tree Ordinance for protection of outstanding heritage trees, Environmental Review of development projects, and applicable General Plan provisions. Although no heritage trees are on site, (11) trees are proposed to be removed (Tree Removal Sheet 2, Site Plan). Per Section 12.36.040.B, Construction Related Tree Removal Permit, a Condition of Approval may be added to this project to mitigate the removal of each tree. The applicant has the option to replant onsite, replant off-site, or pay into a fund in lieu of planting. Due to the trees to be removed not in conflict with local ordinances, conflicts with local policies and ordinances are expected to have a ***less than significant impact.***

4f The City of Grass Valley does have an ordinance that outlines protections for Creek and Riparian Resource Protection, Municipal Code Chapter 17.50. The ordinance outlines standards for the protection of these natural resources that can serve as natural habitat for wildlife. Stream/creek corridors areas are high priorities, as riparian zones and habitat values of river and stream corridors are sensitive to alteration. The City's Creek and Riparian Resource Protection ordinance affords these protections. The project proposal does not trigger any ordinance standards that in turn would require additional mitigation. The subject property is not part of a Habitat Conservation Plan or any other official adopted conservation plans, per City 2020 General Plan. Therefore, the project would have ***no impacts*** or conflicts with adopted conservation plans.

Mitigation Measures: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included in the improvement plans for the project:

Mitigation Measure 4A: Avoid Impacts to Nesting Birds.
The following note shall be added to all improvement/construction plans:
Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. A pre-construction survey should be conducted should activities disturb nests.

1. If construction is to take place during the nesting season (March 1 - August 31), including any ground disturbance, preconstruction surveys for nesting raptors, migratory birds and special-status bats shall be conducted within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. Tree removal and construction shall not take place during the breeding season (March 1 – August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.

3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CFWD to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.
5. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: *Prior to grading/improvement/building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

5. Cultural Resources:

Existing Setting: The subject parcel is located in a commercial corridor within the Brunswick community, on the west side of State Highway 49/20, within the City limits of Grass Valley. This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu (Digital Atlas of CA Native Americans). The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				✓	A, J, 21

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			A, J
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A, J

Impact Discussion:

5a To determine whether a property is listed on a local register of historical resources under California Public Resources Code § 5020.1(k) involves checking local and state resources. Planning Department City staff researched into the local register of historical resources as defined by PRC § 5020.1(k), to include the National Register of Historic Places property search. The property did not fall on the National Register. The project parcel does not contain a historic resource nor would cause a substantial adverse change to a historic resource. Therefore, ***no impact*** to a historical resource is anticipated.

5b,c The California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports, CHRIS is managed by the California Office of Historic Preservation (OHP). The applicant did not submit a CHRIS report due to the fact that the property had been developed in the past. The project was routed to local tribes for AB-52 consultation, for guidance on whether the site may carry potential to hosting an archaeological resource. No comments were made by the tribes. While cultural resource discovery has been determined to be unlikely, **Mitigation Measure 5A** has been included, which requires that work be halted and proper notification and consultation shall be required if any artifacts, cultural resources, or human remains are discovered during construction. With the implementation of **Mitigation Measure 5A**, impacts to cultural resources are expected to be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measure shall be required:

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following: All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading/trenching activities. If such resources are encountered or suspected, work within 100 feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada

County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the immediate vicinity of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.

Timing: *Prior to the issuance of Grading/Improvement/Building permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

6. Energy

Existing Setting: In November of 2018, the City of Grass Valley City Council approved the Energy Action Plan (EAP) as the City's roadmap for expanding energy-efficiency, water-efficiency, and renewable-energy, and the cost-savings that accompany these efforts. The EAP is focused on operations of structures, infrastructure that generates energy, and efficient use of water. The subject project parcel is currently served by PG&E power through underground connection.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A, D, 23

Impact Discussion:

6a The proposed project is not anticipated to result in significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project. The proposed parcels are intended to be developed with single-family dwellings. Electricity is currently available to the property and there are existing public utility easements along Gates Place, a local street. The scale of the project along with requirements to meet energy standards for both construction equipment and materials will ensure that the use of energy resources would not be excessive and therefore, the project would have a ***less than significant impact***.

6b The proposed project would not conflict with any state or local plans for renewable energy or energy efficiency. As part of the building permit review, all equipment would be required to meet energy standards identified in the California Building Code. Likewise, the project would not obstruct or prevent plans for renewable energy or efficiency. No incongruencies

have been noted contrasting the project with the City's approved Energy Action Plan (EAP) (Sierra Business Council, 2018). Therefore, the project would have ***no impact*** to state or local plans for renewable energy or energy efficiency.

Mitigation: None required.

7. Geology and Soils:

Existing Setting: The project site is located west of State Route 49/20 in the Grass Valley area. The site is characterized as foothill terrain without steep bluffs or ridges. The site is currently vacant, although the site has been developed in the past. Based on review of the USGS topographic map, the project site lies at an elevation of roughly 2,700–2,740 feet msl. The topography is gently sloping to the southeast, slopes across the property are modest within the project parcel. The subject property has varying slopes of 10%-20%, trending southeast. Two soil types were identified within the project parcel (Matuzak, 2023). Secca-Rock outcrop complex, 2 to 50 percent slopes soils, is the dominant soil type and Alluvial land; clayey soils have been mapped and appear along the northern side of the property and may associate with drainage entering into the parcel from the northeast.

The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The project site is not within an Alquist-Priolo Earthquake Fault Zone as defined in Special Report #42 and there are no known faults that cross through the project site the project site (Grass Valley General Plan). The site is not located within any Pre-Quaternary faults (Department of Conservation). The closest active fault is the Cleveland Hill fault near Oroville. Generally, the western half of the Nevada County, in which the City of Grass Valley is located, is in the low intensity zone for earthquake severity (Grass Valley General Plan).

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Directly or indirectly cause potential substantial adverse effects, including 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?			✓		A, L, 14, 24-30

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
b. Result in substantial soil erosion or the loss of topsoil?			✓		A, D
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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓		A, L, 14, 24-30
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?			✓		A, L, 14, 24-30
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 wastewater?				✓	A, L
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A, L

Impact Discussion:

7a-c The project site is not within an Alquist-Priolo Earthquake Fault Zone as defined in Special Report #42 and there are no known faults that cross through the project site (Grass Valley General Plan). The site is not located within any Pre-Quaternary faults (Department of Conservation). The closest active fault is the Cleveland Hill fault near Oroville. Generally, the western half of Nevada County, which the City of Grass Valley is located, is in the low intensity zone for earthquake severity (Grass Valley General Plan). No specific potential hazards have been identified for the project site.

There may be some minor ground vibrations caused by the construction activities at the project site, but ground shaking is not expected to be substantial. In addition, all future construction would be required to comply with the California Building Standards Code (CBC), which includes seismic design provisions that minimize risk to structures and people.

The project site is characterized by moderate slopes averaging 10-20% percent. Due to these slopes, localized erosion could occur during grading activities. However, the site is not underlain by expansive soils (Nevada County Area Soil Survey, 1993), and landslide potential is considered low given the absence of steep slopes or unstable geologic features. At the time of building permit submittal for individual homes, a project-specific geotechnical report will be prepared, ensuring that soil stability and foundation design are addressed. The site is vacant, although previously disturbed and developed. Grading will disturb some existing topsoil, such disturbance is typical of subdivision development and would be minimized through standard construction practices and erosion control best management practices (BMPs)

Because the project will be reviewed through standard building permit requirements, adhere to CBC seismic design standards, and implement standard erosion control best management practices (BMPs) during construction, impacts related to seismic hazards, erosion, and unstable soils would be ***less than significant***.

7d The dominant soil on the site is the Secca–Rock outcrop complex, which is not classified as an expansive soil type. A smaller portion of alluvial clayey soil occur along the northern edge of the parcel and may associate with drainage, however, this is limited in extent and does not present a substantial hazard. As required by the California Building Standards Code (CBC), a site-specific geotechnical investigation will be prepared at the building permit stage to confirm soil characteristics and provide design recommendations. Compliance with CBC standards ensures that any expansive soils, if encountered, would be properly managed. Due to the project not being located upon expansive soil and the project design being tailored to suit soil characteristic recommendations, the project would have a ***less than significant***.

7e The project site will not utilize septic systems for water/wastewater use. The property is hooked up to public water and sewer. The project is not proposing to install a septic system as part of the facility. Nor is the project proposing to hook up to any water service. Due to septic systems not being proposed as part of the project ***no impact*** is anticipated for soil inadequacy for sewage disposal.

7f Ground disturbance is anticipated for utility trenching. The potential to encounter underground paleontological resources or unique geological features is a possibility. Due to this, **Mitigation Measures 5A** and **18A** has been incorporated and would require work to halt in the event that there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be ***less than significant with mitigation.***

Mitigation Measures: To mitigate unexpected soils presence and impacts from project grading/trenching and construction, both on-and off-site, please see **Mitigation Measures 5A and 18A**.

