GRASS VALLEY
Development Review Committee Meeting

Tuesday, December 10, 2024 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. **24PLN-42** Conceptual Development Review for a residential development proposal. The development includes 16 detached single-family homes located on the west side of Gates Place, APN 035-600-004

   Recommendation: Staff recommends that the Development Review Committee review the conceptual plans and offer comments relative to service requirements, public and private improvements, entitlement processing, Development Code compliance and design standards. No formal action is to be taken on this Conceptual Development Review application.

2. **24PLN-46** - Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale Court and a Use Permit to accommodate a reduction in parking standards

   Recommendation: The Development Review Committee recommend that the Planning Commission approve the Jada Windows Development Review and Use Permit project as presented, or as modified by the Development Review Committee, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 1);2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and, 3.Approval of the Use Permit to reduce the parking standards pursuant to in accordance with the Conditions of Approval 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.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, December 10, 2024 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, December 5, 2024.

_____

Taylor Whittingslow, City Clerk

DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
December 10, 2024

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY:

Application Number:	24PLN-42
Subject:	Conceptual Development Review for a residential development proposal. The development includes 16 detached single-family homes.
Location/APN:	West side of Gates Place / APN 035-600-004
Applicant:	Nevada County Habitat for Humanity
Zoning/General Plan:	Community Business Park (CBP) / Business Park (BP)
Entitlement:	Conceptual Development Review
Environmental Status:	TBD upon formal application submittal

RECOMMENDATION:

Staff recommends that the Development Review Committee review the conceptual plans and offer comments relative to service requirements, public and private improvements, entitlement processing, Development Code compliance and design standards. No formal action is to be taken on this Conceptual Development Review application.

BACKGROUND:

The subject ±2-acre property is located on the west side of Gates Place, just north of the intersection with Nevada City Highway. The property is currently vacant and is zoned Community Business Park, which allows 8 dwelling units per acre as part of a mixed-use development.

PROJECT DESCRIPTION:

Conceptual Development Review for a residential development proposal for 16 detached single-family units. The proposal does not include a non-residential component, and therefore would require a modification to the existing zoning and/or general plan designation to support a fully residential product. The two possible paths that would result in compatible zoning and land use designation that supports the conceptual proposal are detailed below:

1. Complete a Zoning Text Amendment to develop a “Regional Housing Needs Allocation (RHNA)” combining district that would allow residential developments in commercial zones that permit mixed-use projects to omit the non-residential component if the units are eligible to meet the City’s unmet lower- or moderate-income RHNA targets. Simultaneously, complete a General Plan Amendment to modify the text for the Business Park land use designation to allow 100% residential projects for eligible developments and apply for the Zoning Map Amendment to apply the new combining district, should it be supported by Council, to the subject property, preserving the CBP base zoning and BP land use designation.

2. Apply for a Zoning Map Amendment and General Plan Amendment to rezone the subject property to a compatible residential zone and designation, such as Two Family Residential (R-2) and Urban Medium Density (UMD), which permit 8 units per acre without a mixed-use requirement.

Option 1 would result in a combining district that could be applied to other properties that meet the eligibility criteria to meet the City's RHNA targets in existing mixed-use zones, while Option 2 is limited to only the subject property.

General Plan – The current General Plan land use designation for the project site is Business Park (BP), which allows residential development in mixed-use projects, with density regulated by the applicable zoning district. In order to eliminate the non-residential component, the project would require a General Plan Amendment to amend the text of the BP designation to allow fully residential projects in certain circumstances, or to change the designation to a residential land use, such as Urban Medium Density (UMD).

Zoning – The parcel is currently zoned Community Business Park (CBP) which allows up to 8 dwelling units per acre as part of a mixed-use product. In order to accommodate a residential development that allows at least 16 dwelling units without a non-residential component, the project would require either a new combining district that omits the mixed-use requirement for eligible projects or to apply a residential zone, such as Two Family Residential (R-2).

Tentative Subdivision Map – A Tentative Subdivision Map is required for division of the property for sale, lease, or financing.

Planned Development – If the applicant would like to deviate from City standards for elements such a setbacks, minimum parcel size, etc. it is recommended that they apply for a Planned Development Permit. The Planned Development process is intended to provide for flexibility in the application of Development Code standards under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Development Code standards would produce without adjustment. The City expects each Planned Development Permit project to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The ±3.14-acre site is an undeveloped parcel with moderate to steep slopes. Between the southern most portion of the parcel and the area where development is proposed is approximately a 50% incline. However, the bulk of the development is an area with more moderate slopes in the northern portion of the parcel, with slopes ranging from
mild to moderate slopes up to 20%. The site appears to be covered with mixed oak species, grasses, and some conifer trees. The site slopes to the south down toward

Nevada City Highway. Any work done on slopes greater than 30 percent must comply with Chapter 17.54 of the Grass Valley Municipal Code for hillside development.

ENVIRONMENTAL DETERMINATION:

In order to prepare the appropriate environment document pursuant to the California Environmental Quality Act (CEQA), at a minimum, the project will require a biological resource study, an air quality/greenhouse gas emissions study, a traffic study, preliminary geotechnical report, and a letter from the North Central Information Center indicating whether a cultural resource study should be prepared.

PROJECT REVIEW COMMENTS:

The following are suggested comments for review of the proposed project. The Development Review Committee should develop recommendations on the Conceptual Design Review application prior to a formal application submittal:

A. PLANNING

a. There are two possible mechanisms to maintain the residential density currently allowed on this parcel without the non-residential component of a mixed-use project:

i. Option 1: Maintain the Community Business Park (CBP) base zoning and apply for a Zoning Text Amendment to add a "Regional Housing Needs Allocation (RHNA)" combining district to the Development Code that could be applied to any parcel in a commercial zone where residential uses currently require a mixed-use component. The application of the combining district would exempt a property from having to meet the mixed-use component if all of the units would be eligible to meet the City's lower- or moderate-income RHNA targets. The applicant would also apply for a General Plan Amendment to amend the text for the Business Park designation to allow eligible projects to be exempt from the mixed-use requirement, and a Zoning Map Amendment to apply the new combining district to the subject property. These applications are discretionary processes.

1. Zoning Text Amendment: A Zoning Text Amendment requires that you provide a narrative that justifies the required findings:
    a. The proposed amendment is consistent with the general plan and any applicable specific plan;
    b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and
    c. The proposed amendment is internally consistent with other provisions of the development code.
2. General Plan Amendment: A General Plan Amendment requires that you provide a narrative that justifies the required findings:
    a. The amendment is internally consistent with all other provisions of the General Plan;

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and,
c. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. Zoning Map Amendment: The current zoning (CBP) requires a mixed-use component for residential projects. In order to accommodate residential without a non-residential component, the project would require a rezone to apply the new combining district. A Zoning Map Amendment requires that you provide a narrative that justifies the required the same findings as those listed above for Zoning Text Amendments and General Plan Amendments.

ii. Option 2: Apply for a General Plan Amendment and Zoning Map Amendment to rezone the subject property to at least the Two Family Residential (R-2) zone and Urban Medium Density (UMD) land use designation, or any other higher density residential zone and designation. This is application is a discretionary review process.

1. Zoning Map Amendment: The current zoning (CBP) requires a mixed-use component for residential projects. In order to accommodate residential without a non-residential component, the project would require a rezone to support exclusively residential development. The required findings for this Zoning Map Amendment are the same as those listed above.

b. Any grading, improvements, or other work done on hillsides with greater than 30 percent inclines must comply with the requirements of Chapter 17.54 of the Grass Valley Municipal Code for Hillside and Ridgeline Development.
c. The site and building design should be consistent with city design guidelines, which are available at: https://www.cityofgrassvalley.com/sites/main/files/file-attachments/community_design_guidelines_rev_2011_0.pdf?1572391136):
d. In order to prepare the appropriate environment document pursuant to the California Environmental Quality Act (CEQA), at a minimum, the project will require a biological resource study, an air quality/greenhouse gas emissions study, a traffic study, preliminary geotechnical report, and a letter from the North Central Information Center indicating whether a cultural resource study should be prepared. To contact the North Central Information Center, call the Department of Anthropology at (916) 278-6217. The applicant will also need to fill out the Environmental Application available on the city's website.

e. An HOA or other site management agency should be established to maintain communal open spaces and roads.
f. The applicant will be required to provide a will-serve letter from the Nevada Irrigation District (NID).
g. The applicant will be required to submit a Dust Control Plan for grading activities to the Northern Sierra Air Quality Management District for approval.

B. ENGINEERING

a. Attached are the standard checklists for a grading permit, lot line adjustment, and parcel/final maps. Comments specifically related to this project are highlighted in yellow in the checklists.
b. Required offsite improvements will be those that are shown in the proposal (curb, gutter, sidewalk, and paving).
c. A development of this size would likely not trigger the need for a traffic study.

C. FIRE

Fire Apparatus Access

a. All roads I streets shall be designed in accordance with CFC Appendix D, including but not limited to:
    i. C - Residential Alley Roads shall be:
        1. Twenty (20) feet in width.
        2. One Hundred-Fifty (150) feet in length maximum, as measured from the centerline of A - Minor Residential Street Parking One-side (main street).
        3. If greater than one hundred-fifty (150) feet in length a dead-end fire apparatus access road turnaround designed in accordance with CFC Appendix D, Table D103.1 shall be required.
    ii. A - Minor Residential Street Parking one-side (main street) shall be:
        1. Twenty-six (26) feet in width, unobstructed, where a fire hydrant is located.
        2. Width of parking areas cannot be included as part of the twenty-six (26) feet width due to obstruction presented by vehicles.

Water Supply

a. Fire Hydrant Spacing shall be in accordance with CFC Appendix C, Table C102.1, including but not limited to:
    i. Average Spacing between hydrants:
        1. Five Hundred (500) feet.
            1. A 25-percent spacing increase shall be permitted for approved NFPA 13D-16 fire sprinkler systems.
b. Maximum Distance from any point on street or road frontage to a hydrant:
    i. Two Hundred-Fifty (250) feet.
        1. A 25-percent spacing increase shall be permitted for approved NFPA 130-16 fire sprinkler systems.

General

a. Project shall require a *Vegetation Fuels Management Plan* to be submitted to the Fire Prevention Bureau for the City of Grass Valley Fire Department, for review and approval prior to commencement of grading work.

ATTACHMENTS:

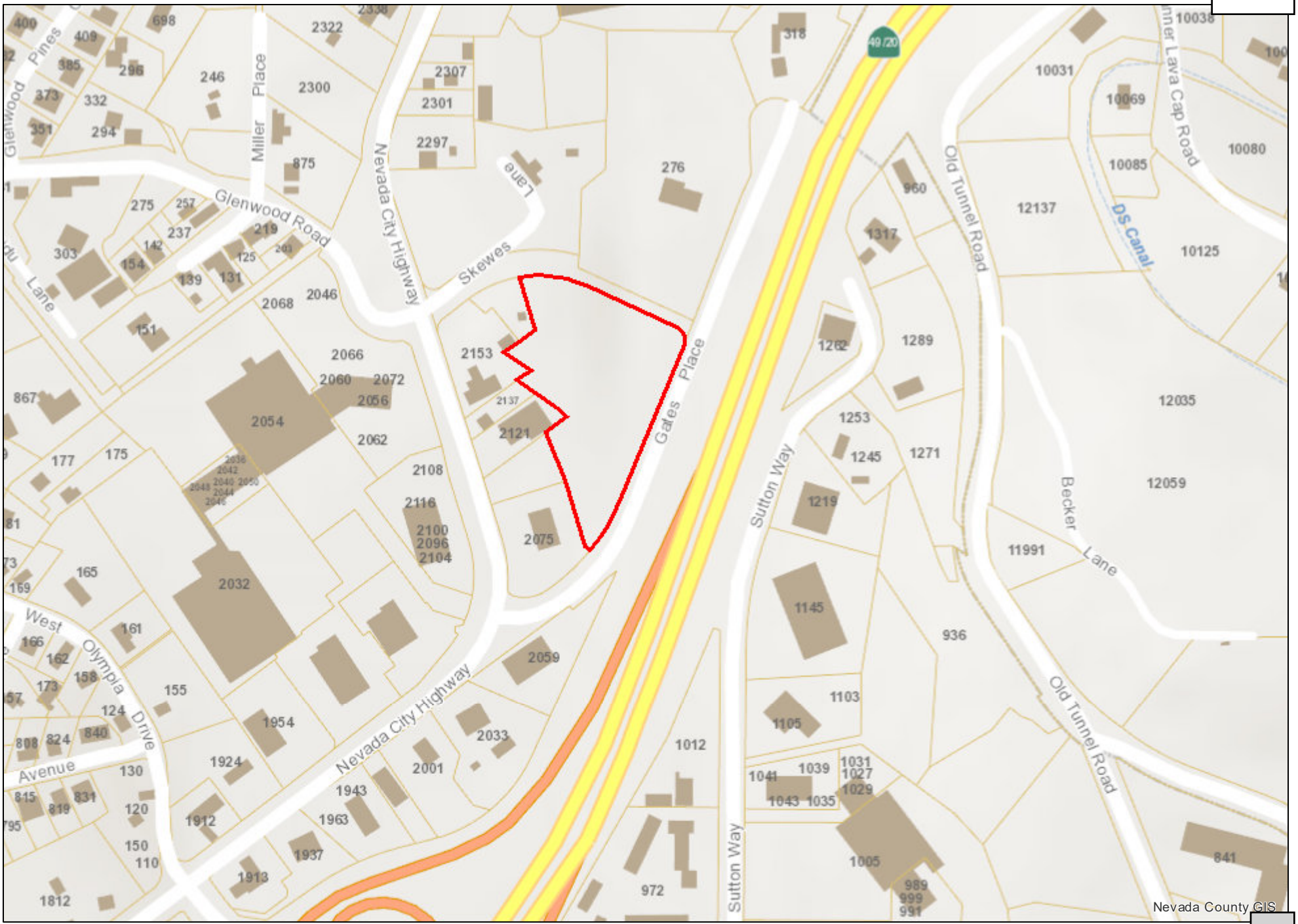
1. Vicinity /Aerial Map
2. Applications
3. Applicant Project Description
4. Conceptual Site Exhibit
5. Standard Engineering Checklists
6. Land Use Application Fee Schedule

Habitat for Humanity – Gates Place
Conceptual Development Review

Attachment List

1. Vicinity/Aerial Map
2. Applications
3. Applicant Project Description
4. Conceptual Plan Exhibit
5. Standard Engineering Checklists
6. Land Use Application Fee Schedule

Gates Place - Vicinity Map



October 8, 2024

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Scale: 1:4,514

0 0.0375 0.075 0.1

0 0.05 0.1 0.2 km

Gates Place - Aerial Map

October 8, 2024

© 2024 Nevada County, California

Scale:
1:4,514

0 0.0375 0.075 0.1
0 0.05 0.1 0.2 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
- ☐ 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
Conceptual Review- Major	847.00
Total:	$847.00

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
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 Pl

b. Project Address Gates Place Grass Valley

c. Assessor's Parcel No(s) 035-600-004 (will update with recorded LLA)
(include APN page(s))

d. Lot Size currently 3.14ac, will be 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: Mattorn

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

Applicant Signature: Lorraine Lau

--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

CONCEPTUAL DEVELOPMENT REVIEW

SUPPLEMENTAL APPLICATION INFORMATION

The following list includes all the items you should submit for review by city staff. 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).
- ■ The appropriate non-refundable filing fee.

B. Site Plan

■ One electronic copy of Plan Sets including the following information:

- ■ Project Site Plan, drawn to scale and indicating:
  - ■ Dimensioned property lines.
  - ■ North Arrow.
  - ■ Building Setbacks.
  - ■ Points of Access.
  - ■ Circulation.
  - ■ Location of parking areas; walkways; drainage; cut and fill slopes; open space and buffer areas.
  - ■ Indication of structures to be removed, and the location of existing and proposed buildings, including the location and use of the nearest structures on adjacent property and any easements on the site.
  - ■ Vicinity map showing the location of the project in relation to major city streets (recommend using a city street map to identify location).
- ■ Statistics and Descriptive Information, including:

- ■ The square footage of the project site.
- ■ Building square footage for individual and commercial projects.
- ■ The total number of new dwelling units and existing units that will remain.
- ■ A calculation of the number of parking spaces required and provided.
- ■ The area of the site to be covered by buildings and paved surfaces.

■ Architectural Plans, including elevations of all views and sides of the building indicating the form and general exterior treatment of the building and overall height at points adjacent to property lines, roof plan, proposed exterior mechanical equipment, and building materials.

■ 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.

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4299 fax

ENVIRONMENTAL

SUPPLEMENTAL APPLICATION INFORMATION

REQUIRED UNLESS CDD STAFF DETERMINE THE PROJECT TO BE EXEMPT

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:

Project Characteristics:

1. Site characteristics (size, slope, shape, development constraints: 2.01 acres, varying slopes from 0-20% with existing seasonal drainage through property.

2. Precisely describe the existing use and condition of the site: Vacant, remnants of residence, existing foundation and grading.

3. Describe surrounding land uses:

   North: Residential
   South: Commercial
   East: Public- Freeway
   West: Commercial

4. Describe the plant cover found on the site, including the number and types of all trees: +-10 trees (pine & oak)

5. Water Supply: NID or City of Grass Valley? NID

6. Is the site filled land or has slopes in excess of 10 percent? yes

7. Has the site been surveyed for historical, paleontological or architectural resources? _____ If yes, provide a copy of the survey report.

8. Does the site contain any asbestos containing ultramafic rock? no

9. Does the site contain any unique natural, ecological or scenic resources? no

10. Do any drainage swales or channels border or cross the site? yes

11. List any water courses, creeks on or adjacent to the site: Seasonal drainage per Bio Report

12. Are there any wetlands on the site? no

13. Is the site within or in close proximity to a 100-year flood plain? no

14. Is the project located adjacent to a State highway or Airport? yes

15. Has a traffic study been prepared? no If yes, provide a copy of the study.

16. Identify any planned outdoor uses: Each lot will have ample space for both front yard and backyard uses.

17. Describe how drainage and on-site retention will be accommodated: Drainage will be convoyed vice roadway and proposed storm drain inlets and pipes to return areas for treatment and released to natural drainage course.

18. Identify any off-site construction required to support this project: Drainage swale with easement

19. Preliminary grading plan estimate:_____cubic yards of cut and_____cubic yards of fill.

20. Give the estimate dates for the following (for the purposes of conducting an air quality analysis for the project):

    a. Rough Grading:_____

    b. Final Grading:_____

    c. Start of Construction:_____

    d. Complete Construction:_____

    e. Describe any project phasing:_____

21. Has a Phase I or Phase II Environmental been prepared for the project?_____if so, provide a copy of the study(s).

22. Has any Geotechnical study been prepared for the site?_____if so, provide a copy of the study.

23. List all other permits or public agency approvals required of this project: TBD

24. During construction or project operations, will the project:

a. Emit dust, ash, smoke, fumes or odors? no If so, what is emitted and in what quantities?

b. Alter existing drainage patterns? minor alterations as described in Bio Report

c. Create a substantial demand for energy or water beyond the typical use associated with the project? no

d. Increase noise levels on site or for adjoining areas that may exceed noise levels of the City's General Plan? no

e. Generate large amounts of solid waste or litter beyond quantities associated with the type of project? no

f. Use, produce, store or dispose potentially hazardous materials such as toxic or radioactive substances, flammable or explosives? no

g. Would the project require unusually high demands for such services as Police, fire, schools, water, public recreation? no

h. Will the project displace any residential occupants? no

25. Number of existing trees on the site: +- 10 trees

a. Number, size and type of trees to be removed: 48" Gray Pine, 24" Madrone, 12-15" Oak

b. Describe other vegetation on the site: scrub brush & grasses

26. Describe the type and amount of outdoor lighting involved: Lighting proposed is comprised of shielded night sky compliant fixtures on proposed residences.

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

28. Will the project utilize Federal funds or require Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? no

If yes, please provide a copy of all related grants and/or financing documents, related information and environmental requirements.