8. Greenhouse Gas Emissions:

Existing Setting: Global climate change refers to changes in average climatic conditions on the earth, including temperature, wind patterns, precipitation, and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of greenhouse gases (GHGs) in the atmosphere. Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g. gasoline, diesel, coal, etc.), are believed to have contributed to the increase in atmospheric levels of GHGs. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO_2), methane (CH_4), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6) and nitrous oxide (NO_2). Emission

inventories typically focus on GHG emissions due to human activities only, and compile data to estimate emissions from industrial, commercial, transportation, domestic, forestry, and agriculture activities. CO_2 emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and NO_2, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents, and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO_2. Global warming adversely impacts air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and causes an increase in health-related problems.

To reduce emissions of greenhouse gases, the California Legislature enacted AB 32 (Núñez and Pavley), which is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multiyear program to limit California's GHG emissions at 1990 levels by 2020, and initiate the transformations required to achieve the state's long-range climate objectives. In April 2015, the California Air Resources Board issued Executive Order B-30-15 to set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 as set forth in EO S-3-05. SB 32, enacted in 2016, codified the 2030 the emissions reduction goal of CARB Executive Order B-30-15.

In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, Guidelines for Assessing Air Quality Impacts of Land Use Projects, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary. Continuing to reduce greenhouse gas emissions is critical for the protection of all areas of the state, but especially for the state's most disadvantaged communities, as those communities are affected first, and, most frequently, by the adverse impacts of climate change, including an increased frequency of extreme weather events, such as drought, heat, and flooding.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓			A, G, 12, 23
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, G, R 12, 23

Impact Discussion:

8a The proposed project is not expected to generate greenhouse gases that would result in significant environmental impacts or that would be in conflict with plans for greenhouse gas reductions. California is divided geographically into air basins for the purpose of

managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. Nevada County and Placer County are both within the Mountain Counties Air Basin. Nevada County, and therefore the City of Grass Valley, is within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD). Although the NSAQMD has not adopted thresholds for GHG emissions, the thresholds used by the neighboring Placer County Air Pollution Control District (APCD) are considered appropriate for evaluation. The thresholds adopted by Placer County APCD include a bright-line threshold of 10,000 metric tons of Carbon dioxide equivalent per year and a De Minimis level of 1,100 metric tons of carbon dioxide per year (MT CO2e/yr). A De Minimis Level for the operational phases of 1,100 MT CO2e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis.

Carbon dioxide (CO2) is the main component of greenhouse gases (GHG), and vehicles are a primary generator of CO2. Operational phase GHG outputs from the subdivision are expected to be minimal. According to the Greenhouse Gas Assessment (Rincon Consultants, 2025), operational emissions for the project are estimated at approximately 194 metric tons (MT) of CO_2e per year, and construction emissions total approximately 274 MT CO_2e. When amortized over the project's 30-year lifetime, this equates to 9 MT CO_2e per year from construction activities. These emissions are substantially below the Placer County Air Pollution Control District De Minimis screening threshold of 1,100 MT CO_2e/year for small projects.

Section 17 – Transportation, provides the analysis of traffic output. Traffic output is strongly coordinated with greenhouse gases. The resultant traffic associated with the subdivision is considered negligible. The subdivision is intended to be affordable housing, typically resulting in lower vehicle ownership rates (one car per household). Additionally, a public transit stop is located 500-feet (walking distance) north of the project parcel, along Gates Place. There is also a shopping center within walking distance for groceries, services, and special trips. These proximity factors are expected to further reduce associated GHG emissions.

Construction-phase emissions would be temporary and minimal, primarily resulting from vehicle trips and equipment operation during installation. **Mitigation Measure 3A** has been included to reduce construction-related emissions by requiring use of newer Tier 1 or better engines and limiting equipment idling to five minutes or less. In addition to periodic maintenance trips, occurring 1–5 times annual for testing or repairs. The project does not include any energy-intensive equipment that would operate continuously, nor does it result in excessive long-term generation of vehicular traffic that results in excess emissions.

Given the nature of associated low operational emissions and temporary construction emissions of the project, and with implementation of standard construction mitigation, the project's GHG emissions are expected to remain well below significance thresholds, and impacts to generating GHGs would be ***less than significant with mitigation***.

8b The project would not conflict with any applicable plan or policy adopted for the purpose of reducing GHG emissions. Although the project involves a land use change, it does not

represent a substantial shift in development intensity. The site's existing Corporate Business Park (CBP) zoning allows both commercial and residential uses; however, commercial operations typically generate higher GHG emissions due to increased traffic and energy demand. The project proposes only residential use, resulting in fewer vehicle trips and reduced emissions compared to the allowable baseline.

The subdivision will not produce the need for substantial energy consumption or major traffic generation. As part of building permit review for each home, all equipment and structures would be required to meet energy standards identified in the California Building Code; Title 24 Green Building (Part 11) and Energy Efficient Standards (Part 6). Energy Efficiency Standards are expected to be 28% more efficient than previous standards for residential construction according to the California Energy Commission. These measures directly support state-level GHG reduction goals established under Assembly Bill (AB) 32, the Global Warming Solutions Act, and Senate Bill (SB) 32, which require continued reductions in statewide emissions.

The project supports infill development in an urban area, thereby aligning with the City of Grass Valley Energy Action Plan (2018) and General Plan policies promoting compact, mixed-use growth, walkability, and reduced vehicle trips. The project would not interfere with implementation of the City of Grass Valley's Energy Action Plan or statewide GHG reduction goals set forth in AB 32 or SB 32. Therefore, the project is consistent with applicable GHG reduction policies, and impacts would be **less than significant**.

Mitigation Measures: See **Mitigation Measures 3A.**

9. Hazards and Hazardous Materials:

Existing Setting: The project site is not within or adjacent to any hazardous materials sites (California Department of Toxic Substances Control EnviroStor Database) compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control, 2019). The project parcel is within a Very High fire severity zone, as designated by Cal-Fire. Sensitive receptors include an existing residence approximately 373-feet to the north of the project parcel and two residences, approximately 553-feet to the east. Including, Eskaton Village Senior Living Facility and Sierra View Senior Living, two long-term care facilities; although, both locations are 1± mile away from the site. The project is located approximately 2.6± driving miles west from the nearest airport, the Nevada County Airport.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		A, C

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
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?			✓		A, C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, L
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, create a significant hazard to the public or the environment?				✓	A, L, 30
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?				✓	A, L
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓		H, M, 31
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		H, M

Impact Discussion:

9a The project would involve the temporary use of hazardous materials during the construction phase. Construction related materials will include fuels, oils, and lubricants for construction equipment like excavators and graders. Paints and solvents used during the interior construction of homes. There is always a possibility of a spill during construction, as well. Contractors managing construction are required to follow State and local handling laws for hazardous materials. Hazardous material storage must comply with the California Health and Safety Code Chapter 6.95. The applicant is required to file a chemical business plan and inventory with the Nevada County Environmental Health Department within 30 days of triggering threshold quantities, should hazardous materials increase past allowed quantities.

The project does not involve any processes or uses that would generate, store, or dispose of hazardous materials at levels that would pose a risk to the public or the environment. Therefore, impacts related to the routine transport, use, or disposal of hazardous materials would be ***less than significant***.

9b Post construction phase, the development will not store any hazardous materials. Construction phase risks include the possibility of spills during accidents. Spills will be

handled through standard Best Management Practices (BMPs), should they occur. Hazardous material associated with the construction phase of the development have been discussed in prompt 9a, above. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration (OSHA) standards. Because the proposed facility would operate under local and State mandated health and safety standards, the proposed facility complies with all applicable safety standards and would have a ***less than significant*** impact on releasing hazardous material into the environment.

9c There is no school within one-quarter mile of the project parcel. The project will also emit no hazardous emissions or materials at time of operation. Due to the project emitting no hazardous emissions or materials and no school existing in one-quarter mile of the project parcel, the project would result in ***no impact*** with respect to hazardous emissions within proximity to a school.

9d The proposed project area is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, there would be ***no impact.***

9e The project site is not located within an airport land use plan and is approximately 2.60± driving miles from the nearest airport, the Nevada County Airport, located southeast of the project parcel. Due to the distance away from the local airport, the project parcel does not fall within any existing airport compatibility zones. Due to the project not being located within an airport land use plan, the project will have ***no impact*** in relation to the result of a safety hazard for people residing or working within the project area.

9f The project is a small-scale residential subdivision. There is currently no adopted emergency response plan for the project area. Construction staging may temporarily slow speeds and circulation along Gates Place, however, this will be temporary and managed through Best Management Practices (BMPs) on traffic control plans, provided at time of encroachment permit review. A majority of construction is facilitated on site, the Department of Public Works does not have additional requirements for regulating construction traffic when within a private property. The proposed development will connect to the existing local road system. The addition of 16-homes will not significantly increase the inability to evacuate or create a bottleneck. Roads within the subdivision are required to be designed to meet California Fire Code standards for road width, turning radius, and provision of fire hydrants. Due to the project not impairing or physically interfering with an adopted emergency/evacuation plan, project impacts are anticipated to have a ***less than significant*** impact.

9g The project parcel is within a Very High fire severity zone, as designated by Cal-Fire, and falls within the Wildland Urban Interface area (WUI). The project being located within the WUI requires fire-resistant roofing and noncombustible decks/fencing, for example. Additionally, the requirement of defensible space around homes must be met. Secondary emergency access, hydrants, and emergency vehicle turn arounds are required and provided in the proposed subdivision design. Roads are designed to maintain adequate evacuation access. The City of Grass Valley Fire Marshal reviewed the project and provided

Conditions of Approval (COA) about the requirement of smoke detectors, required fire sprinkler plans, and local fire review for any proposed solar on new homes.

Due to the subdivision having been reviewed by the local Fire Marshal and applicable standards from CalFire being incorporated into the project, the project would not expose people or structures to wildland fires and therefore would have a ***less than significant impact***.

Mitigation Measures:
To mitigate potentially adverse impacts associated with hazards and hazardous materials, the following mitigation measures shall be required:

10. Hydrology and Water Quality:

Existing Setting: The project parcel lies at 2,700 – 2,740 feet above mean sea level and consists of gentle to moderate sloped terrain (10-20% slope), per USGS maps. Surface water drains generally southeast toward Nevada City Highway. The parcel is currently vacant, although previously disturbed. Within the parcel is a drainage swale/ditch along the northern boundary of the property, which contributes as a functioning part of the City of Grass Valley stormwater conveyance system. Per provided Biological Resources Assessment (Matuzak, 2023) this feature does not meet the criteria for jurisdictional Waters of the U.S. or Waters of the State, and no wetlands are present within the site. Runoff from the property connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream. Localized ponding may occur in existing drainage features during heavy storm events. No shallow groundwater or perennial surface flows were observed during pedestrian survey for the Biological Assessment. The site is not within a FEMA 100-year floodplain and has no mapped special flood hazard areas. The project is not in a tsunami or seiche zones.

The California State Water Resources Control Board regulates stormwater discharges from construction sites because of its potential to mobilize pollutants and discharge into waterbodies or watersheds. By regulating these discharges, the State Water Board is preserving, enhancing, and restoring California's waterbodies and its resources. Sustainable management of groundwater basins is overseen by the Department of Water Resources (DWR) and State Water Resources Control Board (SWRCB) via the Sustainable Groundwater Management Act (SGMA). The project parcel is not located within a designated groundwater basin, as identified using the California Department of Water Resources SGMA Data Viewer and confirmed via DWR's Bulletin 118 groundwater basin listing. The nearest DWR Bulletin 118 basins are the North and South Yuba Subbasins of the Sacramento Valley Basin (5-21.60 and 5-021.61, respectively) which are 18+ miles in distance from the project site. Ground water does exist underground. Groundwater beneath the site is not currently used for supply, and no wells are known to exist on or near the parcel. Water and sewer service is provided by the City of Grass Valley. No Groundwater Sustainability Agency, no Groundwater Sustainability Plan, and no sustainability criteria or goals have been established for the underlying aquifer of this project.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓		A, C, D, I, S, 35, 36
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓	A, B 35, 36
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 which 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?			✓		A, B, S, 28
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	A, L, 32-36
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓	A, B 32-36
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	A, B, L, 32-36
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	A, B, L, 34

Impact Discussion:

10a The proposed project is not anticipated to violate any water quality standards, waste discharge requirements, or substantially degrade surface/ground water quality. Construction of the proposed subdivision would involve grading, excavation, paving, and other activities that could generate pollutants such as sediment, oils, fuels, concrete washout. Without controls, these could enter the City storm drain system and degrade onsite drainage areas. Should the project disturb more than one acre, coverage under the

State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) Construction General Permit and preparation of a Storm Water Pollution Prevention Plan (SWPPP) is required, further regulating waste discharge.

Following construction, project operation would introduce new impervious surfaces, including roadways and floor area of homes, which could increase runoff and have the potential to carry sediment or pollutants. The project is required to comply with the City of Grass Valley Municipal Code and General Plan, which mandates post-construction stormwater treatment and control measures for drainage. Measures include features like vegetated swales or detention basins to reduce pollutant loads and maintain water quality. On site, manmade drainage areas have been created in the past. These drainage areas will be improved, some to be left natural (Lot C) and other areas to be developed as bio-detention ponds or off-site retention ponds. Water from these areas will drain down into the internal storm system within the subdivision, as the elevation decreases to the east and south of the development. Runoff from the property connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream. Formal hydrology reports prepared and stamped by a licensed engineer will be submitted with a building permit application to ensure drainage calculations are appropriately handled within the existing storm water system. Water and sewer service is provided by the City of Grass Valley.

With compliance with state and local water quality regulations, the project would not violate water quality standards or waste discharge requirements and would not substantially degrade surface or groundwater quality. Impacts would therefore be ***less than significant***.

10b Groundwater beneath the site is not currently used for water supply, and no wells are known to exist on the parcel. Water and sewer service is provided by the Nevada Irrigation District. The proposed project will therefore have ***no impact*** on the existing wells on this or any of the adjacent parcels, due to no wells existing in proximity and due to water service being provided directly from the City.

10c The project will not substantially alter the existing drainage pattern of the site/area, including alteration of a stream/creek, to include through the addition of impervious surface.

i) Result in substantial erosion or siltation on- or off-site;

Anticipated project construction will not result in substantial erosion/siltation on or off site. Standard Best Management Practices (BMP) for construction will be incorporated into development plans to prevent substantial erosion/siltation on- or off-site, nor result in deposition of sediment into the storm drain system. Should the project disturb more than one acre, coverage under the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) Construction General Permit and preparation of a Storm Water Pollution Prevention Plan (SWPPP) is required, further regulating waste discharge.

Furthermore, the project area is not in an area that is mapped with high landslide activity (California Geological Survey Map, Sheet 58, 2011).

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;

All/any additional drainage caused by the project will be required to be addressed on site through direction to existing drainage facilities that are tied into the City's stormwater infrastructure, without causing additional net stormwater runoff or concentrated flows that that would impact off-site properties by causing flooding. The project will increase impervious surface area, however, there is existing City stormwater infrastructure in place that will facilitate run off. Runoff from the property connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream.

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

Per City of Grass Valley General Plan, Chapter 7 Safety, all new development within the City must be designed to limit storm water runoff to pre-development conditions for the 10, 25, and 100-year storm events. The project parcel is able to connect into an existing stormwater system that is connected to the public storm drain network. Drainage areas on-site will be improved to handle the flow of increased drainage, as a result of the project. Proposed drainage design and configurations have been discussed in detail in the Project Description section of this report and may be referred to on page five.

iv) impede or redirect flood flows?

There are no streams, creeks, or flood plains on-site that are being diverted as a result of project construction. Project construction is not anticipated to significantly modify topography nor significantly affect existing drainage patterns. The project will utilize the existing slope towards the south, retain natural drainage areas, and also proposes improved man-made drainage areas.

Due to compliance with NPDES permit/SWPPP, construction BMPs, and City standards, the project would not substantially alter drainage in a way that causes erosion, flooding, system overload, or redirection of flood flows. Therefore, the project is anticipated to have a ***less than significant*** impact.

10d-g There is no flood hazard or designated flood zone on the project parcels. Furthermore, the proposed project is not within a tsunami or seiche zone, and it does not conflict with or obstruct the implementation of a water quality control plan. The proposed project does not expose people or structures to a significant risk of loss or injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there would be ***no impact*** associated with flooding, tsunamis or seiches, water quality control plans, or a sustainable groundwater management plan.

Mitigation Measures: None required.

11. Land Use and Planning:

Existing Setting: The project parcel (APN: 035-600-015), located within the City of Grass Valley limits in the Brunswick community, has no assigned street address. The site is approximately 2.01 acres in size and is situated on the west side of Gates Place, a two-lane City-maintained roadway. The property lies roughly 0.22 miles east of the Fowler Shopping Center and about 670-feet walking distance northeast of the Nevada City Highway/Gates Place intersection. The site was previously developed with a residence but is currently vacant with remnants of a foundation. There is no existing driveway. The project parcel is zoned Corporate Business Park Zone (CBP) and has a General Plan designation of Business Park (BP). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project parcel is located within an urban setting and adjacent to a commercial corridor.