PLANNING • ENGINEERING • SURVEYING

140 Litton
Grass V
530.272.56
reception@scopeinc.net

Nevada County Habitat for Humanity
Gates Place (Conceptual Project)
Project Description

The project is located on a 2.01 acre parcel known as Assessor's Parcel Number 035-600-004-000 (to be updated by the Nevada County Assessor following recordation of a Lot Line Adjustment). This parcel is located on the west side of Gates Place, within the incorporated City of Grass Valley. The parcel is zoned CBP (Commercial Business Park). It is proposed that a "Text Amendment", or similar measure to the CBP zone would be necessary to allow for the deed restrictive affordable project such as this be allowed without the construction of the Commercial element.

This site is accessed via Gates Place, which also serves two (2) existing parcels to the north. Additionally, there is an undeveloped right of way adjacent to the northern boundary of the subject parcel for Skewes Lane. The site is undeveloped except for remnants of a residential foundation in the northwesterly corner of the property and some grading that has occurred onsite.

The general environmental setting of the site is indicative of the Grass Valley Foothill habitat, such as Annual Grassland, weedy shrubs (Armenian Blackberry). The site recently was part of a vegetation fire. The site slopes are generally mild to moderate towards the middle of the property where a seasonal drainage goes through the site.

The proposed project consists of a Development consisting of sixteen (16) single family "detached" residential units consisting of interchangeable building footprints to accommodate 2, 3, or 4-bedroom single-family detached units in both 1 and 2-story configurations. Each building footprint and parcel includes a single car garage. Side-by-side parking, totaling two (2) spaces in each driveway.

The project proposes to be served by N.I.D. water and City sewer, electricity and gas by PG&E, and telephone service from AT&T. Sewer and water improvements are proposed to connect to existing sewer and water lines. Overhead electrical and telephone lines exist northwesterly of the site near Skewes Lane, but all new dry utilities (electric, telephone, gas) are proposed to be underground.

The proposed acquisition of this property provides a potential additional sixteen (16) lots that further the opportunities for families to purchase high-quality affordable housing. The proposed project can bring forth needed housing to the City of Grass Valley and the site is located with good

infrastructure, access, and is in close proximity to City services, employment, and walkable retail opportunities. The site is physically capable of supporting development within the City and the various goals and objectives of the City's General Plan, and in particular, the Housing Element.

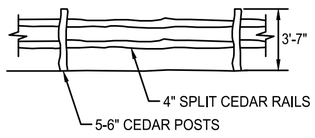
The intent of the Conceptual Design Review application is to identify any fatal flaws, or significant conditions of approval, or requirements that could affect the successful development of this conceptual project. As such, we have the following questions in addition to the standard comments that the City typically provides for this type of applications. The questions are as follows:

- Access is proposed to be provided via Gates Place. As Gates Place to Nevada City Highway will be 750 feet from the cross-walk at Gates Place/Nevada City Highway cross-walk to the northerly access on Gates place, is dead-end road length criteria sufficient?
    - If not, would an emergency access easement through the proposed Sherwin Williams site to Gates Place effectively reduce the dead-end road length by 400'+- reducing this concern?
- What are the likely required frontage improvements for the project? Are they essentially what is shown? (curb, gutter, sidewalk and asphalt paving strip to widen Gates Place)
- Would a traffic report for only 16 residential units be required?
- Would a Zoning Text Amendment, or Combining District be the best way to allow this type of project to occur in the CBP zone?

SITE DATA

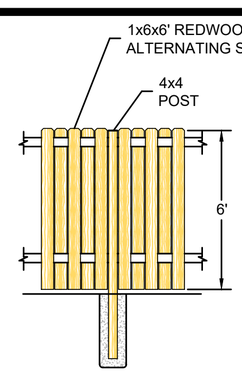
LOT 1
- APN: 035-600-004
- LOT SIZE: 2.01 AC
- ZONING: CBP GVCITY

LOT 2
- APN: 035-600-007
- LOT SIZE: 1.50 AC
- ZONING: C-2 GVCITY



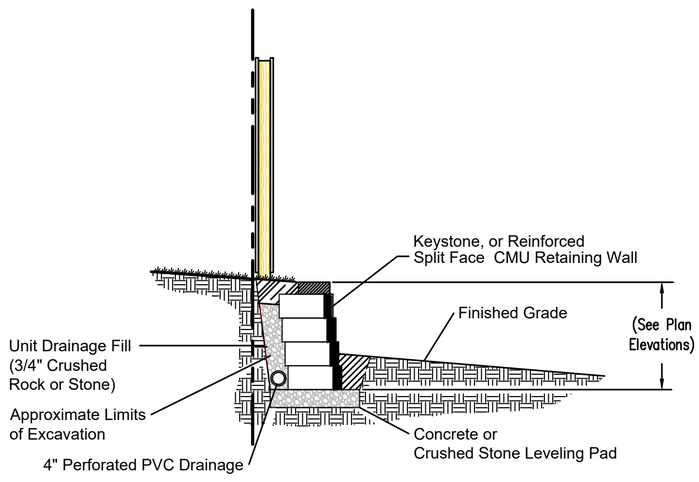
SPLIT-RAIL FENCE (TYPICAL)

(ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS)
N.T.S.



6' FENCE (TYPICAL)

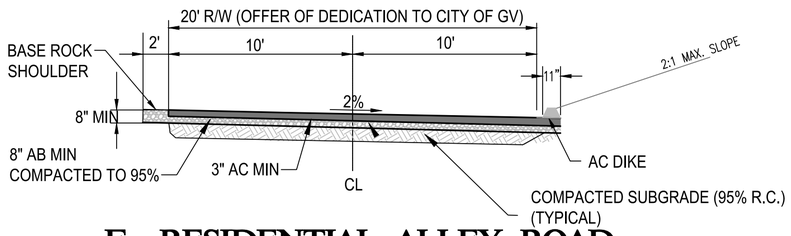
N.T.S.



SECTION VIEW

0 40

SCALE: 1" = 40'



F- RESIDENTIAL ALLEY ROAD

CROSS-SECTION

N.T.S.

LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS

HABITAT FOR HUMANITY

CONCEPT EXHIBIT 5

SEPTEMBER 2024 SCALE 1" = 40'

SCO PLANNING • ENGINEERING • SURVEYING

LICENSED LAND SURVEYOR
MARTIN D. WOOD
L.S. 8321
STATE OF CALIFORNIA

DEVELOPMENT PROJECT
PUBLIC WORKS CONDITIONS OF APPROVAL FOR
GRADING PERMITS/PUBLIC IMPROVEMENTS

Project Address	Gates Place
APN(s)	
Development Review Application #(s)	24PLN-0042
Reviewer's Name	Catharine Dykes
Title	Senior Civil Engineer
Phone #	530-274-4352
Email Address	catharined@cityofgrassvalley.com

The following conditions are:
☒ Draft Conditions
☐ Final Conditions

Standard conditions of approval may be applied to a variety of different projects. The lists are not intended to be fully comprehensive as projects must also adhere to City Improvement Standards, the City Development Code, the California Building Code, and other regulations, documents, codes, and laws. This list will be used as a general checklist by the Public Works and Engineering Departments to insure that conditions of the project are met. These conditions may not be changed or modified without the approval of the Engineering Department. These conditions may be updated/modified based on revised Improvement Standards, new laws, regulations or codes.

STANDARD GRADING PERMIT/PUBLIC IMPROVEMENT CONDITION CHECKLIST:
Prior to the issuance of a grading permit, the following conditions shall be satisfied:

☒ The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/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.

☒ 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."

☒ 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).

☒ 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. Please note that the current owner of the parcel and the adjacent parcel, is planning to utilize the parcel proposed for this project to stockpile the extra material from the excavation planned on the adjacent parcel rather than hauling it from the site. This material will need to be included in the geology report to determine it's suitability as fill for this project.

☒ 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:
    1. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
    2. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will:
        a. Be onsite during excavation for an construction of the retaining walls;
        b. Be onsite at least once a day during inclement weather; and

c. Will submit daily reports to the City.

☒ (If over 1 acre of disturbed area) 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.

☒ 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.

☒ (If creates and/or replaces 5000 sf or more of impervious surface) 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.

☒ 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 pubic 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.

☒ 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.

☒ The applicant shall submit to the City Engineer for review and approval, a traffic report identifying the traffic indexes proposed for the development's roadways. This condition only applies if the City is being asked to accept the public improvements. As shown on the conceptual plan, the streets do not meet City Standards and therefore would not be accepted by the City.

☒ (If a new street/major driveway connects to an existing street) 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.

☒ 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. (If existing buildings are on the project site) All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a pressure relief device.

☒ The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.

☒ 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)

☒ (If a subdivision) If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map or approval of the building permit(s) for approval pursuant to Government Code Section 66547:

a) Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;
b) Supply the City with: 1) a legal description of the interest to be acquired, 2) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, 3) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and 4) a current Litigation Guarantee Report;
c) Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.

DEVELOPMENT PROJECT
PUBLIC WORKS CONDITIONS OF APPROVAL FOR
STANDARD FINAL AND PARCEL MAPS

Project Address	Gates Place
APN(s)	
Development Review Application #(s)	24PLN-0042
Reviewer's Name	Catharine Dykes
Title	Senior Civil Engineer
Phone #	530-274-4352
Email Address	catharined@cityofgrassvalley.com

The following conditions are:
☒ Draft Conditions
☐ Final Conditions

Standard conditions of approval may be applied to a variety of different projects. The lists are not intended to be fully comprehensive as projects must also adhere to City Improvement Standards, the City Development Code, the California Building Code, and other regulations, documents, codes, and laws. This list will be used as a general checklist by the Public Works and Engineering Departments to insure that conditions of the project are met. These conditions may not be changed or modified without the approval of the Engineering Department. These conditions may be updated/modified based on revised Improvement Standards, new laws, regulations or codes.

PRIOR TO RECORDING THE FINAL/PARCEL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

☒ (If grading/improvements included) A Grading Permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.

☒ The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.

☒ Prior to recordation of the final/parcel map, the subdivider shall provide to the Engineering Division an acceptable method, such as a property owners association, tenant agreement, and/or CC&R's to maintain common areas. Common areas can include residential areas, landscape areas, ingress/egress accesses, monitoring wells, roadways and utilities, detention facilities and open space areas not accepted by the City. Documentation may be reviewed by the City Planner (for non-residential), City Engineer,

and City Attorney (if determined necessary). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

☒ (If a residential subdivision) Subdivider shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes in accordance with the City's Development Code.

☒ If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements; and shall post sufficient surety guaranteeing the construction of all of the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to the Final Map approval.

☒ If the proposed properties of a Parcel/Final Map require offsite and/or onsite improvement prior to development, the parcel map must include a statement on the parcel map or on a separate instrument identifying the requirement for:

- ☒ Sidewalk
- ☒ Water Service
- ☒ Sewer Service

☒ (If no homeowners association) The Applicant shall sign and record a covenant and agreement to ensure that the onsite detention facilities will be maintained by the property owner(s).

☒ A Lighting and Landscaping Assessment District shall be formed and recorded concurrently with the final/parcel map to fund maintenance costs for landscaping and street lighting accepted by the City.

PLANNING

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A. Agenda Cover Sheet Mailing

1. City Council $25.00 / year
2. All other Legislative Body (per body) $10.00 / year

B. Agenda Packet Mailing

1. City Council $495.00 / year
2. Planning Commission $150.00 / year
3. All other Legislative Body (per body) $40.00 / year

C. Annexation Application Actual Costs - Deposit
(Plus $20.00 per Acre) $8,505.00

D. Appeals

1. Planning Commission $478.00
2. All Others to City Council $434.00 or 20% of Application whichever is greater

Appeal fees are refunded if ruling is in favor of the appellant.

D. Condominium Conversions Actual Costs - Deposit $5,339.00
(Plus $25/Unit or $25/1000 Sq. Ft. com.)

E. Sign Reviews/Permits

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

F. Development Review

1. Minor Development Review - Any expansion or new construction for a building or facility under 10,000 sq ft. and new or substantial modifications to parking lots $1,966.00
2. Major Development Review - Any expansion or new construction for a building or facility over 10,000 sq ft. $3,571.00
3. Other Development Review/Applications:
   a. DRC Conceptual Review - minor - 1 meeting; façade changes Historic District $497.00
   b. DRC Conceptual Review - major - 2 meetings $847.00
   c. Plan Revisions (Staff review) $342.00
   d. Plan Revisions (DRC/PC review) $901.00
   e. Extensions of Time (Staff review) $306.00
   f. Extensions of Time (DRC/PC review) $658.00

G. Development Agreements
(Deposit + Cost of Staff & Consultant min. $300)

1. New Actual Costs - Deposit $20,023.00
2. Revision Actual Costs -Deposit $7,486.00

H. Easements (covenants and releases) $1,794.00

I. Environmental Review (+ Staff Costs)

1. Initial Study $1,858.00

2. EIR Preparation — Actual Costs - Deposit $34,274.00
3. Notice of Determination — $162.00 + Dept. of Fish and Game Fees
4. Notice of Exemption (From CEQA) — $162.00 + County Filing Fee

J. General Plan Amendments — $8,000.00

K. Planned Unit Developments — $8,839.00
(+ $100/Unit or $100/1000 Sq. Ft.)

L. Specific Plan Review
(Deposit + Cost of Staff & Consultant min. $300)
1. New — Actual Costs - Deposit $18,399.00
2. Amendments/Revisions — Actual Costs - Deposit $7,576.00*

*Depending on amendment, deposit can be reduced by Community Development Director

M. Tentative Parcel Map Review (+ $100 / Lot) — $3,788.00

Tentative Tract Map Review
1. 5 to 10 lots $1,800 + $100/lot – 10 lots shown — $5,267.00
2. 11 to 25 lots $1,800 + $75/lot – 25 lots shown — $7,053.00
3. 26 to 50 lots $1,800 + $50/lot – 50 lots shown — $9,668.00
4. > 51 lots $1,800 + $40/lot – 75 lots shown — $14,151.00
5. Minor Amendment to Approved Map (staff) — $1,208.00
6. Major Amendment to Approved Map (public hearing) — $2,642.00
7. Reversion to Acreage — $829.00
8. Tentative Map Extensions — $1,136.00
9. Lot line adjustments — $1,325.00 (Deposit)
10. Quimby Act Park Fees in lieu of dedication of park land as required by Chapter 17.86 of the Development Code (paid prior to recordation of the map).

	Single Family	Duplex	Multifamily
Per lot type	$1,394.00	$1,117.00	$1,147.00

N. Use Permits
1. Limited Term Permits (Reduction to address community events & non-profit groups) — $757.00
2. Minor Use Permit – Staff Review — $562.00
3. Major Use Permit – Planning Commission Review — $3,292.00

O. Variances
1. Minor Variance – Staff Review — $562.00
2. Major Variance – Planning Commission Review — $2,200.00

P. Zoning Review
1. Zoning Interpretation and Compliance Letters — $243.00
Includes review of Home Occupation and Second Unit proposals: all written interpretations on zoning issues
2. Zoning Text Amendment — $3,364.00
3. Zoning Map Amendment — $5,501.00

Q. Other Fees
1. Department of Fish and Game Fees - Varies according to environmental determination

Note: Fish and Game Fees vary according to the environmental determination (Negative Declaration or Environmental Impact Report). In all cases the applicant is responsible for paying the fee upon filing a notice of determination with the Nevada County Clerk's Office. The Ca. Dept. of Fish and Game and County Clerk fees are listed on the City's application form.

2. Other Agency Review Fees — Varies according to Agency
   Note - Other Agency review fees are the responsibility of the applicant to pay directly to the particular Public Agency upon request.

3. Hourly Rate for Special Meetings
   a. Planning Commission — First Hour - $938.00; Each Add'l Hr. - $211.00
   b. Development Review Committee — First Hour - $1,307.00; Each Add'l Hr. - $211.00
4. Research – Staff — Fully Burdened Rate
   If possible, allow the requestor to do the research in order to free up staff.

R. Multiple Applications – If a proposed project includes multiple applications, one of which is a deposit-based application, the City shall process the applications as a deposit-based account. If a project includes multiple different applications, with none being deposit based, the Community Development Director may allow the applications to be processed as a deposit-based account; this decision will be based on the size and complexity of the project. The applicant shall submit an initial deposit of at least $5,000 and shall be responsible for maintaining a minimum balance of $2,000 during the processing of the project. The minimum initial deposit for larger complex projects and ones that include an EIR, shall be based on the two largest application fees.

S. Landscape/Irrigation Permit — $255.00

T. Commercial Cannabis Screening Application — $5,400.00

U. Commercial Cannabis Permit — $2,491.00

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT DECEMBER 10, 2024

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number:	24PLN-46
Subject:	Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale Court and a Use Permit to accommodate a reduction in parking standards
Location/APN:	179 Clydesdale Court / 009-680-050, 056
Applicant:	Jessica Hankins/Kevin Nelson representing Jada Windows
Zoning/General Plan:	Light Industrial (M-1)/ Business Park & Manufacturing/Industrial (BP/M-1)
Entitlement:	Development Review Permit, Use Permit
Environmental Status:	Recommended Draft IS/MND

RECOMMENDATION:

The Development Review Committee recommend that the Planning Commission approve the Jada Windows Development Review and Use Permit project as presented, or as modified by the Development Review Committee, which includes the following actions:

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

2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and,

3. Approval of the Use Permit to reduce the parking standards pursuant to in accordance with the Conditions of Approval 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:

The subject ±7-acre property is located on Whispering Pines Road, with proposed access off Clydsdale Court through an existing developed parcel where the current Jada Windows manufacturing building is located, at 179 Clydesdale Court. The project site was annexed into the City in 2010 and came in with a development proposal that had included three industrial buildings totaling 57,000 square feet. At that time a Mitigated Negative Declaration was adopted for the project. The property was annexed and pre-zoned but the development component never took place.

The applicant presented a conceptual project to the Development Review Committee in September 2024, which was received well. The general building design was maintained for the formal submittal due to the favorable review.

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

Access, Parking & Circulation – Primary ingress/egress is proposed via Whispering Pines Lane, a city-maintained roadway constructed to city standards. A secondary, private access is proposed through adjacent properties at the southeastern portion of the project site that connects with the internal circulation drive. The secondary access is proposed within an offsite, existing access easement that goes through a privately-owned property within the County's jurisdiction (APN 009-680-052) and through the existing Jada Windows facility on Clydesdale Court (APN 009-690-016). The internal drive aisles are 25-feet wide, 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 – Lighting consists of 14 pole lights on 20-foot poles situated along the perimeter of the building. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed fourteen feet, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other standards. The proposed lighting fixtures otherwise meet the City's lighting requirements in terms of light spill and energy efficiency (See Finding 8).

Tree Removal – According to the site plan a total of 21 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and cedars, 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 – Earthwork grading was previously performed at the site in 2013 by C&D Contractors. The Preliminary Site Plan prepared for the proposed project by Nelson Engineering (September 26, 2024) includes 70,458 square feet (sf) of proposed building coverage; 77,438 sf of pavement area; and 12,000 cubic yards of earthwork cut and fill. Based on the grades depicted on the Preliminary Site Plan, the preliminary geotechnical report prepared by Geocon, anticipates that 5 to 7 feet of cut are proposed in the building areas and up to approximately 15 feet of fill is proposed. It is anticipated that the existing native soil and engineered fill will be suitable for support of the proposed lightly loaded structure with conventional shallow foundations and interior concrete slabs-on-grade will be suitable for support of the proposed, lightly loaded structure. There is a retaining wall located along the northwestern portion of the parking lot that spans approximately 100-feet and ranges in height between four and six feet.

Drainage – On-site drainage will be collected, treated, and detained to pre-development flows through an onsite storm drain system, bioswale and detention pond. Sewer, water, and electrical utilities will be served from existing main lines in Whispering Pines Lane. A Resource Management Plan pursuant to Section 17.50.040 (2.c) of the City Municipal Code, has been prepared to address the activities associated with development within the 30-foot setback of the seasonal drainage located in the southeastern portion of the site.

Utilities –

Wat*er Supply*– The subject property will be connected to Nevada Irrigation District water lines along Whispering Pines Lane.

Sanitary Sewer– The nearest sanitary sewer connection is located on whispering Pines Lane, adjacent to the site.