Surrounding Land Uses:

- North: A reserved right-of-way for Skewes Lane, a portion of Skewes Lane is paved to the west (connecting at Nevada City Highway), the reserved segment to Gates Place is currently undeveloped. Beyond which is a 4.58-acre parcel developed with a single-family residence and accessory barn/garage.
- South: 1.50-acre undeveloped parcel with grasses and vegetation. Both the northern and southern parcels share the same CBP Zoning and BP General Plan designation as the project site.
- West: Directly adjacent are a florist store front/drive-thru coffee shop, a Lumber Jack's Diner, and a recently vacated motorcycle sales building.
- Southwest (276 feet): A Sherwin-Williams Paint Store at the corner of Gates Place and Nevada City Highway, with a commercial building, asphalt parking lot, landscaping, and sidewalks.
- East (0.22 miles): The Fowler Shopping Center, a 13+ acre commercial hub serving the community with Save Mart, Ace Hardware, restaurants, coffee shops, and other services.
- South (across Nevada City Highway): Additional commercial services including a car wash, Dollar General, gas stations, liquor store, and several fast-food franchises.

Parcel sizes in the surrounding area range from 0.19 to 4.58 acres. Properties west and south of the project site are zoned Central Business District (C2) with a General Plan designation of Commercial (C), reflecting the listed commercial services. The project parcel is located within a Very High fire severity zone, as designated by Cal-Fire and falls within the Wildland Urban Interface area (WUI). Which, may influence fire resistant construction and defensible space design.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Physically divide an established community?				✓	A, L, R, 45
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?			✓		A, L, R

Impact Discussion:

11a The project would not physically divide an established community. The site is within an already urbanized and commercially developed corridor, surrounded by a mix of business park, commercial, and residential uses. The CBP zone allows for a mixed-use project, having both commercial and residential components, outright based on zoning right. The project proposes no commercial use and solely residential use. The intensity of the project may be comparable, if not lesser than, the intensity of a mixed-use project. Development of a 16-lot subdivision at this location would be consistent with the surrounding land use pattern and would not create a barrier or separation within an established neighborhood.

11b The project would not conflict with applicable land use plans or policies. The property has a General Plan designation of Business Park (BP) and is zoned Corporate Business Park (CBP). The project proposes application of the Regional Housing Need Allocation (RHNA) Combining District to allow development of a 100 percent deed-restricted affordable housing subdivision without a business park component. A Zoning Text Amendment/General Plan Text Amendment would also be required to implement the Combining District. The text amendment is required to specify that the newly resulted zone is intended to facilitate only residential use. The General Plan designation will remain. These actions are consistent with and supported by the City's General Plan and Zoning Ordinance. The resultant zoning designation of the site would be CBP/RHNA (Regional Housing Needs Allocation).

As described in the General Plan, the BP designation is intended to accommodate a variety of planned development opportunities. The designation would remain, and the proposed project is consistent with the intent of both the BP designation and the new CBP/ RHNA zoning. Relevant General Plan goals and objectives supported by the project include the provision of diverse and affordable housing opportunities (8-LUO, 12-LUO, 13-LUO, 9-CDO), preservation of natural topography and functional open space (6-COSP, 14-CDO), adoption of uniform codes and fire-safe community standards (1-SP, 9-SP), and encouragement of mixed uses and pedestrian-oriented development (16-CDP).

Because the site is within a Very High Fire Hazard Severity Zone and the Wildland Urban Interface, the project will incorporate defensible space, fire-resistant construction, and secondary access in compliance with state and local fire-safe requirements. Matters relating to biological resources, air quality, hazards, and cultural resources are addressed in their respective sections of this document.

Accordingly, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and the impact would be ***less than significant***.

Mitigation Measures: None required.

12. Mineral Resources:

Existing Setting: The project area is not mapped within a Mineral Resource Zone (MRZ), or area of known valuable mineral deposits.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?				✓	A, 37
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?				✓	A, 37

Impact Discussion:

12a-b The proposed project is not mapped within a known mineral resource area or MRZ and would not change existing land uses on the project site. None of the project parcels contain known or designated mineral resources. Therefore, the proposed project would have ***no impact*** on mineral resources.

Mitigation Measures: None required.

13. Noise:

Existing Setting: The project parcel is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. The site is currently vacant, although previously developed with a residence. The mentioned portion of State Highway 49 is directly east of the project parcel, generating a majority of existing ambient noise. The project parcel is located within an urban setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. From the project parcel frontage an estimated 0.22-miles walking distance east is a shopping center, the Fowler Shopping Center. Adjacent land uses are primarily developed with an array of commercial establishments and services, which generate neighborhood noise (vehicle noise, human activity, occasional landscaping noise). There are no sensitive receptors (schools/long-term care facilities) within a mile of the project site. Nearby residences include a home 373-feet north of the project parcel and two residences, approximately 553-feet to the east of State HWY 49/20.

City of Grass Valley Development Code, Chapter 8.28 Noise, establishes noise standards for the City. City of Grass Valley MuniCode Section 8.28.060, Ambient Noise Level, establishes noise standards for the residential land use designation as the following average levels below indicate. Standard noise levels are typically measured in A-Weighted Sound level, expressed in decibels (dBA) or Community Noise Equivalent Level (CNEL); a computation for annual average conditions, the energy average during a 24-hour day after the addition of 5-decibels to sound levels in the evening (7pm – 10pm) and 10-decibels at night (7am-10pm). Nosie sensitive receptors include residential development, schools, hospitals and related facilities, churches, and hotels/lodging (2020 General Plan).

Decibels	**Time**	**Zone**
65 dbA	Anytime	Commercial
55 dbA	7am to 8pm	Residential
45 dbA	8pm to 7am	Residential

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?		✓			A, L, S, 38
b. Generation of excessive ground borne vibration or ground borne noise levels?		✓			A, 38
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?				✓	A, L

Impact Discussion:

13a The project would contribute to an increase in ambient noise levels during the construction and as a result of subdivision establishment. The resultant subdivision will create minimal ambient neighborhood noise; human activity, vehicle noise, landscaping activities. A noise analysis is typically required if a project will result in excessive noise that surpasses ambient noise standards. Post temporary construction work, the subdivision will remain within outlined ambient noise levels associated with the residential subdivision.

Construction is temporary, during this phase noise generated from work will include heavy equipment noises (audio safety warnings, trucks, graders) and human activity. Construction activities will include trenching, foundation installation, and equipment setup. Typical construction levels can reach a dBA of 80-85 at 50-feet, according to Table 6-3 of the 2020 Grass Valley General Plan Noise Element. These levels can be best described as annoying and at an intensity where an average conversation can be interfered with. However, the immediate 50-foot radius around the subdivision area, to the north and south, consist of undeveloped pasture lands. Immediately east of the subdivision site is Gates Places roadway, immediately east of this roadway is State HWY 49/20 which generates much of the ambient noise. The highway is located 150± feet from the western edge of Gates Place roadway, using General Plan table 10-1, the average Community Noise Equivalent Level (CNEL) is expected to be in the high 60 – 70 dBA. Construction design of the homes will reduce exterior noise to appropriate levels when interior of the home. Per

City of Grass Valley Code Section 8.28.060 construction activities are exempt from local noise standards, provided they occur during allowable hours. Construction-related noise is temporary and not considered a significant impact under CEQA. To lessen the impact of construction noise, **Mitigation Measure 13A**, has been incorporated into the project; which limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday.

With construction noise being temporary in nature, sensitive receptors being a significant distance away, and construction designs of homes reducing noise impacts within the interior of homes, a ***less than significant impact with mitigation*** for this project would be

13b Construction noise and any potential ground vibration during the construction activities have a low potential to impact pedestrians walking nearby, as there are no sidewalks and a majority of pedestrian traffic is facilitated in the commercial corridor to the southwest. The low potential impact would be less than significant with mitigation as recommended in **Mitigation Measure 13A**, below, which limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday. After the completion of the subdivision, the ongoing operation of the facility would be less than significant as noted above. With **Mitigation Measure 13A**, any construction noise impacts would be reduced to a level that is ***less than significant impact with mitigation.***

13c The project site is not located within an airport land use plan and is located approximately 2.6± driving miles west from the nearest airport, the Nevada County Airport. The proposed subdivision does not fall within any airport compatibility zones that warrant the requirement of an airport disclosure notice/avigation easement, stating that the residences fall within an area of obnoxious levels of noise, due to close proximity of the airport. Therefore, the project would not expose any future occupants to excessive airport noise levels. There would be ***no impacts*** related to airport noise.

Mitigation Measures: To offset potential construction-related noises, the following mitigation measures shall be required and shall be included as notes on the construction plans.

Mitigation Measure 13A: Limit construction activities to reduce noise impacts. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. These limited hours of operation shall be noted on project plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: Prior to building permit issuance and during construction
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department

14. Population and Housing:

Existing Setting: The project is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. The subject property is currently vacant, although previously developed for residential use. No buildings exist on-site, remnants of an old building foundation will be required to be removed. The project parcel is located within an urban

setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. Larger sized parcels with established residential uses exist to the north.

Residentially, Grass Valley provides approximately 55% of Nevada County's multi-family housing units, although the City has but 12% of the County's total housing stock. Nearly 60% of City residents rent. Grass Valley's most significant demographic characteristic is a disproportionately older-than-average population. On average, an older single-family housing stock indicates a future need for widespread increase in new housing units. Like many counties in California, the Housing Element is expected to be updated, and new land inventory shall be made available to suit and provide spaces for single-family homes and affordable housing.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
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)?				✓	A, R
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓	A, R

Impact Discussion:

14a,b The 16-lot subdivision would not result in a significant inducement of unplanned population growth or to displace existing people or housing. With an increased need for housing in critical demand, the project is consistent with the City's goals for planned growth. The project will connect to existing infrastructure and local roads, growth will not be induced within City limits outside of the project parcel. No homes exist on the property, the project would not displace any existing people or housing.

With the project not resulting in substantial unplanned population growth or displacement of housing or people, the proposed project would have ***no impact*** related to these issues.

Mitigation Measures: None required.

15. Public Services:

Existing Setting: The following services are provided within the project corridor:

Fire: The City of Grass Valley Fire Protection District provides fire protection services to the project parcel.

Police: The City of Grass Valley Police Department provides law enforcement services.

Schools: The project site is within the Grass Valley Elementary School District.

Parks: The project is within the City of Grass Valley Park District.

Water: The project site is receives public water services from Nevada Irrigation District.

Sewer: The project site receives sewer services from Nevada Irrigation District.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Result in substantial adverse physical impacts associated with the provision of or 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 following the public services:					
1) Fire protection?			✓		H, M
2) Police protection?			✓		A
3) Schools?			✓		A, L, P
4) Parks?			✓		A, L, 33
5) Other public services or facilities?			✓		A, B, L

Impact Discussion:

15a,1-2 The project is not anticipated to have significant impacts on fire protection or law enforcement services, the project will incrementally increase demand of services. As noted in Section 14 Population/Housing above, the project would not result in a permanent or substantial temporary increase in population that could impact on these services. City of Grass Valley Fire and Police Department will be the responsive services to the project area. The 16-lot subdivision is within scale to be served by local public services, existing police and fire response facilities is sufficient to accommodate the development. Required design elements of the subdivision include smoke detectors, fire hydrants, noncombustible decking/fencing, defensible space, and reduction of tree plantings due to the project parcel being located within a Very High Fire risk and Wildland Urban Interface area (WUI). No new, or expansions of, fire stations or police facilities are required as a result of this project.

Given that there is no need for alteration or addition of fire/enforcement facilities, the impact is considered to be ***less than significant***.

15a.3-5 The proposed 16-lot subdivision would generate a modest increase in population, which would incrementally increase demand for schools, parks, and other public facilities. This increase is limited in scale and would not by itself trigger the need for new or expanded facilities, the construction of which could result in significant environmental impacts. The project would be subject to payment of statutory school impact fees as required under California Government Code Section 65995. These fees are required to fully mitigate project impacts on school facilities. Residents of the project would utilize existing City park facilities. The project would be required to comply with and pay the equivalent parkland dedication/impact fees, ensuring that impacts on parks are mitigated. The limited scale of the subdivision would not result in the need for new park facilities. Existing hook ups for water, sewer, and electricity. Will serve letters to provide water/sewer services have been provided to ensure water/sewer services are able to be accommodated. No comments

have been received from PG&E regarding this project. Incremental demand on libraries and other municipal services would be minor and would be accommodated by existing facilities. The project does not involve the construction of new or expanded public facilities beyond existing City facilities.

Accordingly, the project would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered schools, parks, or other public facilities. Impacts would be **less than significant**.

Mitigation Measures: None required.

16. Recreation:

Existing Setting: The project parcels are not located within a Park Recreation District. The project parcel is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. The project parcel is located within an urban setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. Adjacent to and immediately west of the project parcel is a florist store front with a coffee shop, a Lumber Jack's diner, and a motorcycle store front which has recently vacated. From the project parcel frontage an estimated 0.22-miles walking distance east is a shopping center, the Fowler Shopping Center.

The City of Grass Valley facilitates its own goals for planned and controlled use over trails, parks, and recreation programs. City goals are within the General Plan and City of Grass Valley Strategic Plan. The Nevada County Recreation Plan overlaps with Grass Valley in a broad regional context. Grass valley is partially covered under this plan and works in partnership with Nevada County and Nevada City for coordination across trails and open space linkages. The City of Grass Valley does offer community centers, sports fields (Memorial Park), and recreation facilities (Center for the Arts). None are in close proximity to the site. There are no nearby public parks close to the project parcel. There are no nearby local trails or open space areas intended for public use immediately near the site. There are no recreation or open space easements on or adjacent to the property.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. 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?			✓		A, R, 33
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				✓	A, R, 33
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?				✓	A, R, 33

Impact Discussion:

16a As noted in Section 14 Population/Housing above, the project would not result in a permanent or substantial temporary increase in population. Due to this, a ***less than significant impact*** on the acceleration of deterioration on neighborhood/regional parks is anticipated.

16b The proposed project does not include the development of new recreational facilities, nor would it require the construction or expansion of existing facilities. Future residents would rely on existing City parks and recreational facilities, which are designed to serve the community. As no new recreational facilities are proposed as part of the project, the project would not result in adverse physical environmental effects related to the construction or expansion of such facilities. Therefore, ***no impact*** would occur.

16c The project will not conflict with established recreation uses of the area such as biking, equestrian, or hiking trails. No trails or designated recreation corridors cross or adjoin the project site, and the proposed subdivision would not interfere with public access to existing facilities. The project does not result in the permanent or substantial temporary increase in population. Future residents would rely on existing City parks and recreational facilities. At time of building permit review, each residence will pay a fair share of park facility impact fees to contribute to the upkeep or future expansion of existing facilities. Accordingly, the project would not conflict with established recreation uses, and ***no impact*** would occur.

Mitigation Measures: None required.

17. Transportation:

Existing Setting: The project parcel is located off of Gates Place, a local two-lane roadway. Access into site does not exist. There are no existing sidewalks along the frontage of the project parcel. Sidewalks in the area are interrupted and not continuous at this time for walking pedestrians. There are no existing nearby trails. Short-term off-site street parking exists only along the western side of Gates Place. Parking along the western side is restricted from 4 – 7am. Parking is allowed from 7am – 6pm for two-hours.

Two points of ingress/egress into the subdivision will be developed as part of this project and connect to this roadway. Gates Place intersects Nevada City Highway (arterial road) to the south, this is a four-way stop-light signalized intersection. There is a public transit bus stop located along Nevada City Highway, in between this road and Brunswick Road, roughly 0.16± walking miles from the project frontage. There is also a second bus stop located 500-feet north of the project parcel, along Gates Place. Established bike lanes exist along Nevada City Highway within two-lanes, north bound and south bound lane. Nevada City Highway connects to Brunswick Road (arterial road), the project parcel is an estimated 0.42- driving miles from the State Highway 49/20 interchange with ability for traffic to head north or south. This is also a four-way stop-light signalized intersection. The Department of Transportation (CalTrans) provides oversight on traffic using State Highway 49/20. The City of Grass Valley regulates roads and traffic within City limits.

Daily Traffic and Peak Hours

Results described below are based on the traffic model produced by Nevada County Transportation Commission (NCTC) and are utilized by the City of Grass Valley Public Works Department for traffic analysis.

- Gates Place roadway has a three-way signalized stoplight that connects with Nevada City Highway. Gates Place currently carries approximately 487 vehicles per day (NCTC). Peak-hour volumes are modest, with 24 vehicles in the AM peak hour and 43 vehicles in the PM peak hour. Given these volumes, Gates Place functions as a low-volume local street, primarily serving adjacent residences and some commercial properties. Below, Figure 5 depicts Gates Place traffic analysis area (highlighted), per NCTC.

- Nevada City Highway is comprised of three segments on the NCTC GIS online tool. A single segment is of focus in the traffic analysis. Specifically, Road segment 1 of 3 (NCTC), highlighted in Figure 5 below, where the three-way signalized stoplight exists adjacent to Brunswick Road. Two segments are not included due to skewed data. Per Department of Public Works engineers, the Fowler Shopping Center ingress/egress contributes a greater volume of traffic that is not reflective of total use on the roadway. Nevada City Highway is 850-feet of the road that connects Gates Place to Brunswick Road, with connectivity to State HWY 49/20. Nevada City Highway carries approximately 13,630 vehicles per day. Peak-hour traffic volumes are about 582 vehicles during the AM peak hour and 1,148 vehicles during the PM peak hour (NCTC). These volumes reflect the roadway's role as a heavily traveled arterial accommodating commuter and commercial traffic.