Dry Utilities– The project will connect to dry utilities (i.e., natural gas, electrical supply, telephone, cable) that are located along Whispering Pines Lane.

Parking Reduction – The applicant is requesting a parking space reduction through a conditional use permit pursuant to of the City Municipal Code Section 17.36.080 (B). The reduction request is due to the lighter employee and visitor use than is otherwise suggested by the large building size. Pursuant to our parking space standards, a 70,458 square foot manufacturing building would generally require around 141 parking spaces. The applicant is requesting to reduce that number to 50 spaces based on an employee count of 32 and projected expansion not exceeding 42 (see finding 7). A condition of approval has been included that any change of occupancy would require a revised traffic study to determine

whether roadway improvements are required with a larger occupancy potential and requiring expansion of the parking facility to be consistent with city municipal code Chapter 17.36.

General Plan Land Use Designation

The project area has a General Plan land use designation of Manufacturing-Industrial (M-I), according to the *City of Grass Valley 2020 General Plan*. This designation is intended to accommodate a variety of industrial and service commercial uses. Although occupied by free-standing businesses without any overall internal plan or restrictions, M-I districts benefit from some clustering of compatible industrial or service commercial uses. Typical uses in M-I designated areas are: light manufacturing; automotive services, warehousing/distribution; and wholesale-retail outlets. The potential for adverse impacts from M-I activities heightens the importance of proper location (relative to the surrounding community) and use of perimeter buffering. Zoning districts compatible with General Plan M-I designation are Light Industrial (M-1), General Industrial (M-2), and Industrial/Services (I/S).

Zoning Designation

The property 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.

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) and Section 17.72.60 F (Use 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 Jada Windows Manufacturing Building (24PLN-46).

2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act and CEQA Guidelines, California Code of Regulations Title 14, Section 15070(b)

3. The 2020 General Plan designates the project site as Manufacturing-Industrial (M-I). The Jada Windows manufacturing business is consistent with the General Plan or any applicable Specific Plan.

4. 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.

5. 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.

6. The site and project as conditioned, 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 density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located

7. The applicant has provided quantitative information with regards to the maximum number of employees at 42 as submitted with the Traffic Study prepared for the project, which documents the need for fewer parking spaces, consistent with section 17.36.080 of the municipal code.

8. The 20-foot height of the parking lot lighting is appropriate for the proposed use and otherwise complies with all other outdoor lighting requirements as outlined in section 17.30.060 of the city municipal code.

ENVIRONMENTAL DETERMINATION:

Based upon the Draft Initial Study, Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality and Wildfire, were identified as having potentially significant impacts requiring mitigation measures. Other resource categories were determined to be less than significant or have no impact based upon site and project specific impacts. Staff received a late request from the United Auburn Indian Community indicating their desire to conduct a tribal survey on the site. Staff is waiting on results of the survey to finalize the Tribal Cultural Resources section of the report. Staff is also expecting further comments from the Nevada County Airport Land Use Commission Executive Director, which may impact the Hazards section of the report. These sections will be finalized prior to publishing on the State Clearinghouse website which will initiate a 30-day public review period prior to the public hearing before the planning commission.

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 _____ 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 (24PLN-46). 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. Prior to building final and to accommodate the shared truck maneuvering space that crosses the adjusted property line, a deed restriction requiring an access easement, shall be reviewed by city staff prior to recording at the Nevada County Recorder's Office.

8. The applicant shall file for a sign permit prior to erecting signage.

9. Any change of occupancy would require a revised traffic study to determine whether roadway improvements are required with a larger occupancy potential, and requiring expansion of the parking facility to be consistent with Section 17.36.030.

10. 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

BUILDING:

11. The occupancy of the building shall be classified as "F-2."

12. The Construction type shall be "VA" or 60'setback to all property lines for unlimited type VB

13. Plumbing fixtures shall be based on occupancy- precise floor area calculations will be required to justify reduced fixtures

14. 2022 or current Building Codes shall apply

ENGINEERING:

9. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/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.

10. 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."

11. 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).

12. 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.

13. 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.
14. 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:

a. Be onsite during excavation for an construction of the retaining walls;
b. Be onsite at least once a day during inclement weather; and
c. Will submit daily reports to the City.

15. 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.

16. 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.

17. 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.

18. 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 pubic 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.

19. 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.

20. 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.

21. 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.

22. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.

23. 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:

24. 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.

25. 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.

26. Placement of construction fencing around all trees designated to be preserved in the project.

During construction, the following conditions shall apply:

27. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

28. 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. It 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.

29. 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.

30. The contractor shall comply with all Occupational Safety and Health Administration (OSHA) requirements.

31. 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:

32. 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.

33. The applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).

34. "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).

35. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.

36. A final report prepared by the geologist, in accordance with the California Building Code, must be submitted to the Engineering Division.

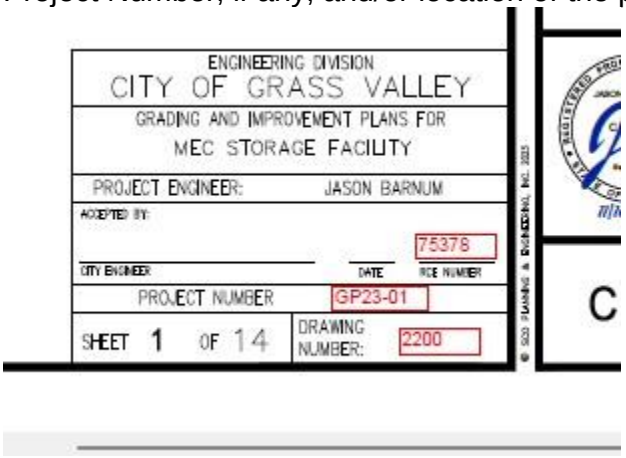
37. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example is: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include signature, company and date.

GRADING PERMIT PLAN REQUIREMENTS:
Complete Grading Plans must address all applicable provisions of the Grass Valley Municipal Code, Section 15.06.020, Development Code, Improvement Standards and Appendix J of the California Building Code, including but not limited to the following:

38. Grading plan is to be signed and stamped by a California registered Civil Engineer if grading is in excess of 5,000 cubic yards. Printed name, address, registration number, and phone number of engineer or architect to be shown on the cover sheet of the grading plans.

39. Printed name, address, and phone number of both owner/applicant and soils engineer are to be shown on the cover sheet of the grading plans.

40. Title block on all plan sheets shall be included showing the address, APN, Planning Project Number, if any, and/or location of the project.



41. The estimated volumes, in cubic yards, of cut and/or fill and area of site to be shown on plans. Excess dirt moved outside the City Limits shall comply with the applicable standards of the area it is moved to. Any location within the City Limits used for disposal of excess dirt will require a separate Grading Permit for that site.

42. Vicinity map, north arrow, benchmark and scale (min. of 1" = 50') to be shown on the cover sheet of the grading plans.

43. External property boundary lines and all internal lot lines, numbers, and dimensions shall be included on the plans.

44. Existing natural features, including wetlands, streams, trees, etc. shall be shown on the grading plans. Include specific tree protection measures and other mitigation measures being incorporated in plans to protect natural features.

45. All existing improvements, easements, drainage facilities, and underground utilities on the property and within 25 feet of the project boundaries shall be shown on the plans.

46. Location of all proposed drainage facilities and storm water detention facilities consistent with the drainage report, calculations and additional documentation pursuant to the City's Improvement Standards shall be shown on the plans.

47. Existing contours (maximum interval of 2 feet) to be shown as broken (dashed) lines properly identified on the plan and extend to a minimum of 25 feet beyond the perimeter of the property. All buildings, trees, fences and structures on-site and on adjacent lots within 15 feet of the perimeter of the property to be shown and labeled on the plans. The effect the proposed grading will have on adjacent properties (cuts, fills, drainage, etc.) to

be shown on the plans. Any grading performed on adjacent private property shall be clearly shown and will require a signed release for the adjacent legal owner.

48. Proposed final grades to be clearly shown and designated on plans along with all cut and fill slopes. Slopes to be clearly designated on plans with slope (H:V) being shown. The contours of all new grading shall be in solid lines.
    d. Toe of fill slopes must be inside site boundaries by H/2 (2 ft. min., 20 ft. max.) and 5' away from the top of cut slope or existing steep bank to provide a bench in natural ground.
    e. Top of cut/fill slopes must be inside site boundaries by H/2 (2ft. min., 10 ft. max.).
    f. All slopes shall be a maximum of 2:1, unless approved by the soil engineer (with accompanying data) and the Building Official.
    g. No fill may be placed on existing terrain where slopes are greater than 2:1.
    h. Lots must have required 1-2% slope to public right of way or drainage easement or drainage purposes unless otherwise approved by the City Engineer.
    i. Show how drainage is prevented from crossing property lines.
    j. Show cross sections for all cut and fill slopes.

49. Details of site drainage, including any proposed on-site drainage structures, walls, cribbing, surface protection, etc. must meet City Improvement Standards and must be shown on the grading plans.

50. Retaining walls, including details and cross sections, etc., shall be shown on the grading plans.

51. Recommendations and conclusions in the Preliminary Soils Report and/or Geotechnical Report are to be incorporated in the design of the grading plan.

52. Plan size is to be standard 36" x 24" sheets.

53. Erosion Control Plan and Best Management Practices shall be included in the plans per the City of Grass Valley Improvement Standards.

THE FOLLOWING NOTES ARE <u>REQUIRED</u> ON GRADING PLANS/EROSION CONTROL PLANS:

54. All grading shall conform to the Grass Valley Development Code, Improvement Standards, and the current City-adopted edition of the California Building Code.

55. All provisions of the preliminary soils report that must be submitted to the Engineering Division shall be complied with during grading operations.

56. This plan is for grading purposes only and is not to be used for the purpose of constructing on-site or off-site improvements. Issuance of a permit based on this plan

does not constitute approval of driveway locations or sizes, parking lot structural sections or layout, ADA-related requirements, building locations or foundations, walls, curbing, off-site drainage facilities or other items not related directly to the basic grading operation. On-site improvements shall be constructed from approved building permit plans. Off-site improvements shall be constructed from plans approved for this purpose by the Engineering Department.

57. Certification from the registered civil engineer, if engineered grading, or California licensed contractor, if not engineered grading, stating that the grading has been completed per the approved plan, and a compaction report from the soil engineer for fill areas are required prior to building permits being issued.

58. Contractor is responsible for erosion, dust and temporary drainage control during grading operations.

59. All manufactured slopes in excess of 5 feet in vertical height are to be protected from erosion during rough grading operations and, thereafter, until installation of final ground cover. (See landscape plans for final ground cover).

60. All slope protection swales to be constructed at the same time as banks are graded.

61. The property owner is responsible for implementation and maintenance of the erosion control measures shown on this plan and SWPPP, if applicable, and also to provide any additional erosion control measures (e.g., hydroseeding, mulching of straw, sandbagging, diversion ditches, retention basins, etc.) dictated by field conditions to prevent erosion and/or sedimentation from leaving the site and/or impacting stormwater runoff. Special attention shall be given to additional measures during any qualifying rain event.

62. After a rainstorm, all silt and debris shall be removed from check berms, check dams, and all paved areas.

63. Any improvements constructed in the public right-of-way will require a separate encroachment permit and inspection from the Engineering Department.

64. Any walls, fences, structures and/or appurtenances adjacent to this project are to be protected in place. If grading operations damage or adversely affect said items in any way, the contractor and/or developer is responsible for working out an acceptable solution to the satisfaction of the affected property owner(s).

65. The contractor/developer is responsible for ensuring that retaining walls do not interfere with provision of utilities.

66. It is the grading contractor's responsibility to ensure that adequate compaction has been attained on the entire grading site, including fill areas outside the building pads and on all fill slopes.

67. The soil engineer shall observe and perform compaction tests during the grading to evaluate the preparation of the natural ground surface to receive the fill and the compaction attained in the fill, including fill areas outside the building pads and on all fill slopes.

68. Earthwork quantities are shown for grading permit purposes only, and the City of Grass Valley is not responsible for their accuracy.

69. Grading operations within a residential zone or within 500 feet of a residential zone shall be limited to between the hours of 7 a.m. and 7 p.m. on weekdays and on Saturday. No grading will be permitted on Sunday or legal holidays (Municipal Code, Section 8.28.100).

70. If grading or other construction operations unearth archeological or historical artifacts or resources, construction activities shall cease immediately. The Planning and Engineering Division shall be notified of the extent and location of discovered materials so that they may be recorded by a qualified archeologist. Disposition of artifacts shall comply with State and Federal laws.

71. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

72. 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. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

73. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. All excavated material must be properly disposed of in accordance with the City's Standard Specifications.

74. 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).

Lot Line Adjustment/Parcel Merger Conditions:

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

76. Lot Line Adjustment documents must be approved by the City Engineer prior to recording. To receive approval, the applicant shall submit the documents listed below to the Engineering Division. Upon approval by the City Engineer, the applicant shall record the deed(s) at his expense and submit one copy of the recorded deed(s) to the Engineering Division.
    a. Draft legal description for each parcel.
    b. Lot Line Adjustment Exhibit Plat(s) or record of survey. The Lot Line Adjustment Exhibit Plat(s) and/or record of survey must conform to the Lot Line Adjustment application, be prepared, stamped, and signed by a licensed professional surveyor, and include the following statement for approval by the City Engineer:
    "This plat (or record of survey) conforms to the lot line adjustment [Insert Application No.] approved by the City of Grass Valley City Engineer on [Insert blank line for City to fill in date].
    [Insert Blank Line or Signature] Bjorn P. Jones, RCE 75378"
    c. Draft deed documents. The following note shall be placed on the deed or deeds:

"This deed describes a Lot Line Adjustment between the lands of [Insert Name], described in that certain document recorded at [Insert Document No.], Nevada County Records, [Insert APN], and the lands of [Insert Name], described in that certain document recorded at [Insert Document No.], Nevada County Records, [Insert APN]. This deed is recorded pursuant to [Insert Application No.], on file in the office of the City of Grass Valley Planning Division. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels."

    d. Current tax certificate for each parcel.
    e. Evidence that any existing deeds of trust have been or will be revised upon recordation of the lot line adjustment deeds to reflect the new property descriptions. Verification may be in letter form, or copies of the reconveyance submitted with the Lot Line Adjustment deeds for review.
    f. Closure calculations.
    g. Copies of reference deeds.

NEVADA IRRIGATION DISTRICT:

77. Prior to installation of the Private Fire System (PFS) an easement shall be recorded on the property to the satisfaction of NID

78. Service appears to come from the Elizabeth George Treatment Plant and shall require Reduced Pressure (RP) for backflow and irrigation water.

79. A Water Demand Analysis (WDA) shall be required to determine meter size(s)

80. Prior to building permit issuance, applicant shall request fire flow for location.

COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

81. Historical Mining Activity: Determine if the subject parcels have been impacted by historical mining activities and/or provide to NCDEH a "No Further Action (NFA) Letter" from DTSC for the subject parcels. For more information: https://dtsc.ca.gov/brownfields/preliminary-endangerment-assessment-pea-process-quick-reference-guide/

Solid Waste:

82. The proposed project shall comply with applicable regulations which are enforced by Nevada County Department of Environmental Health (NCDEH) as the Local Enforcement Agency (LEA) pertaining to the storage and management of solid wastes (Title 14, California Code of Regulations (14 CCR), Title 27, California Code of Regulations (27 CCR) & Nevada County Code, Chapter IV, Article 8).

Hazardous Materials:

83. The applicant and/or facility operator shall 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). CERS | California Environmental Reporting System

ATTACHMENTS:

1. Draft IS/MND
2. Vicinity/Aerial Map
3. Applications
4. Cover Sheet/Project Description
5. Site Plan, Aerial Overview, Floor Plan, Elevations
6. Tentative Lot Line Adjustment
7. Preliminary Landscaping Plan
8. Truck Turning Exhibit
9. Photometrics and Lighting

Special Studies available on the city's website (see attachment for link)

Jada Windows – Whispering Pines
Use Permit, Development Review, Lot Line Adjustment

Attachment List

1. Draft Initial Study / Mitigated Negative Declaration
2. Vicinity/Aerial Map
3. Universal, Development Review, Lot Line Adjustment Apps.
4. Cover sheet/Project Description
5. Site plan, Aerial Overview, Floor plan, Elevations
6. Tentative Lot Line Adjustment exhibit
7. Preliminary Landscape Plans
8. Renderings
9. Photometrics Exhibit and lighting specs

Technical Studies available this link:

- Biological Resources Assessment
- Preliminary Geotechnical Investigation
- Transportation Impact Study

CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Tiered Initial Study & Mitigated Negative Declaration
Jada Windows Development and Use Permit Application

(24PLN-46)

November 2024

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 Jada Windows manufacturing development review and Use Permit application to reduce parking requirements (referred to as the "proposed project" or "project" throughout this document). Pursuant to Section 15152 o the CEQA Guidelines this environmental analysis is tiered from a previous Mitigated Negative Declaration adopted for a 2010 project that involved a General Plan Amendment, Annexation, and Rezone of this project site (10PLN-19). A prior development project was approved at that time and evaluated under the same MND, but it never developed. 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.

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 for Jada Windows for the development of a 70,458 sq ft manufacturing building at an undeveloped parcel located on Whispering Pines Lane (APNs 009-680-056, & -050). The application also includes a Use Permit application for a requested reduction in parking standards along with a Lot Line Adjustment in order to accommodate development needs of the project. 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 was circulated for a 30-day public and agency review commencing _____ 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: Jada Windows Manufacturing Building (24PLN-046)

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 relatively flat along the northern section where the access into the Project area is proposed to be located and slight to moderate sloping from the northeast to the southwestern section of the Project area. Drainage is also along the eastern border of the Project area that runs north to south in a swale like area before connecting south into the drainage area along the southeastern section of the Project area. Average elevation in the Project area is approximately 2,625 feet above mean sea level (MSL) with the highest elevation of 2,650 feet above MSL within the northeastern section of the Project area and the lowest elevation of 2,590 feet above MSL within the southwestern section of the Project area. A seasonal drainage enters the Project site from the east and then runs along the southeastern border of the Project area until it enters into an existing culvert and heads to the southwest into the large, adjacent pond area to the southwest of the Project area on the neighboring parcel. Overall, the Project area is surrounded by private commercial and industrial land use and zoning.

Surrounding Land Uses:

The Project area is located along Whispering Pines Lane on the northern boundary and is located to the east of the downtown areas of the City of Grass Valley. Peaceful Valley Farm and Garden Supply is located immediately east of the Project area and Ferguson Plumbing Supply is located to the west of the Project area. To the south of the Project area is Stamp Mill Storage, Palmer Enterprises Truck Repair, Mountain F. Enterprises Grinding Yard, and a Waste Management storage yard.

Project Objective:

The project is a light industrial infill site located just outside the Whispering Pines Specific Plan area. Jada Windows is proposing to construct a 70,458 sq ft manufacturing building that would be used in conjunction with their existing facility at 179 Clydesdale Court. The proposed manufacturing building will be used to assemble custom steel doors and windows. The use is permitted in the M-1 zoning designation as a use categorized as "Manufacturing /Processing Medium Intensity," which accommodates processes that involve and/or produce building materials," including fabricated metal products.

Project sponsor's name and address:

Kevin Nelson, Nelson Engineering
14028 Camas Court
Penn Valley, CA 95946

PROJECT DESCRIPTION:

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

Access, Parking & Circulation – Primary ingress/egress is proposed via Whispering Pines Lane, a city-maintained roadway constructed to city standards. A secondary, private access is proposed through adjacent properties at the southeastern portion of the project site that connects with the internal circulation drive. The secondary access is proposed within an offsite, existing access easement that goes through a privately-owned property within the County's jurisdiction (APN 009-680-052) and through the existing Jada Windows facility on Clydesdale Court (APN 009-690-016). The internal drive aisles are 25-feet wide, 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 – Lighting consists of 14 pole lights on 20-foot poles situated along the perimeter of the building. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed fourteen feet, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other standards

Tree Removal – According to the site plan a total of 21 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and cedars, 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 – Earthwork grading was previously performed at the site in 2013 by C&D Contractors. The Preliminary Site Plan prepared for the proposed project by Nelson Engineering (September 26, 2024) includes 70,458 square feet (sf) of proposed building coverage; 77,438 sf of pavement area; and 12,000 cubic yards of earthwork cut and fill. Based on the grades depicted on the Preliminary Site Plan, the preliminary geotechnical report prepared by Geocon, anticipates that 5 to 7 feet of cut are proposed in the building areas and up to approximately 15 feet of fill is proposed. It is anticipated that the existing native soil and engineered fill will be suitable for support of the proposed lightly loaded structure with conventional shallow foundations and interior concrete slabs-on-grade will be suitable for support of the proposed, lightly loaded structure. There is a retaining wall located along the northwestern portion of the parking lot that spans approximately 100-feet and ranges in height between four and six feet.