- Brunswick Road is comprised of two road segments. Road segment 1 of 2, highlighted in Figure 5 below, is of focus in the traffic analysis. Similarly to the Fowler Shopping Center, traffic data is skewed due to the ingress/egress counts that are associated with the corner gas station, located 1913 Nevada City Highway. The segment being analyzed is located at the four-way signalized stoplight this segment carries approximately 16,817 vehicles per day, making it one of the higher-volume arterials in the vicinity (NCTC). Peak-hour volumes are about 710 vehicles during the AM peak hour and 1,451 vehicles during the PM peak hour (NCTC). The posted speed limit is 40 miles per hour. Brunswick Road provides direct access to nearby commercial centers, neighborhoods, and State HWY 49/20. This roadway serves a role as a key arterial for commuter and commercial shopping-related trips in the area.

  The City of Grass Valley 2020 General Plan provides information within the Circulation Element related to functional classification, level of service transit, and non-vehicular transportation. As well as outlined requirements for when a Transportation Study/Vehicle Miles Travelled Analysis is required. Nevada County Transportation Commission (NCTC) Vehicle Miles Travelled (VMT) Implementation Final Report (2020) guidelines for screening states analysis of smaller/less complex projects can be simplified by using screening criteria. The Governor's Office of Planning and Research (OPR) has established criteria for determining the significance of transportation impacts of projects within transit priority

areas. The guidelines and the OPR technical advisory, Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), include specifications for VMT methodology and recommendations for significance thresholds and mitigation.

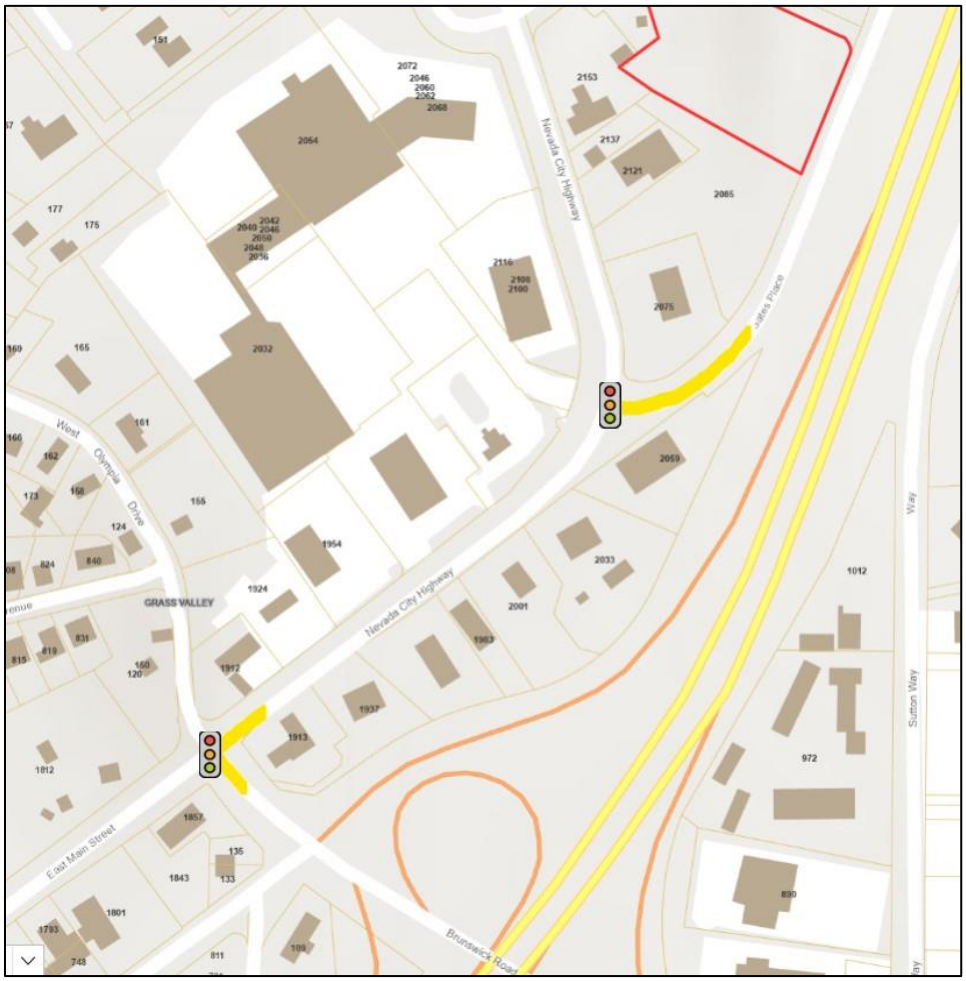

Figure 5 – Nevada County GIS Mapping (edited to reflect NCTC road segments of focus).

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle or pedestrian facilities?				✓	A, B, N, R 43, 45
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓		A, B, N, S 41-44
c. Substantially increase hazards due to a geometric design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?				✓	A, B, H, L
d. Result in inadequate emergency access?				✓	B, H

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?			✓		A, B 43

Impact Discussion

17a The proposed project would not conflict with any program plan, ordinance, or policies regarding transit, roadway, bicycle, or pedestrian facilities. There are no existing pedestrian facilities/trails in the area, per Nevada County Active Transportation Plan (NCTC, 2019). Access into the site currently does not exist. The project parcel has frontage from Gates Place roadway, a City maintained local road. Two points of ingress/egress are proposed into the subdivision. With no transit, roadway, bicycle, or pedestrian facilities within the vicinity being negatively effected, the project will have ***no impact*** on these facilities.

17b The project scope is a 16-lot subdivision, anticipated maintenance trips are expected to be consistent with CEQA Guidelines Section 15064.3, subdivision (b). CEQA Guidelines Section 15064.3(b)/ Senate Bill 743 establishes Vehicle Miles Traveled (VMT) as the metric for evaluating transportation impacts. The Office of Planning and Research (OPR) Technical Advisory recommends that all land use projects (and land use plans) be evaluated for consistency with the relevant Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). As part of the regional transportation planning process, Nevada County Transportation Commission (NCTC), in coordination with the County of Nevada, City of Grass Valley, City of Nevada City, and Town of Truckee, contracted with the firm Fehr & Peers to develop a planning study to provide recommendations for methodology, thresholds, and procedures for analysis of land use and transportation projects and plans in each of the jurisdictions within Nevada County in relation to implementation and compliance with SB 743.

At this time, no thresholds have been established in the local RTP. The City relies on using OPR Technical Advisory Guidelines, thresholds, and recommendations for mitigation. The 2015-2035 Nevada County Regional Transportation Plan (NCTC) states that NCTC is pursuing a planning study to develop vehicle miles travelled (VMT) thresholds and other guidance for City jurisdictions and Nevada County. VMT refers to “vehicle miles traveled,” a metric that accounts for the number of vehicle trips generated and the length or distance of those trips. For transportation impact analysis, VMT is commonly expressed as total VMT, total VMT per service population (residents plus employees), home-based VMT per resident (or capita), and home-based work VMT per employee for a typical weekday.

City analysis/screening of the project is based on NCTC VMT Implementation Final Report. Section 3.6, Screening Thresholds, states:

- Projects in western Nevada County consistent with a Regional Transportation Plan (RTP) or General Plan that generate less than 630 vehicle miles travelled (VMT) per day. This value is based on the CEQA exemptions allowed for projects up to 10,000 square feet as described in CEQA Guidelines Sections 15303. The specific VMT

estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for western Nevada County using the travel forecasting model.

- Projects consistent with an RTP or General Plan that attract fewer than 110 trips per day.
- Residential and office projects that are located in areas below threshold VMT that incorporate similar features (i.e., density, mix of uses, transit accessibility).

The project is not anticipated more than 630 VMT per day. With 16 homes, and a maximum scenario of two cars per home with three trips a day, total VMT would not exceed thresholds of 630 VMT. Similarly, the attraction as a result of the subdivision will not exceed 110 trips per day. The subdivision is intended to be affordable housing. Oftentimes, affordable housing residences have a maximum of one car per household. Additionally, there is a public transit stop located 500-feet (walking distance) north of the project parcel, along Gates Place. There is also a shopping center within walking distance for groceries, services, and special trips. The likelihood that trips will be reduced due to proximity of the shopping center and availability of public transit has also been taken into consideration.

Furthermore, the City of Grass Valley Public Works Department traffic engineers reviewed the project and did not require a traffic study because the project has been determined to not create a substantial increase in traffic resulting in over 630 VMT per day and would only have minimal impacts related to VMT's. The Gates Place 3-way signalized stoplight has been cited as an adequate roadway for traffic. In addition to Nevada City Highway and Brunswick Road, as well. Additionally, the project was routed to CalTrans for their review on traffic using nearby State HWY 49/20 interchanges, no comments were made following review. Due to this, resultant project traffic impact is deemed to be consistent with that of existing conditions, consistent with CEQA Guidelines Section 15064.3, subdivision (b).

Due to the subdivision creating minimal increase to existing vehicle miles travelled, the project is expected to have a ***less than significant impact*** on the existing circulation system, transit services, roadways and pedestrian facilities.

17c The proposed project would not result in an increase in hazards due to incompatible uses, or due to a geometric design feature either during construction or during future occupation of the properties. As mentioned above, the project parcel has frontage from Gates Place roadway, a City maintained local road. Two points of ingress/egress are proposed into the subdivision. Existing City maintained roadways will not be expanded or altered. Existing roadways do not have dangerous curves or other dangerous design features. Additionally, the property falls within an urban corridor. No farming uses or incompatible uses/machinery are within the vicinity. With existing roadways being void of dangerous design features and no construction proposed to alter the existing roadways, the project will have ***no impact*** related to increased hazards.

17d The project was routed to the Public Works Department and local Fire Marshal, roads/access were reviewed and no requests for additional access, road improvements, or improvements to or the request for the provisions of emergency access were made. Existing City roadway infrastructure has been deemed adequate to accommodate a 16-lot subdivision. Northbound on Gates Place leads to a cul-de-sac turnaround with no thoroughfare access. Gates Place leads to Nevada City Highway with access to State HWY

49/20 interchange. The project area will not obstruct or be within any path of access or exit. Due to this ***no impact*** is anticipated to emergency access.

17e The proposed land division would not create a significant increase in traffic hazards to motor vehicles, bicyclists, or pedestrians. Long-term operational traffic associated with the subdivision will include vehicle trips from residents. There are no formal bicycle lanes along Gates Place. There are existing shoulder areas that may be used by non-vehicle traffic. The two proposed ingress/egress points into the subdivision will be constructed as two-lane roadways, designed to meet current standards. The two points have adequate line of site/visibility, to the north and south, to see any oncoming pedestrians, bicyclists, or auto-mobiles prior to turning in/out of the subdivision. With new subdivision roadways being designed to have required road design features and new entrances into the subdivision having adequate line of site, the project is anticipated to have a ***less than significant*** impact to motor vehicles, bicyclists, and pedestrians.

Mitigation Measures: None required.

18. Tribal Cultural Resources:

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. See Section 5 for additional information regarding tribal resources.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. 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: i. 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), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			J

Impact Discussion:

18a City of Grass Valley Planning Department Staff sent a consultation invitation to the United Auburn Indian Community (UAIC), the Shingle Springs Bank of Miwok Indians, T'si Akim Maidu, and the Nevada City Rancheria Nisenan Tribe to begin AB-52 consultation for the project. No correspondence has been received from the tribes and no requests for a Cultural Study of the site have been requested at this time. The existing site, although vacant, has been previously disturbed and is located in an urban setting.

While cultural resource discovery has been determined to be unlikely, **Mitigation Measure 5A** is proposed that would require construction to be halted and local tribes to be notified in the unlikely event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. Additionally, **Mitigation Measure 18A** is proposed which would require that a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area be immediately notified if any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities. All work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. With these protections in place, impacts to Tribal Cultural Resources would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measures shall be required and shall be included as notes on all future site plans.

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.
Timing: *Prior to issuance of Improvement/Building permits and throughout construction*
Reporting: *Planning Department Approval of Improvement/Building permits*
Responsible Agency: *Planning Department*

Mitigation: See **Mitigation Measures 5A.**

19. Utilities and Service Systems:

Existing Setting: The project parcel is currently vacant, although previously disturbed with a residence. The project parcel is served by utilities. The site is served by existing public water/sewer from Nevada Irrigation District (NID). There are no residential wells on/near the property. Existing power/gas connection is provided by Pacific Gas and Electric. The area is urbanized, no overhead

powerlines exist. Solid Waste providers will be Waste Management, waste is collected and delivered to the McCourtney Road Transfer Station. Subdivision design utilizes the moderate 10-20% slope to the south and collects drainage/runoff from the property and connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream. More information on the proposed drainage system can be referenced in the Project Description of this report, beginning on page four.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Require or result in the relocation or the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?			✓		A, D, 45
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓		A, B
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?			✓		B
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste goals?		✓			A, C
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓		B, C

Impact Discussion:

19a The proposed project is anticipated to have relative impact to existing private utilities to serve the project. Private utilities will be impacted through new points of connection and service. NID water mains are existing and available on-site. The project can connect to existing waste waster services. No new treatment plants are required due to this project. The subdivision incorporates a mix of natural drainage and man-made bio retention areas for drainage, designed to meet required standards. Subdivision design utilizes the moderate 10-20% slope to the south and collects drainage/runoff from the property and connects into the City's existing municipal storm drain system, that is capable of serving the 16-lot subdivision. Discharge ultimately is directed into Olympia Creek, located approximately 0.5 miles downstream. The Department of Public Works will review engineer produced drainage calculations for the subdivision at time of building permit review. There is no need for expansion of local storm drain construction. PG&E is the electricity/gas provider, connections are existing and no new infrastructure is required. The area is urbanized, fiber line extension will be underground.

Because the project would connect to existing utility systems with sufficient capacity, no new or expanded off-site utility facilities would be required beyond minor service connections. Therefore, impacts are anticipated to be ***less than significant***.

19b The project is anticipated to have sufficient and adequate water supplies available to serve the project and serve the project during normal, dry and multiple dry years. Water service is conducted through NID. NID received and reviewed the project for all relevant criteria pertinent to their purview, no comments were made in regard to project water use. With the reviewer responsible of NID water management having evaluated the project with no requests or comments made, the project is anticipated to have a ***less than significant*** impact related to utility/service extension.

19c Wastewater service is conducted through NID. NID received and reviewed project plans for all relevant criteria pertinent to their purview, including wastewater service, no comments were made in regard to project wastewater use. There ais existing infrastructure and the ability of connections for the subdivision. With the NID reviewer responsible for wastewater management having evaluated the project with no requests or objections made, the project is anticipated to have ***no impact*** related to wastewater capacity.

19d Anticipated project construction can result in resultant debris. Construction activities could result in solid waste in the form of construction materials or vegetative debris. The City of Grass Valley provides solid waste collection through a franchise for collection and disposal of waste and recyclables for both residential and non-residential areas. Waste Management is the current holder of this contract; refuse and recyclables in this area of the City are typically hauled to the McCourtney Road Transfer Station, located at 14741 Wolf Mountain Road. All solid waste refuse is later hauled to out-of-County landfills, most of which are in the State of Nevada under contract with Waste Management Systems, Inc. There are no known capacity issues with any Waste Management facilities. Any waste generated would be required to comply with federal, state, and local statutes, and regulations related to solid waste. **Mitigation Measure 19A** has been incorporated into the project and requires solid waste debris generated during construction activities including vegetation and industrial waste such as glues, paint, and petroleum products to be appropriately disposed of to avoid potentially adverse landfill and solid waste disposal impacts. Therefore, impacts related to disposal of construction debris would be ***less than significant with mitigation***.

19e The development of a 16-lot subdivision is not anticipated to result in significant amounts of solid waste; however, any waste generated would be required to comply with federal, state and local statutes and regulations related to solid waste. Standard required practices will be the responsibility of the construction team. With the project utilizing local waste management facilities to dispose of debris, federal, State, and local solid waste management/reduction related impacts to these regulations are anticipated to have ***less than significant*** impact.

Mitigation Measures: To offset potentially adverse impacts related to construction waste, the following mitigation measure is recommended:

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department*

20. Wildfire:

Existing Setting: The project parcel is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. Immediate area surrounding the project parcel is undeveloped pasture like lands to the north and south, with some vegetative fuel (Oak, Cottonwood, and Pine trees) around the area. The site's topography is characterized by gently sloping terrain (10%), without steep canyons or ridgelines that typically accelerate fire spread. The subdivision will have two points of ingress/egress, connecting to Gates Place roadway. Evacuation traffic will utilize Brunswick Road and State HWY 49/20, both of which serve as primary evacuation routes in the area. The property falls within a Very High Fire hazard zone/State responsibility area, apart from the lower western corner which falls within the High Fire severity/hazard zone. The property is also within the Wildland Urban Interface (WUI), per Cal-Fire. WUI is defined as an area where human development intermingles with wildland vegetation. This creates an increased risk of easily spread wildfire. In WUI areas, special regulations are applied to mitigate against fire risk; defensible space, vegetative fuel management, non-combustible decks/fencing, and tree planting spacing requirements, for example. The City of Grass Valley Fire Protection District provides fire protection services to the project parcel. The project area is also located approximately 1.20 miles northeast of Grass Valley Fire Station #2, located at 213 Sierra College Drive, Grass Valley. The City maintains automatic aid agreements with Cal-Fire (wildfire response), Nevada County Consolidated Fire District, Nevada City Fire Department, and Penn Valley Fire Protection District for structure fires.