Drainage – On-site drainage will be collected, treated, and detained to pre-development flows through an onsite storm drain system, bioswale and detention pond. Sewer, water, and electrical utilities will be served from existing main lines in Whispering Pines Lane. A Resource Management Plan pursuant to Section 17.50.040 (2.c) of the City Municipal Code, has been prepared to address the activities associated with development within the 30-foot setback of the seasonal drainage located in the southeastern portion of the site.

Utilities – *Water Supply:* The subject property will be connected to Nevada Irrigation District water lines along Whispering Pines Lane.

*Sanitary Sewer***:** The nearest sanitary sewer connection is located on whispering Pines Lane, adjacent to the site.

Dry Utilities: The project will connect to dry utilities (i.e., natural gas, electrical supply, telephone, cable) that are located along Whispering Pines Lane.

General Plan Land Use Designation

The project area has a General Plan land use designation of Manufacturing-Industrial (M-I), according to the *City of Grass Valley 2020 General Plan*. This designation is intended to accommodate a variety of industrial and service commercial uses. Although occupied by free-standing businesses without any overall internal plan or restrictions, M-I districts benefit from some clustering of compatible industrial or service commercial uses. Typical uses in M-I designated areas are: light manufacturing; automotive services, warehousing/distribution; and wholesale-retail outlets. The potential for adverse impacts from M-I activities heightens the importance of proper location (relative to the surrounding

community) and use of perimeter buffering. Zoning districts compatible with General Plan M-I designation are Light Industrial (M-1), General Industrial (M-2), and Industrial/Services (I/S).

Zoning Designation

The property 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

No offsite improvements are proposed or anticipated as part of the proposed Jada project.

Exhibit A – Vicinity Map

Jada Windows - Vicinity Map

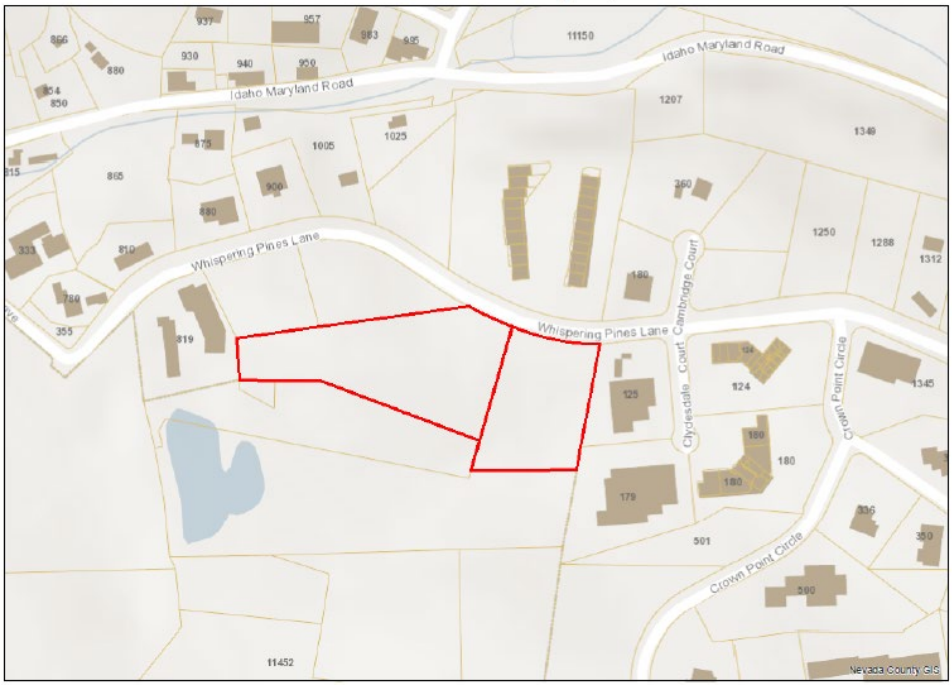


Exhibit B – Aerial Photograph

Jada Windows - Aerial Map

Exhibit C – Site Photographs

Exhibit C – Site Photographs

Exhibit D – Jada Windows Site Plan

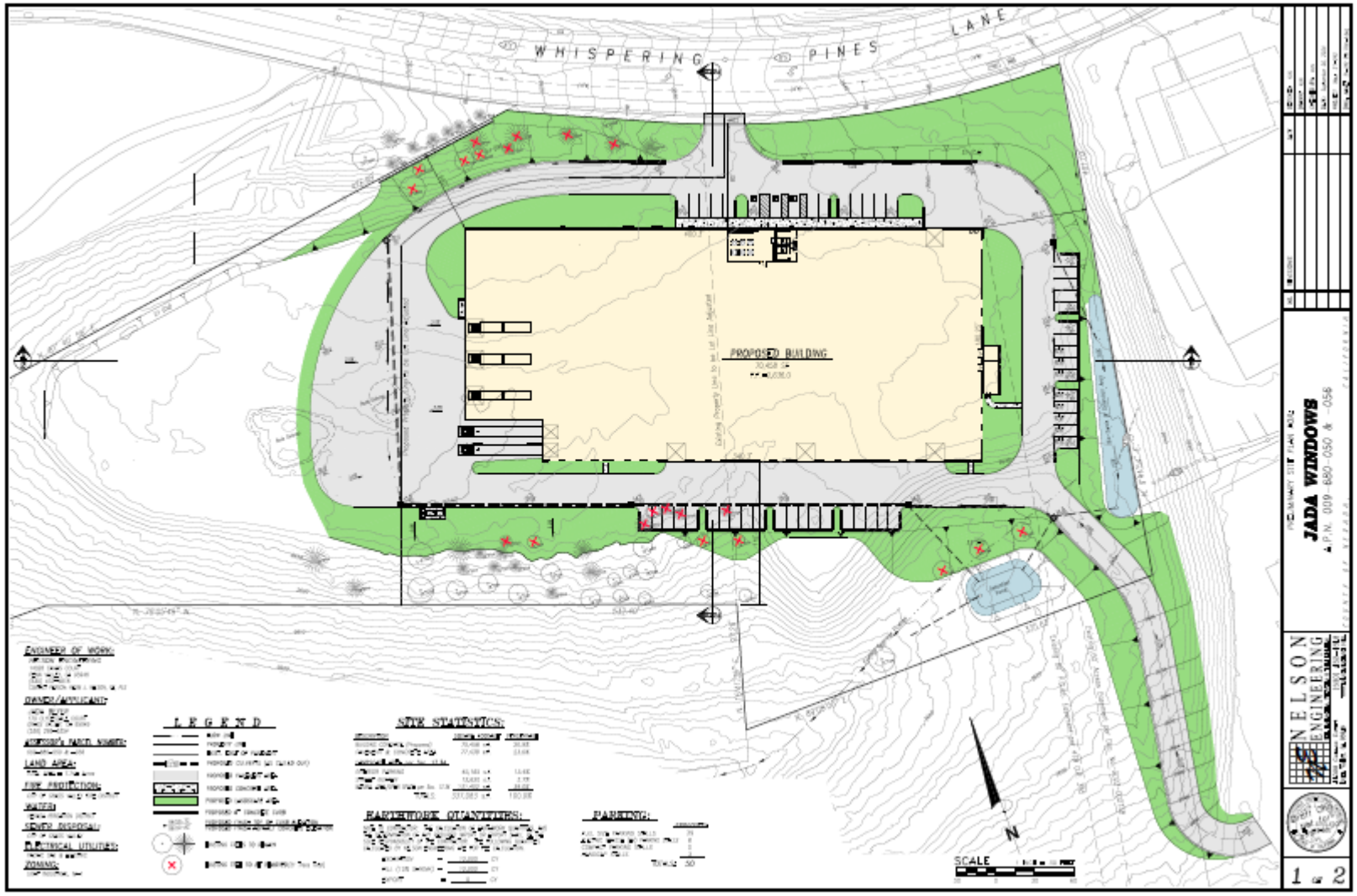


Exhibit E – Jada Windows Rendering

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 Jada Windows Manufacturing Building Development

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 project site has ±280 feet of frontage along Whispering Pines Lane that is partially shielded by trees and vegetation.

No scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings are located on the subject ±7.74-acre project site.

Sources of existing light in the project area are streetlights, commercial lighting and parking lot lighting. Other sources of light and glare include vehicles traveling along Whispering Pines Lane.

Impacts

The 2011 Milco Development Initial Study/Mitigated Negative Declaration (IS/ MND) did not include any recommended mitigation measures related to aesthetics.

a)&b) As compared to its undeveloped state, the development of a 70,458 sq ft manufacturing building and related improvements would alter the views from Whispering Pines Lane.

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 designate scenic vista or highway, neither of which exist on or adjacent to the site.

Considering scenic vistas or scenic highways are not within the project vicinity, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The 2011 Milco Development Initial Study/Mitigated Negative Declaration IS/ MND) similarly found a less than significant impact to scenic vistas and scenic resources. These potential impacts are anticipated to be ***less than significant.***

c) Generally, new development, if not carefully designed, can result in adverse impacts on sites open to public view. This property has been designated for industrial development in the City's 2020 General Plan. Additionally, 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 project area has a light industrial character with industrial and commercial uses surrounding the project site to the north, south, east, and west. 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. Further, the proposed project 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 Whispering Pines Lane with perimeter landscaping. The 2011 Milco Development MND similarly found a less than significant impact related to degradation of the area's visual character. 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). There are no residential uses within the vicinity of the project. The project site is currently undeveloped and does not contain existing sources of light and glare. The area surrounding the project site has existing sources of light and glare, including headlight from vehicles traveling on Whispering Pines Lane, streetlights, and existing development such as the industrial uses surrounding the project site. The proposed project would create new sources of light and glare resulting from indoor and outdoor lighting as well as vehicles circulating the site.

Lights to be installed on the Jada Windows project site consists of 14 pole lights on 20-foot poles situated along the perimeter of the building. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed fourteen feet, though the review authority can allow fixtures to reach up to twenty feet

in height where it determines the additional height will comply with all other standards. The commercial lights are required to be directed downward so as not to spill light onto neighboring properties. The proposed project is required to undergo Design Review prior to approval to ensure consistency with the Grass Valley Municipal Code and Design Guidelines. The 2011 Milco Development MND similarly found a less than significant impact related substantial sources of new light and glare. 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.

"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 "other land" according to the The state Department of Conservation describes "Other Land" 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 not zoned for forestry or timberland activities and is not zoned as a timberland production zone pursuant to Government Code Section 51104(g).

IMPACTS

The 2011 Milco Development Initial Study/Mitigated Negative Declaration (IS/ MND) did not include any recommended mitigation measures related to agricultural and forest resources.

a)&b) The site is an infill site designated as "*Other Land*" as defined by the *U.S. Department of Agriculture*. "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 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, including any farmlands under Williamson Act Contract. Therefore, ***no impact*** will occur.

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

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 from the City in accordance with Chapter 12.36 of the City's Municipal Code for all trees 10 inches DBH and over. ***No impact*** will occur.

III. AIR QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				

Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c)	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)?	☐	☒	☐	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	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.

IMPACTS

The 2011 Milco Development Initial Study/Mitigated Negative Declaration (IS/ MND) required similar mitigation as the current recommended mitigation related to air quality.

a, b, c) 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 preliminary investigation of the property shows the possibility of ultramafic rock, which is an indicator of naturally occurring asbestos. As such state asbestos regulations apply to this property and require the applicant to either hire a registered geologist to analyze the site to determine whether NOA occurs, or prepare a dust mitigation plan that is approved by NSAQMD prior to ground disturbance. This mitigation measure is outlined in ***Mitigation Measure AQ 1.***

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated for both construction and operation of land use projects. 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 AQ3.***

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 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 (see Tables 1 and 2). 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 outlined in Tables 1 and 2 below.

Table 1
Estimated Daily Construction Emissions

Construction Phase	ROG lb/day	NOx lb/day	PM_{10} lb/day
Maximum daily emissions	130.84	14.099	7.7999
Level A Thresholds	<24	<24	<79
Level B Thresholds	24-136	24-136	79-136
Level C Thresholds	>136	>136	>136

Table 2
Estimated Daily Operational Emissions

Operational Phase	ROG lb/day	NOx lb/day	PM_{10} lb/day
Maximum daily emissions	3.011	1.804	0.049
Level A Thresholds	<24	<24	<79
Level B Thresholds	24-136	24-136	79-136
Level C Thresholds	>136	>136	>136

Operational emissions are anticipated be in accordance with accepted thresholds and construction-related emissions are anticipated to be less than significant with incorporation of Level B mitigation measures, as outlined in ***Mitigation Measure AQ 2.*** With implementation of NSAQMD's recommended conditions of approval, the proposed project's emissions are not anticipated to violate 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.

d) 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 ±900 feet from the proposed Jada manufacturing site, where grading will occur. The emissions associated with the project would be short-term and are not anticipated to result in a substantial elevation of pollutant concentrations in the area.

   The proposed project's operational emissions would be typical of those produced by commercial development. Operational emissions would consist of PM_{10}, CO, and ozone precursors (ROG and NOx). These pollutants would be generated by gas-fired water heaters, as well as from engine emissions associated with vehicle trips to/from the project and gasoline-powered landscape maintenance devices. Based upon the *CalEEMod* analysis, operational emissions are not anticipated to exceed Level A thresholds. These potential impacts are considered less than significant.

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 development, such as paving and painting, are likely to 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.

The following are standard NSAQMD air quality conditions that will be imposed on the project via conditions of approval:

AQ 1 – Mitigation Measures:
Due to the possibility of Naturally Occurring Asbestos at the project site, one of the following two options shall be submitted and approved by the Northern Sierra AirQuality Management District NSAQMD prior to ground disturbance:

1) Option 1: The applicant can engage a registered geologist to conduct an evaluation of the property. If this evaluation determines that no serpentine or ultramafic rock is likely to be found in the disturbed area, the applicant can request an exemption from the Air Pollution Control Officer of the NSAQMD. (See Tit. 17 Section 93105 (c)(1)(A) for report requirements.)

   OR

2) Option 2: The applicant can proceed as if all soils contain asbestos and incorporate the required asbestos dust mitigation measures into the project documents and practices. As more than one acre will be disturbed, the regulations found in CCR Title 17 Section 93105(e)(2) and (4) apply. This includes submitting and acquiring NSAQMD approval of an Asbestos Dust Mitigation Plan (ADMP) before moving forward. The approved ADMP shall be referenced as notes on all grading and construction plans and shall include the following:

   a. Soil track-out prevention and control
   b. Dust prevention measures for active construction areas and storage piles
   c. Dust minimization from unpaved roads, parking lots, or staging areas, including limit on vehicles speeds to 15 mph or less.
   d. Offsite material transport control
   e. Methods of post construction stabilization (in perpetuity)

3) There may be additional OSHA requirements for employee safety throughout improvements, landscaping, and final use phases. Please contact Cal OSHA for additional information on personal protective equipment and signage requirements. The Consultation Office can be reached at (800) 963-9424.

4) If dust or asbestos exposure appears to be an issue at any time, air monitoring may be required.

5) Also note that under regulations of the California Department of Real Estate, the presence of environmental hazards, including asbestos, must be disclosed by a property seller during any future real estate transactions

AQ 2 – Mitigation Measures:
1) 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 hors as much as practicable.

AQ 3 – Mitigation Measures:

1) The following mitigation measures are standard measures relied on by the CalEEMod modeling system to determine emissions results and shall be included as notes on all grading and construction plans:
   a) Vehicle speeds shall be limited to 25 mph on unpaved roads.
   b) Paved roads shall be swept regularly during construction to achieve dust suppression.
   c) The project shall use zero or low-VOC paints during construction. The VOC content must be lower than 50 g/L for interior coatings and 150 g/L for parking VOC coatings.
   d) Diesel-fueled, heavy-duty vehicles of more than 10,000 pounds shall not idle the vehicle's primary engine for 5 minutes or more at a single location pursuant to 13 CCR Section 2485. Exceptions include idling for the purposes of positioning or providing a power source for equipment operation, such as a lift, crane, pump, drill, hoist, or other auxiliary equipment.

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

IV. BIOLOGICAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Project area is likely a midpoint on the gradient between hardwood forest and conifer forest containing both hardwood and conifer tree species, often in a mosaic pattern with small pure stands of conifers interspersed with small stands of hardwoods. Species associated with montane hardwood-conifer within the Project area includes ponderosa pine, foothill pine, California black oak, and Pacific madrone. Mixed chaparral is identified within the Project area along the southern frontage with East Bennett Road. This vegetation type is relatively intact and is characterized by whiteleaf manzanita, buck brush (*Ceanothus cuneatus),* coyote brush (*Baccharis pilularis),* chaparral pea (*Pickeringia montana), and* occasionally scattered foothill pine.

Natural hydrological sources for the Project area include precipitation and surface runoff from adjacent lands. Mean annual rainfall in the area is 53.74 inches (NRCS, 2024). During sporadic rain events over the previous month prior to the field surveys, no surface water was identified. However, evidence of surface moisture was still present in some areas. The Project area does not contain any surface waters, including streams, ponds, wetlands, etc.

The greater Project area has been disturbed by historic industrial practices, public access, and ongoing management for many years, which is now considered normal for the Project area. Within the Project area, the dumping of soils, landscape materials, and other miscellaneous items has also

occurred for many years and the current circumstances are now considered normal. Areas not subject to this regular type of disturbance are dominated by native habitat and, therefore, are also the normal circumstance.

IMPACTS

The 2011 Milco Development IS/MND required similar mitigation as the current recommended mitigation related to biological resources.

a) A Biological Resources Inventory was prepared by *Greg Matuzak, Biological Consultant dated September 2024.* The purpose of the Biological Resources Inventory is to identify the location and extent of sensitive biological resources within the project area, including special-status plant and wildlife species, and the presence of drainage/stream/wetland features that could potentially meet the *U.S. Army Corps of Engineers* criteria as "Waters of the United States," including wetlands, pursuant to Section 404 of the Clean Water Act (CWA). Little Wolf Creek and the small, intermittent drainage entering the northwestern section of the project area would be subject to such regulations. In addition, the Biological Resources Inventory included an assessment of streams within the Project area that could be under the jurisdiction of *California Department of Fish and Wildlife Code 1600 et. seq.*

A reconnaissance-level biological resources field survey was conducted on foot for the entirety of the Project area (approximately 7.74-acres) by Greg Matuzak, Principal Biologist and owner of Greg Matuzak Environmental Consulting LLC on July 30th, 2024. The purpose of the survey completed in July 2024 was to identify habitat and vegetation types and to determine the potential for any CNPS ranked plants and special-status plant and wildlife species identified in the desktop analysis and background research to occur within the Project area and to identify the potential special-status plant and wildlife species that have the potential to occur within the Project area.

There is a low to moderate potential for nesting raptors and other protected nesting bird species protected under the CDFG Codes 3503, 3503.5, and 3800 to occur within the Project area. The Project area contains suitable nesting habitat for bird species protected under those CDFG Codes, such as tree nesting species (raptors) and ground nesting species like the spotted towhee (*Pipilo maculatus*) and dark-eyed junco (*Junco hyemalis*).