The Safety Element of the City of Grass Valley 2020 General Plan addresses wildfire hazards within Grass Valley and has several goals and objectives related to improving fire safety. The City has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in 2017. An updated 2024 version is approved, although not yet available to the public at this time. Additionally, there is a Community Wildfire Protection Plan (CWPP) for Nevada County that was updated in 2024. The General Plan and CWPP includes, strategies and actions for fuel management/hazardous fuels reduction, defensible space/structure hardening, evacuation improvements, community education and preparedness.

The Nevada County Office of Emergency Services published a multi-jurisdictional Wildfire Evacuation Preparedness Action Plan in 2020. The plan highlights five initiatives to reduce wildfire risk in Nevada County:

1. Create safer evacuation routes countywide to save lives.
2. Improve early warning systems and emergency communications to reach everyone.
3. Establish defensible space around our homes and neighborhoods by reducing hazardous vegetation and encouraging voluntary compliance with defensible space standards.
4. Provide a coordinated approach to wildfire response preparedness through planning, community engagement, and project implementation.
5. Enhance critical infrastructure needed to respond to wildfires such as evacuation route improvements, water storage, fire hydrants, communication systems, and green waste facilities.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓		A, H, M, R 26, 31, 45
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?				✓	A, H, M,
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 ongoing impacts to the environment?			✓		A, B, H, M
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?			✓		A, B, L, M, 25, 26, 45

Impact Discussion

20a The proposed project is not anticipated to conflict with emergency plans or result in negative environmental impacts due to the creation of a 16-lot subdivision. Pursuant to Public Resources Code Section 4291, each new residence will be required to maintain defensible space extending up to 100 feet from structures, or to the property line where parcel depth is less than 100 feet. Conformance with defensible space requirements include review of associated landscape plans for the subdivision by the Planning Department and Fire Marshal. Inspections will also be performed prior to building permit final inspection. Defensible space maintenance and responsibility is on the property owner following building permit sign off. Additionally, all construction related to appropriate fire protection is enforced through the California Building Code, California Fire Code, California Mechanical Code, and the City's Development/Municipal Code and Community Design Guidelines.

The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. Project design upholds these policies of the Safety Element of the City of Grass Valley 2020 General Plan: Adopt current uniform codes for new construction (1-SP), incorporate fire hazard reduction considerations into land use plans/patterns, both public and private (6-SP), and develop and implement fire-safe community design and landscaping standards, and construction codes/property maintenance regulations (9-SP).

The City of Grass Valley is also covered under the multi-jurisdictional Local Hazard Mitigation Plan (LHMP) produced by the Nevada County Office of Emergency Services. Subdivision design is consistent with LHMP goals and objectives intended to minimize risk and vulnerability of residents. Specifically, Goal 4 of the LHMP seeks to reduce fire severity and intensity, including Objective 4.1 (reduce wildfire risk and vulnerability), Objective 4.2 (reduce life safety issues, property loss, and damages associated with wildfires), and Objective 4.4 (promote implementation of fuels management activities on private and public lands).

With the above polices/strategies in place and design of the subdivision in conformance with the State's Public Resource code and other overarching design guidelines, the project would not conflict with emergency plans or substantially increase fire risk and impacts would be ***less than significant***.

20b The creation of a 16-lot subdivision would not expose project occupants to pollutant concentrations or wildfire due to existing slope of the site or other factors. Although the site is on a moderate slope (10-20%) trending southeast. The slope is not so intense that topography places the subdivision in a way that is pre-disposed to climbing fires. There are no steep canyons, ridgelines, or topographical saddles present. The project will not alter wind patterns. The subdivision will provide interrupted fuel connectivity, by having hydrants, roads, and fire-resistant materials incorporated. Defensible space in accordance with Public Resources Code Section 4291 will be incorporated.

Given the site conditions and required measures, the project would not, due to slope, prevailing winds, or other factors, exacerbate wildfire risks or expose future occupants to substantial pollutant concentrations from wildfire smoke or to uncontrollable wildfire spread. Thereby, project impacts are expected to be ***less than significant***.

20c The project will have two points of ingress/egress into the subdivision with connection from Gates Place two-lane roadway, a City maintained road. The two points of connection into the subdivision will be two-lane roadways to be used to navigate through the subdivision. No installation of infrastructure will occur that will exacerbate temporary/ongoing fire risk to the environment. Road design is subject to required standards for fire hydrants, turn radius for emergency vehicles, and defensible space requirements for tree plantings. With the project incorporating required design features, the project is anticipated to have ***a less than significant impact*** relative to the spread of wildfire and fire risks.

20d The project is on a moderate slope (10%-20%) trending southeast. The slope is not so intense that topography exposes people/structures downslope to flooding, landslides, post-fire instability or significant drainage changes. There are no steep canyons or unstable ridgelines on-site. Should a fire occur, an existing City storm drain system is in place and is capable of facilitating drainage/run off. Chances of downstream flooding will be negligible. Soil stability are not mapped as landslide prone, highly erodible, or with expansive soils (Nevada County Area Soil Survey, 1993). Given the nature of the moderate slope on-site, existing and capable City stormwater systems, and absence of geologic instability, project impacts related to significant risk to people/structures will be ***less than significant***.

Mitigation Measures: None required.

21. Mandatory Findings of Significance:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?		✓			
b. Does the project have environmental effects that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)		✓			
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			

Impact Discussion:

21a The project site is located in a highly developed, urbanized setting with no sensitive habitat, wetlands, or riparian areas. There are no known occurrences of rare, endangered, or special-status species or habitat on the site (as confirmed by CDFW BIOS and field review). Trees will be removed, however, removal will be in conformance with City ordinance standards. Additionally, no resources of historical or prehistoric significance were identified on the site. Potential impacts to cultural or tribal cultural resources will be mitigated through standard procedures in the event of inadvertent discoveries (**Mitigation**

Measures 5A and 18A). Environmental quality will be protected through standard review practices associated with construction Best Management Practices and safety features will be in conformance with required design and will be reviewed further for conformance at time of building permit submittal. Environmental impacts will further be lessened through the incorporation of Mitigation Measures, such as **Mitigation Measure 3A and 3B** (for air quality and BMPs for dust), **Mitigation Measure 13D and 3E** (provisions of efficient utilities and restriction of wood burning stoves), and **Mitigation Measure 13A** (limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday), and **Mitigation Measure 19A (**proper disposal of construction debris and hazardous materials to avoid landfill impacts).

With implementation of these measures, the project would not substantially degrade the environment or eliminate sensitive biological or cultural resources. Each of the potential adverse impacts are mitigated to levels that are ***less than significant levels with mitigation,*** as outlined in each respective section.

21b A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. All of the proposed project's impacts, including operational impacts, can be reduced to a less-than-significant level with implementation of the mitigation measures identified in this Initial Study and compliance with existing state and local regulations. Therefore, the proposed project would have a ***less than significant impact with mitigation*** impact on environmental effects that are individually limited but cumulatively considerable.

21c The project will not result in substantial adverse effects on human beings. Construction activities could result in short-term air emissions and noise, but these are subject to mitigation (**Mitigation Measure 3A – 3E** for air quality, BMPs for dust, and proper waste disposal). Construction noise will be limited to permitted hours. Subdivision completion will result in ambient noise levels to that of a residential neighborhood and will be in conformance with outlined noise ordinance levels. Hazardous materials will be limited to materials typical with construction. The project site is within a Very High Fire risk and Wildland Urban Interface (WUI) area. Project design meets required standards for increased safety due to increased fire risk. Cumulative project consideration relates analyzed effects from this report (air, noise, hazards, wildfire, and traffic) as less than significant individually and not cumulatively considerable. Operation of the subdivision would not generate substantial noise, emissions, or hazards. Sensitive receptors are located a significant distance away from the project parcel. Therefore, direct/indirect impacts to human beings would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse impacts to air quality, biological and cultural resources, geological resources, noise, tribal cultural resources, and possible impacts utilities/services systems, see **Mitigation Measures 3A, 3B, 3C, 3D, 3E, 4A, 5A, 13A, 18A and 19A**.

Recommendation of the Project Planner

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.

__X__ 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 a "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.

_____ 10/14/2025

Vanessa Franken, Associate Planner Date

Appendix A – Reference Sources

A. Planning Department
B. Department of Public Works
C. Environmental Health Department
D. Building Department
E. Nevada Irrigation District
F. Natural Resource Conservation Service/Resource Conservation District
G. Northern Sierra Air Quality Management District
H. City of Grass Valley Fire District
I. Regional Water Quality Control Board (Central Valley Region)
J. North Central Information Service, Anthropology Department, CSU Sacramento
K. California Department of Fish & Wildlife
L. Nevada County Geographic Information Systems
M. California Department of Forestry and Fire Protection (Cal Fire)
N. Nevada County Transportation Commission (NCTC)
O. Nevada County Agricultural Advisory Commission
P. Grass Valley School District/Nevada Joint Union School District (D-4)
Q. Nevada County Connects
R. City of Grass Valley 2020 General Plan
S. California Department of Transportation (CalTrans)

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