CNPS ranked plants and special-status plant surveys were conducted in July 2024, which is within the blooming period for most CNPS ranked plants and special-status plant species that have been previously identified within 3 miles of the Project area. However, the single CNPS ranked plant species with the potential to occur within the Project area ranges between April to May. Therefore, the dubious pea should be a focus species included in a single follow up survey during April to May prior to any proposed disturbance within an area containing natural vegetation in order to ensure that these species have been surveyed during their blooming periods and will be avoided, if present. No other CNPS ranked plants and special-status plant species have the potential to occur within the Project area and thus, the dubious pea is the focus species for the follow up survey between April and May. Therefore impacts to special status plant or animal species are anticipated to ***be less than significant with mitigation*** as outlined in BIO1 and BIO 2***Mitigation Measures.***

b) Based on the background data review and the site visit and reconnaissance-level biological resources survey of the entirety of the Project area, no "waters of the U.S.", including wetlands, or "waters of the State of California", were identified or mapped within the Project Area. The

seasonal drainage area and its 30-foot stream setback (per the City of Grass Valley Development Code 17.50 for Creek and Riparian Resource Protection) will be encroached upon by the proposed Project and therefore, a Resources Management Plan is attached in Section 6.0. The Resources Management Plan includes measures such as the incorporation of Best Management Practices (BMP's) to provide long-term protection of the water quality within the seasonal drainage and to downstream aquatic resources.

No CWA or CDFW permitting will be required for the proposed Project given the lack of perennial streams, ponds, and wetlands within the Project area and the existing seasonal drainage within the southeastern section of the Project area does not contain a direct connection with a navigable waterway. Additionally, the seasonal drainage does not contain a defined bed and bank and ordinary high water mark so it would not meet the state or federal definition of a regulated stream. Though given the proposed Project is located within the existing seasonal drainage and its 30-foot stream setback, this Resources Management Plan was developed to ensure compliance within the City of Grass Valley Development Code covering creek and riparian resources. The resource management plan includes mitigation measures pursuant to Grass Valley municipal code standards that require protection of riparian resources. Therefore, the Project is anticipated to have ***a less than significant impact with mitigation*** on riparian habitat or other sensitive natural community with incorporation of ***BIO 3 Mitigation Measures.***

c) Little Natural hydrological sources for the Project area include precipitation and surface runoff from adjacent lands. Mean annual rainfall in the area is 53.74 inches (NRCS, 2024). During sporadic rain events over the previous month prior to the field surveys, no surface water was identified. However, evidence of surface moisture was still present in some areas. The Project area does not contain any surface waters, including streams, ponds, wetlands, etc. (see Appendix C of the Biological Inventory for a National Wetland Inventory and National Hydrography Dataset figure). Impacts of the project related to federally protected wetlands are anticipated to be ***less than significant.***

d) Known migratory deer ranges outlined in the Nevada County General Plan were reviewed for deer migration corridors, critical range, and critical fawning areas. The Project area is not located in any known major deer corridors, known deer holding areas, or critical deer fawning areas. Per the migratory *Deer Ranges Nevada County General Plan map*, the Project area is located in an area of potential Deer Winter Range. This field survey did not record any observations of deer while walking the Project area. The Project area does not contain any known major deer migration corridors, known deer holding areas, nor critical deer fawning areas. This impact is ***less than significant.***

e) The Biological Resources Inventory also evaluated the City of Grass Valley General Plan and Development Code requirements for any parcels subject to land use changes. Grass Valley Development Code requires a Resource Management Plan for encroachment into a 30-foot stream setback to identify potential impacts to a stream due to any development within the setback. The Resource Management Plan identifies minimization and mitigation measures to limit the potential impact to the stream proposed for developmental disturbance. This includes Best Management Practices (BMPs), including erosion control and sedimentation measures to avoid water quality impacts. As proposed, the project impacts are expected to be ***less than significant with mitigation*** incorporated pursuant to ***BIO 3 Mitigation Measures.***

f) The project area is slated for development and will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. ***No impact will occur.***

BIO 1 – Mitigation Measures:

1. A follow up survey of CNPS special status plants, with particular focus on dubious pea, shall be conducted by a qualified wildlife biologist between April through May prior to any ground disturbing activity. If the Project will not include the removal of native vegetation or grading within the larger, open area within the Project area, then no additional special-status plant surveys would be required.

    a) If any special-status plant species is documented within or directly adjacent to areas proposed for disturbance, as determined by the survey, and are within areas proposed for disturbance within the Project area that contain native vegetation and that are CNPS list 1A, 1B, 2A, or 2B per CEQA Guidelines Section 15380, or are listed under the ESA and/or CESA, protection of such plants shall be ensured with one of the following methods in consultation and recommendation by a qualified wildlife biologist: 1) complete avoidance, 2)transplantation, and/or 3) on- or offsite restoration.

    b) If an ESA listed special-status plant species is identified within the Project area and would be impacted by disturbance within the Project area, then a consultation with USFWS would be required as part of any future project permitting within the Project area and therefore, additional avoidance, minimization, mitigation, and monitoring requirements may be included as part of the development of a Biological Assessment (BA) to be submitted to the USFWS and a Biological Opinion (BO) developed by the USFWS through the ESA consultation process, whether Section 7 or Section 10 of the ESA.

BIO 2 – Mitigation Measures:

1) Prior to disturbance of any riparian and/or forested woodlands within the Project area and no more than seven (7) days prior to such disturbance, a pre-construction bat roosting survey should be conducted by a qualified biologist to identify the presence or absence of roosting bats, particularly the hoary bat and the pallid bat. The pre-construction bat surveys should be implemented for any disturbance proposed to be located within 100 feet of the riparian and forested woodland habitats along and adjacent to the seasonal drainage within the Project area. Any woodland or riparian associated trees have the potential to contain roosting bats and therefore, the trunk diameter of trees to be disturbed, removed, or within 100 feet of proposed disturbance would not preclude the preconstruction survey requirement.

a) If any species of bat, including the hoary and pallid bat are identified during roosting surveys, passive removal of the roosting bats prior to disturbance to structures and forested woodlands should be implemented to avoid impacts to this species. Passive removal includes allowing roosting bats to freely leave the roost site. Once the roosting bats have been passively removed from the structure(s) and/or forested woodlands, the structure(s) shall be closed off from recurring bat roosting within the structure and the proposed work within the structure(s) would no longer pose a risk to individuals of the species. For forested woodlands containing bat roosts, the removal of trees associated with such woodlands would only occur once the bats leave the day roosts. Furthermore, if a maternal (breeding) roost is documented, no disturbance will occur until the breeding roost has dispersed from the structure or forested woodlands they are found in.

2) Prior to disturbance within the areas of the Project area that contain disturbed surfaces and/or annual grassland vegetation community, and no more than seven (7) days prior to such disturbance, a pre-construction survey for the species shall be conducted prior to any disturbance within those disturbed and developed areas of the Project area in order to avoid direct impacts to the species. The pre-construction survey should be implemented for any disturbance proposed to be located within 100 feet of the disturbed and annual grassland habitats within the Project area.

    i) If the species is documented during pre-construction surveys, a qualified wildlife biologist (approved by CDFW) would have the authority to move individual coast horned lizards outside of the proposed disturbance area(s) in order to avoid an impact to this species. Once the coast horned lizard(s) have been removed from the disturbance area(s) and out of harms way, the proposed work would no longer pose a risk to individuals of the species.

3) Construction or disturbance activities during the breeding season, February 1 through August 30, could disturb or remove occupied nests of raptors and/or protected bird species and shall require the implementation of a pre-construction survey, conducted by a qualified biologist, within and adjacent to any proposed disturbance area within the Project area along with a 250-foot buffer for nesting raptors and other protected bird species within seven (7) days prior to disturbance. The nesting survey radius around the proposed disturbance would be identified prior to the implementation of the protected bird nesting surveys by a CDFW qualified biologist and would be based on the habitat type, habitat quality, and type of disturbance proposed within or adjacent to nesting habitat.

a) If any nesting raptors or protected birds are identified during such pre-construction surveys, trees or shrubs or grasslands with active nests should be not be removed or disturbed and a no-disturbance buffer should be established around the nesting site to avoid disturbance or destruction of the nest site until after the breeding season or after a qualified wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a CDFW qualified wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed by a qualified wildlife biologist to make an appropriate decision on buffer distances based on the species and level of disturbance proposed in the vicinity of an active nest.

BIO 3 – Mitigation Measures:

2. Pursuant to the Management Plan within the Biological Inventory Report, which covers the proposed disturbance within the 30-foot stream setback, the following mitigation measures shall be implemented:

    a. The following measures to minimize potential impacts to the seasonal drainage and downstream aquatic resources are required during construction and shall be made notes or reflected graphically on all grading and construction plans. These measures are intended for inclusion into the proposed development and/or disturbances within the stream setback during and after construction to minimize direct and indirect

impacts to water quality during and following construction. This will be accomplished by implementing the following during and following construction:

i. Limit construction to periods of dry weather;

ii. Establish the area around the outside edge of the seasonal drainage as Environmentally Sensitive Area (ESA) where those areas will not be impacted by construction;

iii. No fill or dredge material will enter or be removed from the seasonal drainage during construction and thereafter;

iv. Use appropriate machinery and equipment to limit disturbance in these areas;

v. Placement of soil erosion control devices (such as wattles, hay bales, etc.) between the seasonal drainage and the areas to be developed to limit potential runoff and sedimentation into the seasonal drainage and potentially into downstream aquatic resources;

vi. No dewatering of seasonal drainage will occur as part of the proposed construction;

vii. Implement Best Management Practices during and following construction; and

viii. The project shall adhere to 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) shall be followed and implemented as part of the proposed Project and within the seasonal drainage and its 30-foot stream setback requirement.

b. To protect the seasonal drainage and the stream setback buffer areas, as well as water quality and downstream water resources, the contractor shall implement standard Best Management Practices during and after construction. These measures should include, but are not limited to:

i. Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the seasonal drainage. Place staging areas and other work areas outside of the 30-foot stream setback buffers.

ii. The contractor shall exercise reasonable precaution to protect the seasonal drainage as well as adjacent stream setback buffers from pollution with fuels, oils, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.

iii. No equipment for vehicle maintenance or refueling shall occur within the 30-foot stream setback buffers. The contractor shall immediately contain and

clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instruction on the label.

c. Exposed bare soil within the 30-foot stream setback buffers to the seasonal drainage should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species that are known to invade wild lands, such as orchard grass, velvet grass, rose clover, winter and spring vetch, and wild oats should not be used as they displace native species.

d. To ensure the proper and timely implementation of all mitigation measures contained in this Resources Management Plan, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and permit requirements to the contractors prior to grading and construction within the stream setback buffers. All contractors shall be completely familiar with the mitigation measures contained above and with the terms and conditions of all permits.

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

The 2011 Milco Development IS/MND required similar mitigation as the current recommended mitigation related to cultural resource impacts, although it should be noted that the Tribal Cultural Resources checklist item was not a requirement under CEQA at that time and so was not specifically evaluated in 2011. Mitigation pertaining to Tribal Cultural Resources have been included to this report's recommendation.

a, b) The project site is located outside of the City's 1872 Historic Townsite. There are no structures on the property that are considered a historic resource. An Archaeological Survey Report (ASR) was prepared for this Project by Kevin Dalton, Registered Professional Archaeologist (RPA) to document the adequacy of identification efforts and presents the results of the Cultural Resource Inventory (CRI) investigations within the project area. The study was designed to identify any archaeological, historical, cultural resources or traditional properties located within the project area. Fieldwork was conducted on 22-23 August 2024 by Dalton. This CRI covers the project area (approximately7.75 acres).

Approximately 80% of the project area was previously surveyed for cultural resources in 2008 (Jensen 2008). During 2008, one isolated prehistoric resource and one isolated historic-era resource were recorded within the project area. These isolated resources were considered fully documented at the time of the 2008 recording, and therefore, not afforded further projection under cultural resource regulations (Jensen 2008: 6-7). During the 2024 field effort, the project area was surveyed using intensive survey coverage with transects spaced at 20-meter intervals. The location of each of previously recorded isolate was intensively and systematically investigated. No physical evidence of either isolate was observed. It is concluded that both resources were removed during land grading activities that occurred in the project area during 2013. These resources were evaluated, within this report, and determined to be ineligible for listing on the California Register of Historic Resources (CRHR).

A substantial adverse change includes demolition, destruction, relocation, or alteration that would impair the historical significance of a resource (PRC Section 5020.1). PRC Section 21084.1 stipulates that any resource listed in, or eligible for listing in, the CRHR is presumed to be historically or culturally significant. If a resource is determined ineligible for listing on the CRHR, the resource is released from management responsibilities and a project can proceed without further cultural resource considerations.

Two previously undocumented historic-era cultural resources were discovered and fully documented as a result of the 2024 effort. These resources were evaluated and determined to be ineligible for listing on the CRHR. The project, as currently designed is not expected to adversely affect a cultural resource. Given that an isolated prehistoric resource has been previously documented within the project area, it is recommended that construction personnel working in the area be made aware of the potential for prehistoric resources and that a cultural resources training be provided to supervisors, construction foreman, crew members, and any additional key construction personnel by a professional archaeologist. It is also recommended that construction activities be observed by a qualified archaeological monitor. Therefore the project impact is anticipated to be ***less than significant with mitigation*** as it relates to historical or archeological resources with the incorporation of ***CUL 1 mitigation measures.***

c) No human remains or cemeteries are known to exist within the project site. Although human remains within the project site are unlikely, there is always the possibility that earthmoving activities associated with project construction could potentially damage or destroy previously undiscovered human remains. This would be a potentially significant impact. Therefore, the project impact is anticipated to be ***less than significant with mitigation*** as it relates to inadvertent discovery of human remains with the incorporation of ***CUL 1 mitigation measures.***

e,f) 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 July 25, 2024, the project archeologist sent a request to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File for the project site. A response was received on August 8, 2024, 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 16 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 October 22. 2024. The United Auburn Indian Community Tribal Historic Preservation Department indicated in an email sent to the City Planner on December 4, 2024 that they have identified a Tribal Cultural Resource in the project vicinity and requested a tribal survey to verify the TCR. This section will be updated after the tribal survey with any additional information or mitigation that results from the survey.

CUL 1 – Mitigation Measures:

1) *The following mitigation measures shall be required as notes on all grading and construction documents:*

a) *Cultural Resources* – The presence of the isolated prehistoric find from 2008 raises the potential for buried cultural resources within the project area. This site (P-29-003133) was documented as an isolated find and was subsequently removed (likely in 2013) by grading activates within the project area, therefore it does not constitute an archaeological site. Construction personnel should be made aware of the potential for prehistoric and historic resources within the Project Area, and construction activities should be observed by a qualified archaeological monitor. The on-site Archaeological Monitor shall meet the Secretary of the Interior's Professional qualifications for both prehistoric and historic-era archaeology or be directly supervised by an individual who meets those qualifications.

b) *Cultural Resources Awareness Training* – Prior to the initiation of the project it is recommended that a cultural resources training be provided to supervisors, construction foreman, crew members, and any additional key construction personnel. A professional archaeologist shall administer the training. The purpose of the training is to increase awareness and knowledge of cultural resources and appropriate protocols in the event of an inadvertent discovery. The training will include a discussion on the procedures for stopping work and notification of key personnel. Upon completion of the training, participants will be able to define cultural resources, describe the policies and procedures for identifying and protecting cultural resources, know how to locate and receive assistance from the professional archaeologist and coordinate with other sources, and describe steps to be taken when cultural resources are encountered during project implementation. Documentation of the training, signed by the professional archeologist who conducted the training, shall be submitted to the City Planner prior to any ground disturbing activities.

c) *Archaeological Monitoring* – Cultural resource monitoring of construction activities is designed to ensure that known archaeological resources associated are protected and that previously

undocumented cultural resources are identified, recorded and properly treated. The on-site Archaeological Monitor shall meet the Secretary of the Interior's Professional qualifications for both prehistoric and historic-era archaeology or be directly supervised by an individual who meets those qualifications. Monitoring shall include observation of excavations to their maximum depths, documentation of soil stratigraphy, and inspection of stockpiled soil sediments. The Archaeological Monitor will be responsible for documenting monitoring activities in a daily log. At a minimum, documentation should include location of archaeological monitoring, activities for the reporting period and periodic digital photographs of the project work. Most importantly, if cultural resource remains are encountered, the Archaeological Monitor will have the authority to temporarily halt or re-direct construction activities. The amount and duration of archaeological monitoring will be determined by the Professional Archaeologist.

d) *Inadvertent Discoveries* – If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, are discovered work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handing of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request materials not be permanently curated, unless requested by the Tribe.

e) *Unanticipated Discovery of Cultural Resources and/or Human Remains* – Any person who, in the process of project activities, discovers any cultural resources, tribal cultural resources including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits, and/or human remains within the project area, shall cease from all project activities within at least 200 feet of the discovery. A qualified professional, the Lead agency and a Tribal Representative shall be immediately notified to assess any discoveries and develop appropriate management recommendations for cultural resource treatment.. In the event that human remains are encountered, the sheriff-coroner shall be notified immediately upon discovery. In the event that Native American human remains are encountered, the Native American Heritage Commission or the most likely descendants of the buried individual(s) who are qualified to represent Native American interests shall be contacted. Specific treatment of Native American human remains shall occur consistent with State law. If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur.

f) If the find is determined to be a TCR, the Tribal Representative shall make recommendations for further evaluation and treatment as necessary:

   i) Ther culturally affiliated Tribe shall consult with the City to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of

the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

ii) The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a temporary conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

iii) The construction contractor(s) and the City shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

iv) Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner.

v) Work at the TCR discovery location shall not resume until authorization is granted by the City in coordination with the culturally affiliated Tribe.

vi) If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the City/County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the City/County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

1) CUL 2 – Mitigation Measure:
Reserved for mitigation resulting from the tribal survey

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

The Energy checklist item was not required to be evaluated under the 2011 Milco Development IS/MND and so it did not provide any comparable analysis.

a) The project construction schedule was assumed to begin in May 2025 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 would require demolition, site preparation, grading, building construction, architectural coating, and paving.

   The construction phase would require energy for the manufacture and transportation of building materials, preparation of the site (e.g., site clearing, and grading), and the actual construction of the building. 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. Project construction would consume energy during grading, excavation, trenching, and paving; however, the project would not waste or use energy inefficiently. Construction processes are generally designed to be efficient in order to save money. That is, 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. Compared to construction in outlying, undeveloped areas, the proposed project would save energy by constructing in a semi-urbanized area that is proximate to roadways, construction supplies, and workers. In addition, construction of the proposed project includes several measures to improve the efficiency of the construction process, including, restricting equipment idling times to five minutes or less, and

requiring the project to post signs onsite reminding workers to shut off idling equipment (see discussion under Air Quality checklist question c). 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). Operation of the proposed Project would increase the annual electricity consumption in Nevada County by approximately 0.1 percent. 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.***

a) 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 the 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.

VII. GEOLOGY AND SOILS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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.

A Preliminary Geotechnical Evaluation was prepared for the proposed project on August 5, 2024 by Geocon Consultants. Inc. The site is on a narrow tabular ridgetop that protrudes west from the vicinity of Whispering Pines Lane. According to the *Preliminary Site Plan for Jada Windows* (Nelson Engineering, 2024), site elevations range from approximately 2,580 feet above mean sea level (MSL) near its western end, outside of the proposed development area, to approximately 2,650 feet above MSL near its northeastern corner at Whispering Pines Lane. Adjacent land to the north, west, and south is lower in elevation. Earthwork cut and fill associated with previous site grading lowered the elevation of central portion of the site up to approximately 15 feet, and the current elevation is approximately 2,640 feet above MSL. The central portion of the development area is in cut native soil, although resistant bedrock outcroppings extend up to approximately 10 feet above the current. The site contains three areas of identified fill at the perimeter of the proposed development area

Earthwork cut and fill associated with previous site grading lowered the elevation of central portion of the site up to approximately 15 feet, and the current elevation is approximately 2,640 feet above MSL. The central portion of the development area is in cut native soil, although resistant bedrock outcroppings extend up to approximately 10 feet above the current grade.

The site contains three areas of identified fill at the perimeter of the proposed development area:

• an approximately 1-acre area on the southeast end of the proposed development area has an estimated maximum depth of 20 feet;

• an approximately ½-acre area on the northern edge of the proposed development area has an estimated maximum fill depth of approximately 15 feet; and

• an approximately ⅓-acre area on the southwestern edge of the proposed development area has an estimated maximum fill depth of approximately 5 feet.

Boulder piles resulting from the previous grading/earthwork are near the southeast and northwest site boundaries. The boulders are typically up to approximately five feet in greatest dimension.

An apparent soil/rock stockpile is located in the northeastern portion of the site near the site entrance. The stockpile surface is approximately four feet above the surrounding ground surface. Dense vegetation growing on the stockpile obscured its contents.

Geocon observed a shallow, densely vegetated depression west of the proposed development area, near the western end of the site. Historical mining maps depict a vertical mine shaft in this vicinity. We did not observe evidence of a shaft portal, such as concrete structures or mine waste, at the historically recorded shaft location. However, Holdrege & Kull (H&K, 2010) observed a segment of partially buried ore cart track extending from the edge of the surface depression during a geotechnical investigation performed in 2010.

Geocon observed a concrete basin near the northwestern site boundary. The concrete basin appears to be on adjacent, downslope property. The purpose of the concrete basin is not known.

IMPACTS

The 2011 Milco Development IS/MND required similar mitigation as the current recommended mitigation related to geology and soil impacts.

a) i, ii) The online Fault Activity Map of California (CGS, 2024) depicts a segment of the Grass Valley Fault near the site, near the eastern edge of the Foothills Fault System in the site vicinity. The Foothills Fault System is designated as a Type C fault zone with low seismicity and a low rate of recurrence. CGS (2024) indicates that the northwest-to-southeast-trending Grass Valley Fault is pre-Quaternary (older than 1.6 million years without recognized Quaternary displacement). The late Quaternary Wolf Creek Fault and Giant Gap fault (fault displacement during the past 700,000 years) are mapped approximately 6 miles south of the site and 12 miles east of the site, respectively. 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, Geocon 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. Geocon 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, subsurface conditions appear to be primarily granular, compacted fill and bedrock, and groundwater is relatively deep. Therefore, we expect 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) cut and fill slopes. Based on competent native materials at the site and the nature of the proposed improvements, Geocon considers deep-seated slope instability to be unlikely. The site is also 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 as Sites very stony loam. Much of the soil profile was removed from the central portion of the development area and placed on the perimeter of the development area as engineered fill during previous earthwork grading. The soil survey describes Sites very stony loam as medium to high acid soil that may be highly corrosive to concrete and uncoated steel. A typical profile is described as heavy loam from 0 to 1 foot, underlain by clay loam, clay, and light clay loam from 1 to 6.5 feet. Variably weathered metasedimentary and basic rock is commonly encountered at depths greater than 6.5 feet. Up to one quarter of the soil profile is described as cobbles. Runoff is described as medium with slight to moderate erosion hazard.

The 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 Grading, Erosion, and Sediment Control 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 implementation of the conditions of the Construction General Permit as well as compliance with the SWPPP, CBC and Municipal Code, erosion impacts resulting from project construction would remain ***less than significant with incorporation of GEO 2 mitigation measures.***

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 relatively thin layer of clay soil was identified by H&K (2010). The soil was classified as fat clay (CH) and had a liquid limit of 126, a plastic limit of 30, and a plasticity index of 96, and exhibited medium expansion potential (75) pursuant to UBC guidelines. We anticipate that the layer of potentially expansive clay soil was, to a large extent, removed and blended during previous earthwork grading. However, a Registered Geotechnical Engineer should observe soil conditions during earthwork improvements and foundation excavation to verify that the potentially expansive soil does not remain with a few feet of sensitive improvements. 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. The following notes shall be included on all grading and construction plans:
    a. Oversize rock may be encountered during excavation. Oversize rock may be removed and used in landscape areas, incorporated into slope protection, and/or used as fill in accordance with specific recommendations from a professional geotechnical engineer.

    b. Clayey, alluvial soil, as well as seasonal surface water and shallow groundwater seepage, may be present in the lower, southeast corner of the site, where a road is to be constructed that extends offsite to the south. Significant drying effort to attain moisture content suitable for compaction should be anticipated regardless of the time of year

    c. Moist to saturated soil conditions may be encountered in excavations advanced during and following the rainy season, particularly in excavations that reveal the soil/weathered rock transition. If grading occurs during or after the wet season (typically winter and spring), or in periods of precipitation, in place and excavated soils will likely be wet. Earthwork contractors should be aware of moisture sensitivity of clayey and fine-grained soils and potential compaction/workability difficulties.

    d. Exploration of uncontrolled fill shall be performed before or during site development to identify locations of uncontrolled fill, if present, and rework the fill according to recommendations of the geotechnical engineer of record.

    e. If future improvements are planned within 100 feet of the recorded vertical shaft location at the lower, western end of the site (outside of the currently proposed development area, see Figure 2 of the Preliminary Geotechnical Evaluation), we recommend that the shaft location be determined by survey and physically closed with a concrete slab or plug. Physical closure, if performed, should be performed

under permit with Nevada County and according to an engineered design. The location of the closed feature should be surveyed and recorded along with as-built closure documentation.

f. Foundations shall be embedded at least 18 inches. Allowable soil bearing capacity on the order of 3,000 psf may be used for preliminary foundation sizing. Specific foundation recommendations shall be provided as part of the design-level geotechnical investigation.

g. Interior concrete flatwork shall be designed with a capillary break and moisture barrier. Exterior concrete flatwork placed over reworked granular fill materials will not likely require an aggregate layer.

h. Conventional flexible pavement structural sections consisting of hot mix asphalt (HMA) over compacted Class 2 aggregate base (AB) may be used provided they are properly designed (i.e., thick enough), as determined by a geotechnical engineer, for the soil conditions at the site. A previous R-Value (21) for light brown sandy clay at the site appears suitable for design of alternative pavement sections and should be confirmed based on the specific subgrade soil characteristics encountered during site development.

i. Prior to building permit issuance, a geotechnical engineer shall confirm that uncontrolled fill is not present in the development area. In addition, exploratory trenching and/or geophysical analysis may be useful to determine rock excavation characteristics in the central portion of the site. Soil corrosion testing may be performed to identify potentially corrosive conditions.

GEO 2 Mitigation Measures:

1. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the City of Grass Valley Engineering Division.

2. Prior to the issuance of a grading permit, 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. 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GASES –				

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 (H_2O), carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrfluorocarbons (HFCs), Perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6). Carbon dioxide (CO_2) is the main component of greenhouse gases and pollutants, and vehicles are a primary generator of CO_2.

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

While the 2011 Milco Development IS/MND determined the proposed project impact on greenhouse gas emissions to be less than significant, it nevertheless recommended mitigation measures to reduce energy consumption. Many of the measures required are accomplished with current project design and requirements under the current Title 24 building standards, the CalGreen Code, and the Model Water Efficiency Ordinance. Based on the current analysis, no mitigation is recommended for the project's impact on greenhouse gas emissions.

a)&b) 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 1,106 lbs/day, and annual levels will be 183.15 MT/yr. the average daily CO_2 levels during the operational phase of the Project will be 1,642.3 lbs/day, and annual levels will be 271.9 MT/yr.+

- As mentioned, 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. Many of these are not applicable to the Project; however, the sectors and associated actions the Project would support include those related to: (1) GHG Emissions Reductions Relative to the SB 32 Target; (2) Smart Growth / Vehicle Miles Traveled (VMT); (3) Light-Duty Vehicles (LDVs) Zero Emissions Vehicle (ZEVs); (4) Truck ZEVs; (5) Electricity Generation; (6) New Residential and Commercial Buildings. The Project proposes a light industrial building in an area developed with other industrial and light industrial uses. This would provide more employment opportunities for nearby residents and within a localized area that may encourage carpool/vanpool activity. The Project would be subject to the standards of the Green Building Standards Code (Title 24, Part 11), including regulations for energy efficiency and water efficiency as well as the Building Energy Efficiency Standards (Title 24, Part 6) in effect at the time building permits are issued. 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. In addition to the required energy efficiency regulations, the development plans to incorporate voluntary energy efficiency design features including accommodating photovoltaic power and incorporation of roof top HVAC units with economizers that use outdoor temperature sensors, to bring in cool night air and run in economizer mode during low-operation periods, along with maintaining a building temperature of 80°F, higher than standard manufacturing facilities. Thus, the Project would support efforts of the energy sector to achieve GHG emissions reduction planning targets and help meet increased demand for electrification. Accordingly, the Project would not conflict with the Climate Scoping Plan.

In the absence of an adopted quantitative threshold for determining the potential significance of GHG emissions that would be applicable to the Project, in accordance with CEQA Guidelines Section 15064.4(b)(3), the determination of the significance of the Project's GHG emissions impact is based on a qualitative analysis considering the Project's consistency with applicable statewide, regional, and local plans adopted for the purpose of reducing GHG emissions. The Project also would be consistent with the policies of the 2022 Scoping Plan Update. Therefore, based on the CEQA Guidelines for determining the significance of GHG emissions, the currently available adopted plans for reducing GHG emissions applicable to the Project, and the absence of applicable adopted quantitative significance thresholds, potential impacts related to greenhouse gas emissions would be ***less than significant.***

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

The 2011 Milco Development IS/MND determined the proposed project impact on Hazards and Hazardous Material to be less than significant. However, the current geotechnical evaluation prepared for the project based recommended mitigation on the current design of the project and are determined appropriate for the currently proposed Project.

a)&b) 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.***

c) 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 1.2 miles from the nearest school and is not

d) The City's General Plan identifies upwards of 46 mining claim boundaries in the Grass Valley area, one of which appears to have been located over a portion of the proposed site. General Plan Policy 4-SP requires that development plans in mined areas include in-depth assessments of potential safety, including mining-related excavations, and health hazards. The subject parcel 009-680-050 is listed in the Department of Toxic Substance Control's (DTSC) EnviroStor database under ID 29100007 for mining activity and has "likely mined soils" according to Nevada County Environmental Health. The Department of Toxic Substance Control (DTSC) notes that the site is within the Idaho Maryland Mine property boundaries and requires that the site be deemed safe for construction and the proposed use.

Geocon Consultants, Inc prepared a preliminary geotechnical evaluation of the site. Historical mining maps depict a vertical mine shaft in the Project vicinity, in the lower, western end of the proposed open space portion of the site or beneath the present-day alignment of Whispering Pines Lane. Geocon did not observe evidence of a shaft portal, such as concrete structures or mine waste, at the historically recorded shaft location. However, Holdrege & Kull (H&K, 2010) observed a segment of partially buried ore cart track extending from the edge of the surface depression during a geotechnical investigation performed in 2010. Historical aerial photographs (USGS, 1939, 1947, and 1952) and historical topographic maps (USGS, 1901 and 1950) do not depict evidence of mining at the site.

Geocon's historical research and site reconnaissance did not identify evidence of historical mining in the proposed development area. Deep underground mine workings extend beneath the site and are associated with the historical Idaho Maryland Mine and Canyon winze, which inclined southeast beneath the site from the 1,000 level (typically measured in feet along the incline of the shaft) of the Idaho-Maryland shaft. Based on the recorded depth of the underground mine workings beneath the site, Geocon does not anticipate that the underground workings would impact the proposed site development from a geotechnical engineering standpoint. Historical maps depict a vertical mine shaft on or near the western end of the site at the approximate location depicted on Figure 2 in the Preliminary Geotechnical Evaluation, outside of the development area. Development near the vertical mine shaft could create a hazard to the public if not properly treated. Furthermore, pursuant to DTSC, an appropriate agency must deem the site both safe for construction and the proposed usage. Therefore, the Project impact will be ***less than significant*** with mitigation incorporation as outlined in ***HAZ 1 Mitigation Measures.***

e)&f) The project site is located approximately 1 mile (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 located within the area of influence. The Project proposal is consistent with the considered a "major land use action" as a "discretionary development proposal for projects having a building floor area of 20,000 square feet or greater…." As such, the project must be reviewed by the Nevada County Airport Land Use Commission (NCALUC) Executive Director. Review is currently underway and staff expects to update this section with information and mitigation from that review.

g) 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 Whispering Pines Lane and private driveway access through 179 Clydesdale Court (APN: 009-690-016). 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. Thee is ***no impact*** anticipated for significant impact to the environment from 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.***

HAZ 1 – Mitigation Measures:

1) Prior to issuance of a grading permit or building permit, the applicant shall determine if the subject parcels have been impacted by historical mining and/or provide a "No Further Action (NFA) Letter" from the CA Department of Toxic Substance Control. The determination or letter shall be provided to the Nevada County Environmental Health Department and the Grass Valley Planning Department.

2) A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code section 101480 should provide regulatory concurrence that project is safe for construction and the proposed use. Please visit the DTSC Abandoned Mine Lands webpage for reference or further guidance.

3) If fill material is proposed at any phase of site development, the following mitigation shall be confirmed by a registered geotechnical engineer:

   All imported soil and fill material shall be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there shall be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling shall include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

4) If improvements are planned within 100 feet of the recorded vertical shaft location, we recommend that the shaft location be determined by survey and physically closed with a concrete slab or plug. Physical closure, if performed, should be performed under permit with Nevada County and according to an engineered design.

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

X. HYDROLOGY AND WATER QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 as relatively flat along the northern section where the access into the Project area is proposed to be located and slight to moderate sloping from the northeast to the southwestern section of the Project area. Drainage is also along the eastern border of the Project area that runs north to south in a swale like area before connecting south into the drainage area along the southeastern section of the Project area. Average elevation in the Project area is approximately 2,625 feet above mean sea level (MSL) with the highest elevation of 2,650 feet above MSL within the northeastern section of the Project area and the lowest elevation of 2,590 feet above MSL within the southwestern section of the Project area.

A single aquatic resource is located within the Project area along the southeastern section and border of the Project area. The seasonal drainage area enters the Project area from the east and then runs along the southeastern border of the Project area until it enters into an existing culvert and heads to the southwest into the large, adjacent pond area to the southwest of the Project area on the neighboring parcel. Overall, the Project area is surrounded by private commercial and industrial land use and zoning.

USGS topographic maps from 1949 to 1993 depict the historical Idaho-Maryland Ditch, a former water conveyance ditch, crossing the west side of the site from north to south. The ditch is no longer present as a result of previous earthwork grading at the site. The *Geologic Map of the Grass Valley Quadrangle and Adjacent Area* (Johnston, 1939) maps a historical, 0.15-acre, rectangular water reservoir near the site center. The reservoir is no longer present as a result of previous earthwork grading at the site. Wolf Creek is 600 feet north of the site at an elevation approximately 100 feet lower than the site elevation, and flows west.

The depth to groundwater at the site is not known. The California Department of Water Resources (DWR) Well Completion Report Map Application (DWR, 2024) depicts two monitoring wells approximately 500 feet north of the site at an approximate elevation of 2,530 feet above MSL (110 feet lower than the site elevation) where groundwater was encountered within 10 feet of the ground

surface. These monitoring wells were near Wolf Creek. Information provided by Rise Gold Corporation indicates that the water level in the abandoned Idaho Maryland Mine workings is approximately 2,500 feet above MSL. Seasonal seepage and wet soil conditions have been reported near the lower, southwestern corner of the site

The seasonal drainage area and its 30-foot stream setback (per the City of Grass Valley Development Code 17.50 for Creek and Riparian Resource Protection) will be encroached upon by the proposed Project and therefore, a Resources Management Plan is attached in Section 6.0 of the Biological Inventory prepared for the Project. The Resources Management Plan includes measures such as the incorporation of Best Management Practices (BMP's) to provide long-term protection of the water quality within the seasonal drainage and to downstream aquatic resources.

IMPACTS

The 2011 Milco Development IS/MND determined the proposed project impact on Hydrology and Water Quality to be less than significant. However, the current geotechnical evaluation and the biological resource evaluation prepared for the project based recommended mitigation on the current design of the project and are determined appropriate for the currently proposed Project.

a) According to the project application, on-site drainage will flow from the building to storm water pipes in the parking lot which in turn flow to a bioswale and detention areas in the east and southeast areas of the site. be collected in a new drainage system containing drainage inlets, storm drain, manholes, etc. All drainage facilities are required to be designed to accommodate storm events in accordance with the City of Grass Valley requirements as reviewed by the City Engineer during building permit review.

   As previously discussed in section VII(b) the proposed project will comply with the California Building Code and with required erosion control measures including those outlined in Grass Valley Municipal Code Chapter 17.62 Grading, Erosion, and Sediment Control 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 implementation of the conditions of the Construction General Permit as well as compliance with the SWPPP, CBC and Municipal Code, erosion impacts resulting from project construction would remain ***less than significant with mitigation incorporation.***

   The Engineering Department has determined that the proposed project will require a grading permit to be issued by the City of Grass Valley, Public Works Division pursuant to the City's Grading Ordinance and will also be required to submit a Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent with the Central Valley Water Quality Control Board (CVWQCB)and comply with all provisions of the Clean Water Act. The City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. The applicant is also 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. Standard Mitigation Measures requiring a SWPPP from the CAWQCB will reduce potential impacts to a ***less than significant impact*** with ~~***mitigation*** incorporation as already identified under ***GEO 2Mitigation Measures.***~~

b) The depth to groundwater at the site is not known. The California Department of Water Resources (DWR) Well Completion Report Map Application (DWR, 2024) depicts two monitoring wells approximately 500 feet north of the site at an approximate elevation of 2,530 feet above MSL (110 feet lower than the site elevation) where groundwater was encountered within 10 feet of the ground surface. These monitoring wells were near Wolf Creek. Information provided by Rise Gold Corporation indicates that the water level in the abandoned Idaho Maryland Mine workings is approximately 2,500 feet above MSL. Seasonal seepage and wet soil conditions have been reported near the lower, southwestern corner of the site.

The proposed project will be connected to the Nevada Irrigation District water supply. NID will require a Water Demand Analysis in order to determine the meter size. Water service will come from the NID Elizabeth George Treatment Plant is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is ***less than significant.***

c-f) 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. The post-development rate and volume will be reduced below the pre-development rate and volume with the retention facilities and BMPs identified previously in the Biological section of this report. Storm drainage from impervious areas (roads, walks, roofs) is collected and routed through water quality treatment facilities for removal of potential pollutants including a bioswale and an onsite retention pond.

The Biological Resource Management Plan prepared for this project identifies minimization and mitigation measures to limit the potential impact to the stream proposed for developmental disturbance. This includes Best Management Practices (BMPs), including erosion control and sedimentation measures to avoid water quality impacts. With incorporation of BMPs along with improvement standards enforced by the Publics Works Department, the project impacts are expected to be ***less than significant with mitigation*** incorporated pursuant to ***BIO 3 Mitigation Measures.***

g-j) The project is located within FEMA Map Panel number 06057C0631E, effective date February 3, 2010. No portion of the project property is located within a mapped Flood Zone. The development area will not expose people or structures to a significant risk of loss and is not subject to inundation by seiche, tsunami, or mudflow. ***No impact*** will occur.

HY/WQ 1 – Mitigation Measures:

See GEO 2 Mitigation Measures

See BIO 1 Mitigation Measures

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)&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. The project site is surrounded by light industrial development on all sides and is considered in-fill development and has been designed to be compatible in terms of style to the surrounding existing development. Multiple 2020 General Plan policies, goals and objectives support both in-fill development and preservation of existing neighborhoods which include, but are not limited to:

- 2-LUG – Promote infill as an alternative to peripheral expansion where feasible.
- 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 a General Plan that reflects the

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 window and door manufacturing business is consistent with the existing zoning and General Plan designation. ***No impact*** is anticipated with regard to dividing a community nor with 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 – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

SETTING

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).

According to the geotechnical investigation the portal of the Idaho Main Shaft was located approximately 600 feet northwest of the site, near Idaho Maryland Road, and the shaft inclined to the 1,000 level (commonly measured in feet along the shaft incline) at an angle of 70 degrees. A tunnel at the 1,000 level extended from the Idaho Main Shaft to the Canyon winze, and the vertical shaft mapped near the western end of the site extended from this intersection.

Plate II of the Plan of Underground Workings of Idaho-Maryland Development Co., Grass Valley, California (Adams, W.J., undated) does not depict a vertical shaft extending to the ground surface, but depicts tunnels extending from the inclined winze at depth beneath the site at the 1,000, 1,100, 1,200, 1,300, and 1,400 levels. A tunnel also extends from the Idaho Main Shaft beneath the northern edge of the site at the 700 level. The Supplemental Master Title Plat for Sections 25, 26, 35, and 36, Township 16 North, Range 8 East (United States Bureau of Land Management, 1996) depicts a portion of the historical Schofield Gold Quartz Claim (Mineral Survey Plat No. 30) in the northeastern portion of the site. Mineral Survey Plat No. 30 (United States Department of the Interior, September 1867) depicts a 50-foot-deep shaft north of the site under the present-day Whispering Pines Road, and a suspected mineral-bearing vein crossing the northeast corner of the site near the contact of the diabase and serpentinite. No mining features are depicted by the plat at the site

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 & b) The 2011Milco IS/MND notes that the City is classified as having significant mineral deposits, but that there is limited opportunity to mine these areas because of the incompatible urban development surrounding these areas. It also notes that this area is one of two that had previously been targeted as a mining conservation area. However, the current M-1 zoning designation does not permit either surface nor underground mining and would require re-zoning to M-2 and a conditional use permit in order to allow mining operations at the site. Should mining activities be proposed in the area, the 1993 Mineral Management Element includes a policy statement that requires a proposed mine project to address potential impacts on the urban uses based upon the nature of the mining activities. The Project is anticipated to have a ***less than significant*** impact related to the loss of availability of a known or locally-important mineral resource.

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	☐	☐	☒	☐

XIII. NOISE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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.

The 2011 Milco IS/MND found no mitigation necessary related to noise impacts

IMPACTS

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

a) For purposes of this analysis, a significant impact would occur if construction activities would generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The city has not adopted construction-related noise thresholds of significance for CEQA consideration. The General Plan also does not contain quantitative noise standards that are specific or applicable to construction activities. Municipal Code Section 8.28.100 prohibits certain construction activity during the hours of 7 P.M. AND 7 A.M. when within 500-feet of a residential zone. However, the closest residential zone is located approximately 1,200 feet from the project site and the site is surrounded by light industrial buildings and uses. The operational phase will feature manufacturing activities that will take place completely within the enclosed building. There will be daily truck and employee traffic estimated to be 105 daily trips pursuant to the Traffic Study prepared for this Project. This traffic generation is anticipated to be consistent with the existing traffic serving the surrounding light industrial uses and Whispering Pines Business Park. The 2011 Milco IS/MND found no mitigation necessary related to noise impacts. Noise related to exposing persons to noise levels in excess of standards established in the local general plan or noise ordinance is anticipated to be ***less than significant.***

b -d) An existing church is located across Whispering Pines Lane from the project site. Churches are a permitted use in the Light-Industrial zoning designation so are considered compatible with light and medium intensity manufacturing processing uses, also permitted, such as the proposed Project. The church's service occurs on Sunday mornings and the proposed manufacturing business hours are proposed to occur Monday through Friday pursuant to the submitted application. Construction noise and operations may temporarily impact church attendees but given the limited church hours and that generally construction activity occurs mid-week, impacts related to exposure to ground born vibration or noise, creating a substantial increase in permanent or temporary ambient noise, is considered ***less than significant.***

e &f) The Nevada County Airpark is located east of Grass Valley and one mile from the Project site. The facility is a base for local personal and recreational flyers. The Airpark also serves as a transportation facility for business/corporate aviation and aerial fire-fighting operations. For the purposes of airport land use compatibility planning, noise generated by the operation of aircraft to, from, and around an airport is primarily measured in terms of the cumulative noise levels of all aircraft operations. In California, the cumulative noise level metric established by state regulations, including for measurement of airport noise, is the Community Noise Equivalent Level (CNEL). Cumulative noise level metrics measure the noise levels of all aircraft operating at an airport on an average day (1/365) of the year. The calculations take into account not only the number of operations of each aircraft type and the noise levels they produce, but also their distribution geographically (the runways and flight tracks used) and by time of day. A map of CNEL contours for the Nevada County Airport are contained in the Nevada County Airport Land Use Compatibility Plan. The Project site is not mapped within the calculated noise contour and therefore the Project is not anticipated to expose employees to excessive aircraft noise levels and is therefore considered ***less than significant.***

XIV. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 project site is currently vacant. And is not located near housing or residential services. The 2013 Milco IS/MND did not include mitigation measures related to population and housing.

Impacts

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

a) The proposed window and door manufacturing business 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 anticipated to employee 35 people and will not involve the expansion of roads or utility lines. Therefore, the Project's impact on inducing substantial population growth is ***less than significant.***

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

XV. PUBLIC SERVICES -- Would the project:	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				

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Chief. Due to the location of the Grass Valley fire stations, 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

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

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 proposed project will employee 35 people and is an existing business that has not had a track record of police activity. 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 residential 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 –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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	☐	☐	☒	☐

XVI. RECREATION –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
which might, have an adverse physical effect on the environment?				

SETTING

The City owns and maintains eight park/recreation facilities. These include three parks currently classified as "community parks": Condon Park, Mautino Park, and Memorial Park. One of the eight parks, Morgan Ranch, is still undeveloped. In addition, the City contracts with Nevada County Historical Society to operate the Pelton Wheel Mining Museum/Glen Jones Park. An inventory of City owned/operated parks and recreation facilities include: Memorial Park, 8.4 acres; Condon Park, 80 acres; Pelton Wheel Mining Museum/Glen Jones Park, 1.7 acres; Brighton Street Park (Minnie Street), 1.6 acres; Elizabeth Daniels Park, 0.3 acres; Dow Alexander Park, 0.5 acres; Morgan Ranch Park, 4.08 acres; and Mautino Park, 12.5 acres. Additional park/recreational facilities within the City of Grass Valley but owned and maintained by entities other than the City are: Nevada County Country Club, 58 acres; Sierra College fields, 7.95 acres; Hennessy School, 3 acres. The 2013 Milco IS/MND did not include mitigation measures related to public services.

IMPACTS

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

a &b) The proposed project could increase the use of existing neighborhood and regional parks and facilities. 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, though it does depict a potential trail near the project site to link Whispering Pines Lane to East Bennett Street through Kidder Avenue. However, while contemplated under the Master Plan, a detailed Trails Master Plan has not been developed and intervening land uses now existing warrant revisiting trail considerations in the area of the project since the adoption of the Master Plan in 2001. As described above, the proposed project includes a window and door manufacturing operation that would employ approximately 42 people, and does not propose any residential units. Therefore, an increase in population that would increase the use of parks is unlikely. As described above, there a-re 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.***

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)?	☐	☐	☒	☐
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 an infill light-industrial designated property adjacent to the Whispering Pines Business Park. The project site has primary access on Whispering Pines Lane and will be served by a secondary driveway off of Clydesdale Court via an access easement on adjacent property, APN 009-680-052. The 2013 Milco IS/MND did not include mitigation measures related to transportation.

IMPACTS

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

a) The project would generate temporary construction traffic initially. However, this would be temporary and would not materially alter the traffic volumes along Whispering Pines Lane or the surrounding roadways. In addition to the building, the project would include the construction of 50 parking spaces accessed by a driveway on Whispering Pines Lane. The project proposal includes a future direct (off-street) connection between the project site and the existing Jada Windows facility on Clydesdale Court. The anticipated trip generation of the operational phase of the project was based on employees as an independent variable, as opposed to overall floor area. To achieve the anticipated trip generation associated with 70,458 square feet of floor area, the proposed facility would need to be staffed by 130 to 170 employees, which well exceeds the 42 employees conservatively anticipated to be based in the proposed facility. Based on the application of these employee-based rates, the proposed project would be expected to generate an average of 105 trips per day, including 13 during each of the a.m. and p.m. peak hours.

   The City's General Plan uses Level of Service (LOS) as means to measure the functional adequacy of the city's road system. LOS is determined based on general daily traffic volume thresholds. Per the City's Guidelines for Traffic Impact Studies, the City requires a Traffic Impact Study when a specific project exceeds 63 p.m. peak hour trips. The above trip generation rates for the

project above p.m. peak trips are below the threshold of 63 p.m. peak hour trips that would require a traffic study by the City of Grass Valley so LOS. The applicant will be subject to the payment of AB 1600 traffic mitigation fees, (i.e. City of Grass Valley and regional traffic impact fees) which is the acceptable form of traffic mitigation for this type of infill project. These fees are used exclusively for projects identified in the City's Capital Improvement Program to finance needed infrastructure improvements to achieve the LOS anticipated with the City's 2020 General Plan. Therefore conflict with an adopted plan as it relates to the circulation system or other travel facilities is anticipated to be ***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. The project would be expected to generate an average of 105 trips per day; therefore, the project can be presumed to have a less-than-significant impact on VMT.

The NCTC document states that substantial evidence for the 110-trip threshold was not provided and as VMT is measured cumulatively, any addition may be considered significant. However, support for this threshold was provided in the Technical Advisory on Evaluating Transportation Impacts in CEQA from the California Office of Planning and Research (OPR), which established the statewide guiding principles for VMT analysis in 2018. In this document, OPR prescribes that projects that generate fewer than 110 trips per day may be presumed to have a less-than-significant impact, unless there is substantial evidence to the contrary. This language was then adopted by Caltrans in their Transportation Impact Study Guide, 2020, which is referenced by the NCTC document as forming the basis for NCTC's policy. The project is anticipated to have a ***less than significant*** impact in terms of vehicle miles traveled due to the low overall trip generation estimated for the project.

c) Based on the Transportation Injury Mapping System (TIMS), only 21 crashes occurred in the entirety of the city in the year 2022 (current year information is not reliably available). The Idaho-Maryland and Brunswick Road intersection, which may be utilized by travelers to and from the Project site, experienced one of the higher rates of crash incidents according to the 2022 TIMS report. However, the Project does not introduce any design features that would substantially increase hazards or create incompatible uses, and therefore there is a ***less than significant*** impact.

d) The project has been reviewed by the City of Grass Valley Fire Department for emergency response. The Project site plan provides full access around the entirety of the proposed structure. 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.***

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 2013 and there were no service capacity concerns noted at the time of annexation.

The Nevada Irrigation District provides domestic water service to the proposed project site whereby service comes from the Elizabeth George Treatment Plant.

Solid waste within the project area is collected by Waste Management, a licensed private disposal company. Solid waste is transported to the company's transfer station located on McCourtney Road.

The project site is located within the boundaries of the Nevada Irrigation District. Per District records, this parcel does not currently have an account however does have proper frontage to a waterline which will allow for a meter installation.

IMPACTS

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

a) The proposed project will employ up to 42 employees and 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.

b) The Nevada Irrigation District has indicated that there is adequate capacity for the consumptive needs of the project. Potable water service would be available to this parcel from the E. George Treatment Plant upon proper application and payment of the applicable connection fees. A Water Demand Analysis is required to determine the appropriate meter size. As an infill site, 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. There is an existing 6-inch sewer main line running along Whispering Pines Lane adjacent to the project. The project will include internal infrastructure improvements, including wastewater sewer in accordance with City standards. Sewer connection and capacity impact fees will be assessed at the time a building permit issuance. The wastewater generated by the project is not anticipated to cause significant environmental effects. These impacts are considered ***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 will serve this site with the opening of an account. 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 1.42 pounds of waste per 100 square feet per day (https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates). The proposed project would develop 70,458 square feet of manufacturing use. Therefore, it can be expected to produce 1,000 pounds of solid waste or 0.5 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 approximately 0.14% 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 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 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.***

IMPACTS

The 2011 Milco IS/MND did not address wildfire impacts because it was not a mandatory CEQA checklist item at the time of its preparation.

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 Whispering Pines Lane and private driveway access through 179 Clydesdale Court (APN: 009-690-016). 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 & c) The Project site is identified within a recommended Very High Wildfire Hazard Area, as shown within a Local Responsibility Are (LRA) Very High Fire Severity Zone as mapped by the State Fire Marshal. The Grass Valley Fire Department has reviewed the preliminary plans and will review the final construction plans prior to building permit issuance to ensure that the project will meet all requirements for building sprinklers, fire, hydrants and fire flow. The infrastructure installation/expansion associated with the proposed project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, the project will have ***less than significant*** impacts related to exacerbating wildfire risks or requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d) The proposed improvements include engineered, 2:1 (horizontal:vertical) cut and fill slopes. Based on competent native materials at the site and the nature of the proposed improvements, the project geotechnical engineer considers deep-seated slope instability to be unlikely. The site is also 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 or structures to significant risks, as a result of runoff, post-fire slope instability, or drainage changes with incorporation of ***GEO 1 Mitigation measures***.

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 directly or indirectly?	☐	☐	☒	☐

a) As discussed in Section IV, Biological Resources, of this IS/MND, implementation of the proposed project is not expected to have 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 IS/MND includes mitigation measures that 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
- Preliminary Geotechnical Evaluation Prepared by Geocon, dated August 5, 2024
- Biological Inventory Prepared by Greg Matuzak, Biological Consultant dated September 2024
- Transportation Impact Study for the Jada Windows Project, dated November 13, 2024
- 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, Environstar 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 06057C0632E dated February 3, 2010
- On line soil survey maps and data from USDA - http://websoilsurvey.nrcs.usda.gov
- California Emissions Estimator Model (CalEEMod)

Jada Windows - Aerial Map

October 8, 2024

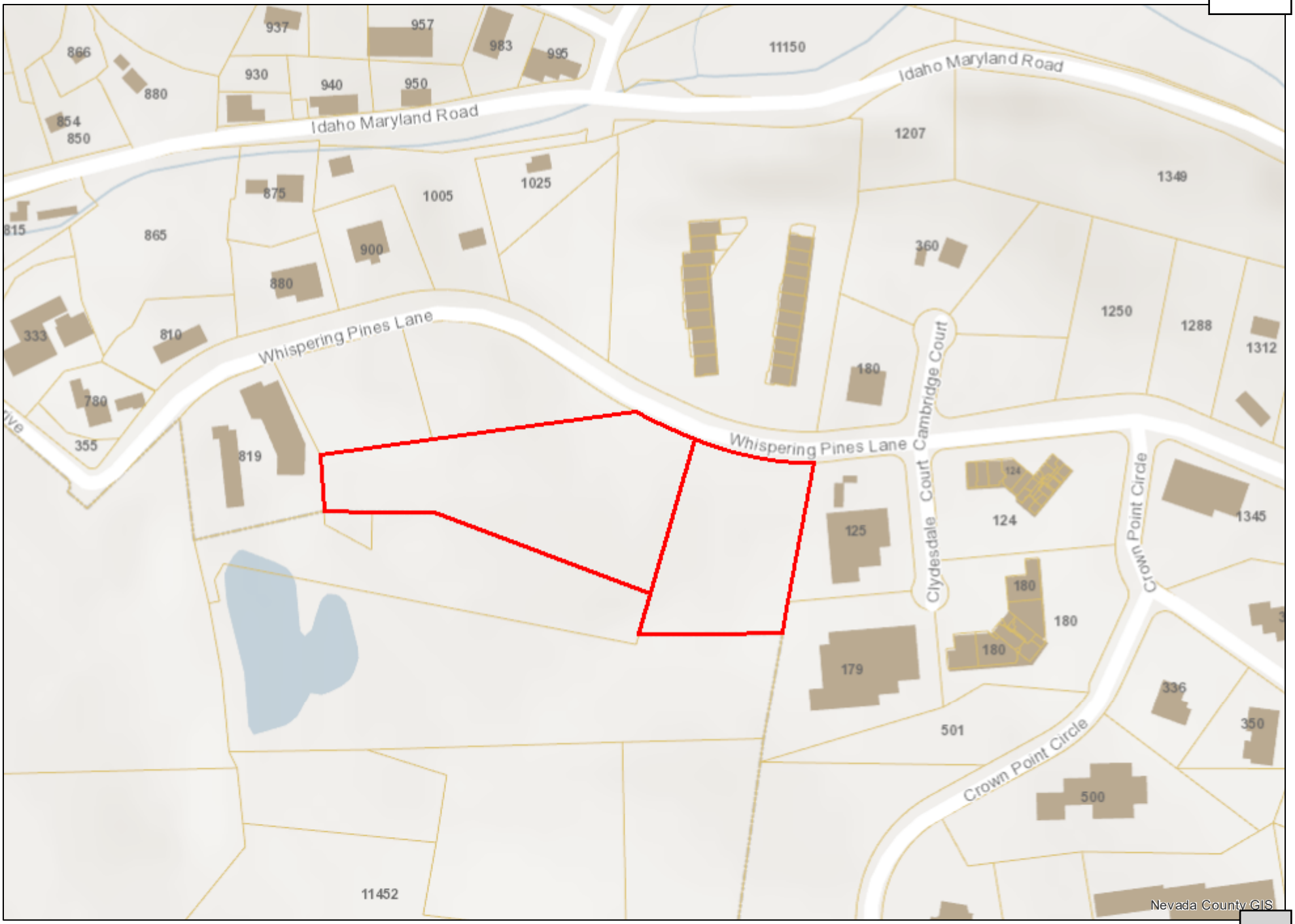
© 2024 Nevada County, California

Scale:
1:4,514

0 0.0375 0.075 0.

0 0.05 0.1 0.2 km

Jada Windows - Vicinity Map



October 8, 2024

© 2024 Nevada County, California

Scale: 1:4,514

0 0.0375 0.075 0.

0 0.05 0.1 0.2 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
- ☐ 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~~ ***Note - to be processed as a Major Use Permit but per Planning staff, will pay Minor Use Permit fee***

Variances

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

Application	Fee
Major Development Review	$3,571.00
Environmental Review - Initial Study	$1,858.00
Lot Line Adjustment	$1,325.00
Major Use Permit w/$ adjustment	$562.00
Total:	$7,316.00

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: Kevin Nelson - Nelson Engineering	**Name:** Jada Beyer - Jada, Inc.
Address: 14028 Camas Court	**Address:** 179 Clydesdale Court
Penn Valley, CA 95946	Grass Valley, CA 95945
Phone: (530) 432-4818	**Phone:** (530) 265-5354
E-mail: kevin@nelsonengineer.com	**E-mail:** jada@jadawindows.com

Architect	Engineer
Name: Russell Davidson	**Name:** Kevin Nelson - Nelson Engineering
Address: 149 Crown Point Ct, Ste C	**Address:** 14028 Camas Court
Grass Valley, CA 95945	Penn Valley, CA 95946
Phone: (530) 264-5559 x 101	**Phone:** (530) 432-4818
E-mail: russ@davidsonarch.com	**E-mail:** kevin@nelsonengineer.com

1. **Project Information**
   a. Project Name: Jada Windows Manufacturing Building

   b. Project Address: Whispering Pines Lane - no situs address

   c. Assessor's Parcel No(s): 009-680-050 & -056
   (include APN page(s))

   d. Lot Size: 7.74 acres total

2. **Project Description:** A proposed 70,458 square-foot manufacturing building with a parking lot and associated infrastructure. The proposed structure is adjacent to the existing Jada Windows business on Clydesdale Court which consists of multiple parcels and structures also owned by Jada Windows. The purpose of the proposed building is to consolidate the Jada Windows operations into one site and allow the business to operate more efficiently, moving some of the operations from the Loma Rica Industrial Park to the new project site. The site will provide fire truck circulation around the entire building and provide a total of 50 parking spaces for employees and customers. The site has direct access from Whispering Pines Lane, a City-maintained road, at the existing left-turn openings in Whispering Pines Lane. A secondary driveway access would be provided to the existing Jada Windows building located at 179 Clydesdale Court (APN 009-690-016). On-site drainage will be collected, treated, and detained to pre-development flows through an onsite storm drain system, bioswale and detention pond. Sewer, water, and electrical utilities will be served from existing main lines in Whispering Pines Lane. The proposed buildings will be metal structures with natural architectural features as shown in the attached building elevations.

3. **General Plan Land Use:** BP - Business Park

4. **Zoning District:** M-1 - Light Industrial

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):	

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: The project site was graded in 2013 but no structures to the existing Jada Windows business on Clydesdale Court which consists of multiple parcels and structures also owned by Jada Windows. The purpose of the proposed building is to consolidate the Jada Windows operations into one site and allow the business to operate more efficiently, moving some of the operations from the Loma Rica Industrial Park to

B. Describe surrounding land uses:

North: Industrial uses including Limitless Fitness, Exclusive Woodworks, Nevada County Farm Supply, Crossfit Gold Rush
South: Industrial uses including Mountain Enterprises and Palmer Truck Repair
East: Peaceful Valley Farm & Garden Supply
West: Ferguson Plumping Supply

C. Describe existing public or private utilities on the property: Overhead power lines traverse the eastern property boundary. Other utilities are in the Whispering Lanes right of way.

D. Proposed building size (if multiple stories, list the square footage for each floor): 70,458 sf, one story

the new project site. The site will provide fire truck circulation around the entire building and provide a total of 50 parking spaces for employees and customers. The site has direct

E. Proposed building height (measured from average finished grade to highest point): 37 feet

F. Proposed building site plan:

(1)	Building coverage	70,458 Sq. Ft.	20.9	% of site
(2)	Surfaced area	77,438 Sq. Ft.	23.0	% of site
(3)	Landscaped area	57,785 Sq. Ft.	17.1	% of site
(4)	Left in open space	131,402 Sq. Ft.	39.0	% of site
	Total	337,083 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. N/A

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. 14 wall-mounted LED lights, fully shielded and downward cast, on the new manufacturing building. See attached photometric plan and lighting specifications.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Per the attached photometric plan, light from the new 14 wall-mounted lights will dissipate to 0.0 on the west, south and east, and to 0.1 fc at the northern boundary.

I. Total number of parking spaces required (per Development Code): 141

J. Total number of parking spaces provided: 50

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No - only noise will be small hand tools used inside.

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. No

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

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: _____

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. ***See Lot Line Adjustment exhibit which shows surrounding uses.***
- ■ 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: ***info shown on site plan***
  - ■ 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

■ 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.

■ 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.

■ 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.

■ 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: ***None currently proposed.***

- ☐ 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.

■ Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.

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

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.
- [x] Photo Articulation of proposed physical improvements overlaid onto photos of site.
- [ ] Scaled Model upon request of the Development Review Committee or Planning Commission.

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4299 fax

ENVIRONMENTAL

SUPPLEMENTAL APPLICATION INFORMATION

REQUIRED UNLESS CDD STAFF DETERMINE THE PROJECT TO BE EXEMPT

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:

Project Characteristics:

1. Site characteristics (size, slope, shape, development constraints: The 7.74-acre project site is relatively level in the central and northern area, having been previously graded in 2013. The western and southern areas of the site have moderate to steep slopes, with a drainage located in the southeast area of the site. Several areas of bedrock occur throughout the site, either above or just below the surface.

2. Precisely describe the existing use and condition of the site: The site was previously graded in 2013. No structures are currently on the site.

3. Describe surrounding land uses:

   North: Industrial uses including Limitless Fitness, Exclusive Woodworks, Nevada County Farm Supply, Crossfit Gold Rush
   South: Industrial uses including Mountain Enterprises and Palmer Truck Repair
   East: Peaceful Valley Farm & Garden Supply
   West: Ferguson Plumping Supply

4. Describe the plant cover found on the site, including the number and types of all trees: Having been previously graded, the central and northern areas of the project site are dominated by annual grassland and shrubby chapparal. In the areas not graded at the west and across the southern area of the site, the site retains its native western ponderosa pine habitat.The drainage at the southeast contains riparian vegetation, including willows and blackberry.

5. Water Supply: NID or City of Grass Valley? NID

6. Is the site filled land or has slopes in excess of 10 percent? Yes, both.

7. Has the site been surveyed for historical, paleontological or architectural resources? Yes If yes, provide a copy of the survey report.

8. Does the site contain any asbestos containing ultramafic rock? No

9. Does the site contain any unique natural, ecological or scenic resources? See attached biological and cultural resources reports.

10. Do any drainage swales or channels border or cross the site? Yes, there is a seasonal drainage across the southeast area of the site.

11. List any water courses, creeks on or adjacent to the site: There is an unnamed seasonal drainage across the southeast area of the site.

12. Are there any wetlands on the site? No

13. Is the site within or in close proximity to a 100-year flood plain? No

14. Is the project located adjacent to a State highway or Airport? No

15. Has a traffic study been prepared? Yes If yes, provide a copy of the study.

16. Identify any planned outdoor uses: N/A

17. Describe how drainage and on-site retention will be accommodated: Drainage will flow from to storm water pipes in the parking lot, which in turn flow to a bioswale and detention areas in the east and southeast areas of the site.

18. Identify any off-site construction required to support this project: Construction of access road to existing Jada Windows across parcel to the southeast (APN 009-680-052).

19. Preliminary grading plan estimate: 12,000 cubic yards of cut and 12,000 cubic yards of fill.

20. Give the estimate dates for the following (for the purposes of conducting an air quality analysis for the project):

    a. Rough Grading: June 2025

    b. Final Grading: July 2025

    c. Start of Construction: July 2025

    d. Complete Construction: October 2025

    e. Describe any project phasing: None

21. Has a Phase I or Phase II Environmental been prepared for the project? No if so, provide a copy of the study(s).

22. Has any Geotechnical study been prepared for the site? Yes if so, provide a copy of the study.

23. List all other permits or public agency approvals required of this project: SWPPP from RWQCB, NID water connection permit, Tree Removal Permit from City, Dust Control plan from NSAQMD, building permit from City

24. During construction or project operations, will the project:

a. Emit dust, ash, smoke, fumes or odors? No If so, what is emitted and in what quantities?

b. Alter existing drainage patterns? No

c. Create a substantial demand for energy or water beyond the typical use associated with the project? No

d. Increase noise levels on site or for adjoining areas that may exceed noise levels of the City's General Plan? No

e. Generate large amounts of solid waste or litter beyond quantities associated with the type of project? No

f. Use, produce, store or dispose potentially hazardous materials such as toxic or radioactive substances, flammable or explosives? No

g. Would the project require unusually high demands for such services as Police, fire, schools, water, public recreation? No

h. Will the project displace any residential occupants? No

25. Number of existing trees on the site: 50

a. Number, size and type of trees to be removed: 21

b. Describe other vegetation on the site: Non-native annual grassland, chaparral-associated shrubby species, riparian vegetation

26. Describe the type and amount of outdoor lighting involved: 14 wall-mounted, fully shielded LED lights on the proposed structure

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

28. Will the project utilize Federal funds or require Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? No

If yes, please provide a copy of all related grants and/or financing documents, related information and environmental requirements.

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

LOT LINE ADJUSTMENT / PARCEL MERGER

SUPPLEMENTAL APPLICATION INFORMATION

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. 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 provided to you outlining the items that need to be submitted.

A. Application Checklist

- ■ One completed copy of Universal Application form.
- ■ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ■ The appropriate non-refundable filing fee.

B. Lot Line Adjustment

- ■ One electronic copy of the lot line adjustment map (preferably 18” x 26”) showing the following:
- ■ The name if any, date of preparation, north point, scale, and if based on a survey, the date of the survey.
- ■ Names and addresses of the applicant and all parties having a record title interest in the property being subdivided.
- ■ The boundaries of the lot line adjustment, defined by legal description, with sufficient information to locate the property and to determine its position with respect to adjacent named or numbered subdivision, if any.
- ■ The locations, widths and names or designations of all existing streets, alleys, paths and other rights-of-way, whether public or private; private easements within and adjacent to the lot line adjustment site.
- ■ The existing and proposed lot lines and approximate dimensions of all lots, and the number assigned to each lot; the approximate area in square footage and/or acreage of the lots.
- ■ The location and outline to scale of all structures and the proposed building setbacks after the lot line adjustment

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning

October 2, 2024

Amy Wolfson, City Planner
City of Grass Valley
125 East Main Street
Grass Valley, CA 95945
Email: awolfson@cityofgrassvalley.com

RE: Application for Jada Windows Manufacturing Building
Whispering Pines Lane, APNs 009-680-050 & -056

Dear Ms. Wolfson:

Enclosed please find submittal materials for an application by Jada Windows to construct a new 70,458 square-foot manufacturing building, parking lot, and associated infrastructure. The project is a combined application for a Development Permit to construct and operate the use, a Use Permit for a reduction in parking requirements, and Lot Line Adjustment application. The following items are enclosed for your review and processing of the project:

Plans

1. Site plan, aerial overview, cross sections
2. Floor plans and elevations
3. Tentative Lot Line Adjustment exhibit
4. Preliminary Landscape Plans
5. Truck turning exhibit
6. Photometric exhibit and lighting specifications

Applications

7. Universal Planning application
8. Development review application
9. Environmental application
10. Use Permit application
11. Lot Line Adjustment application

Technical Studies

12. Biological Resources Assessment
13. Archaeological Survey Report
14. Preliminary Geotechnical Investigation
15. Transportation Impact Study

Other Items

16. Property deed
17. Preliminary title report dated June 19, 2024
18. Parking reduction justification

A thumb drive with all project application materials is enclosed, along with application filing fees.

If you have any additional informational needs, please let me know at your earliest opportunity. I can be reached at (530) 906-8810 or kevin@nelsonengineering.com. We look forward to your comments.

Very truly yours,
NELSON ENGINEERING

Kevin J. Nelson, RCE 55101, PLS 8423
Principal

Parking Reduction Justification
Jada Windows Manufacturing Building

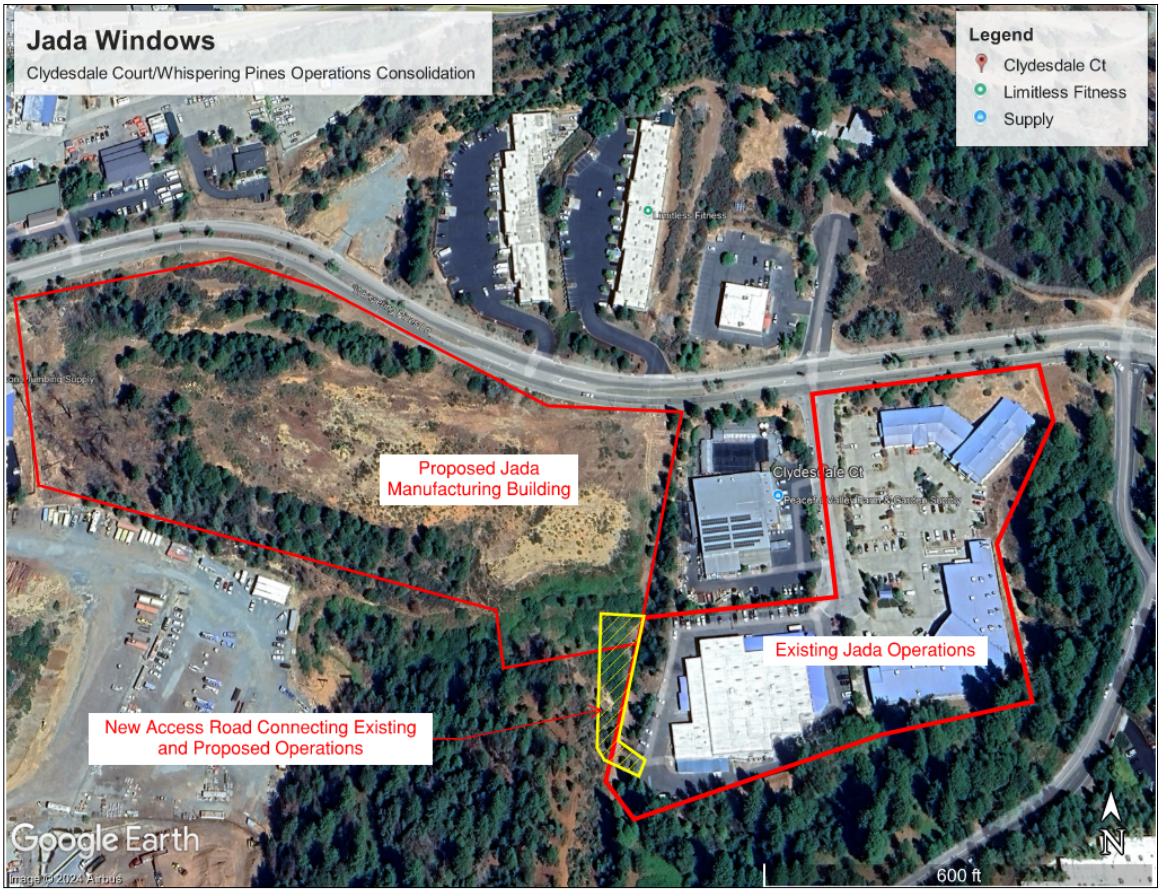
September 2024

The following discussion details why the proposed Jada Windows project on Whispering Pines qualifies for reduced parking.

1. Project Will Require Similar Parking to Existing Charles Drive Facility

The Jada Windows Manufacturing Building application ("Proposed Project") consists of a request to construct a 70,458 square-foot manufacturing building. This building will provide a new operations site that will replace an existing business operation in the Loma Rica Industrial Area at 12250 Charles Drive, Grass Valley. All 32 employees from the Charles Drive location will be relocated to the new manufacturing building on Whispering Pines, thereby consolidating operations around Clydesdale Court/Whispering Pines as shown in Figure 1 below. Additional warehousing sites for window storage also exist in the Loma Rica area and would also be consolidated to the new project site; these sites do not have separate staffing but are simply used for materials storage.

Figure 1: Jada Windows Operations Consolidation on Clydesdale Ct/Whispering Pines



The existing building on Charles Drive is approximately 38,700 square feet and provides 40 parking stalls. The proposed building is approximately 70,458 square feet and would provide 50 stalls.

Table 1: Existing Vs Proposed Parking

Square feet	Standard	Parking required (stalls)	Parking provided (stalls)
Existing – Loma Rica Area			
38,700	1 stall/800 sf (Nevada County standard for manufacturing) 1 stall/2000 sf (Nevada County standard for warehousing)	49	40
Proposed – Whispering Pines			
70,458 sf	1 stall/500 sf (Grass Valley standard for manufacturing and warehousing)	141	50
Alternative analysis for proposed parking Using Nevada County standards			
26,906 sf	1 stall/2000 sf (using Nevada County standard for warehousing)	13.45 stalls	
42,061 sf	1 stall/800 sf (using Nevada County standard for manufacturing)	52.57 stalls	
68,967 sf	(Remaining sf is a break room)	66 stalls	50

As shown in Table 1, using City standards the project would be required to have 141 parking stalls, while under County standards the project would be required to provide 66 stalls. This difference demonstrates that the amount of parking required by the City is likely not needed for this type of project.

Existing parking for the Charles Drive building is shown in Figure 2 (source: Google Earth, image taken August 12, 2024). There were 26 passenger vehicles parked in the parking lot at the time of the aerial image, during regular business hours. The business owner has verified that this corresponds to the typical number of stalls in use at any given time during business hours. As demonstrated by this number, not all 32 employees are present at any given time due to shift differences, absences, carpooling, and work errands/travel.

More importantly, the proposed increase in building size does not represent a change in the number of employees. The increased building size is instead needed to provide additional work and storage space that is lacking at the current facility. Given these reasons, conservative estimates would result in the expectation that not more than approximately 30-35 parking stalls would be in use at any given time at the new location on Whispering Pines.

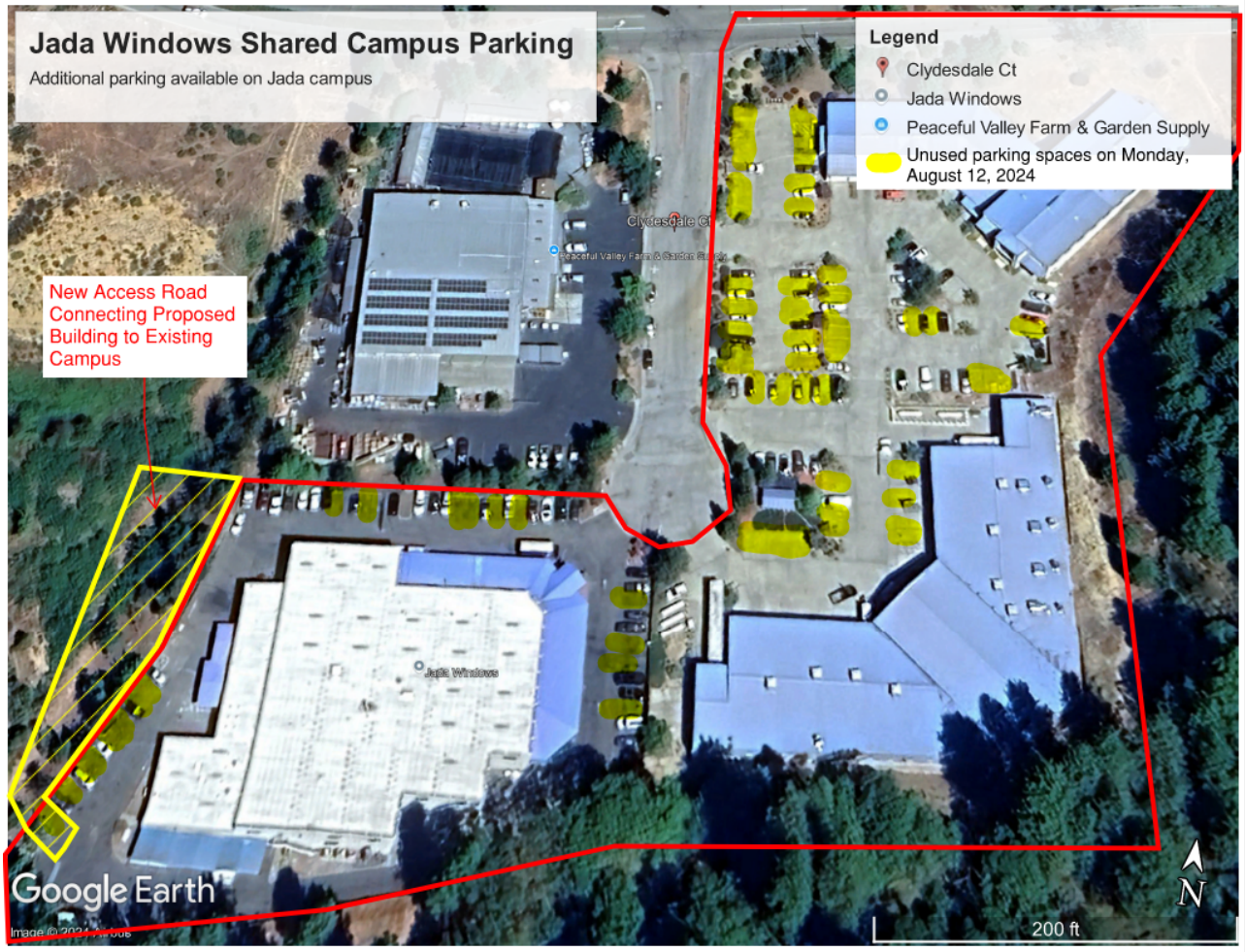
Assuming, however, that operations could grow with the increase in size of the facility and given occasional vendor or client visits, the applicant proposes to add 15 parking stalls to the number of stalls provided for each employee, for a total of 50 spaces.

Figure 2: Existing Charles Drive Facility

2. *Project Is Located in Existing Jada Windows Campus which Has Excess Parking*

The proposed new manufacturing building will be constructed in a campus setting within the larger Jada Windows manufacturing operations as shown in Figure 1.

Figure 2 below highlights the amount of parking that is available on a typical weekday.



3. *Trends Towards Reducing or Eliminating Parking Minimums*

Reducing or eliminating parking minimums is supported broadly in professional planning theory and many recent studies, including in the following sampling:

1. Hess, Daniel and Rehler, Jeffrey. March 12, 2021. “Minus Minimums.” *Journal of the American Planning Association*. Available at: https://www.tandfonline.com/doi/full/10.1080/01944363.2020.1864225
2. McCahill et al. January 1, 2016. “Effects of Parking Provision on Automobile Use in Cities: Inferring Causality.” *Transportation Research Record: Journal of the Transportation Research Board*. Available at:

https://journals.sagepub.com/doi/abs/10.3141/2543-19#:~:text=It%20was%20found%20that%20an,of%20roughly%2030%20percentage%20points

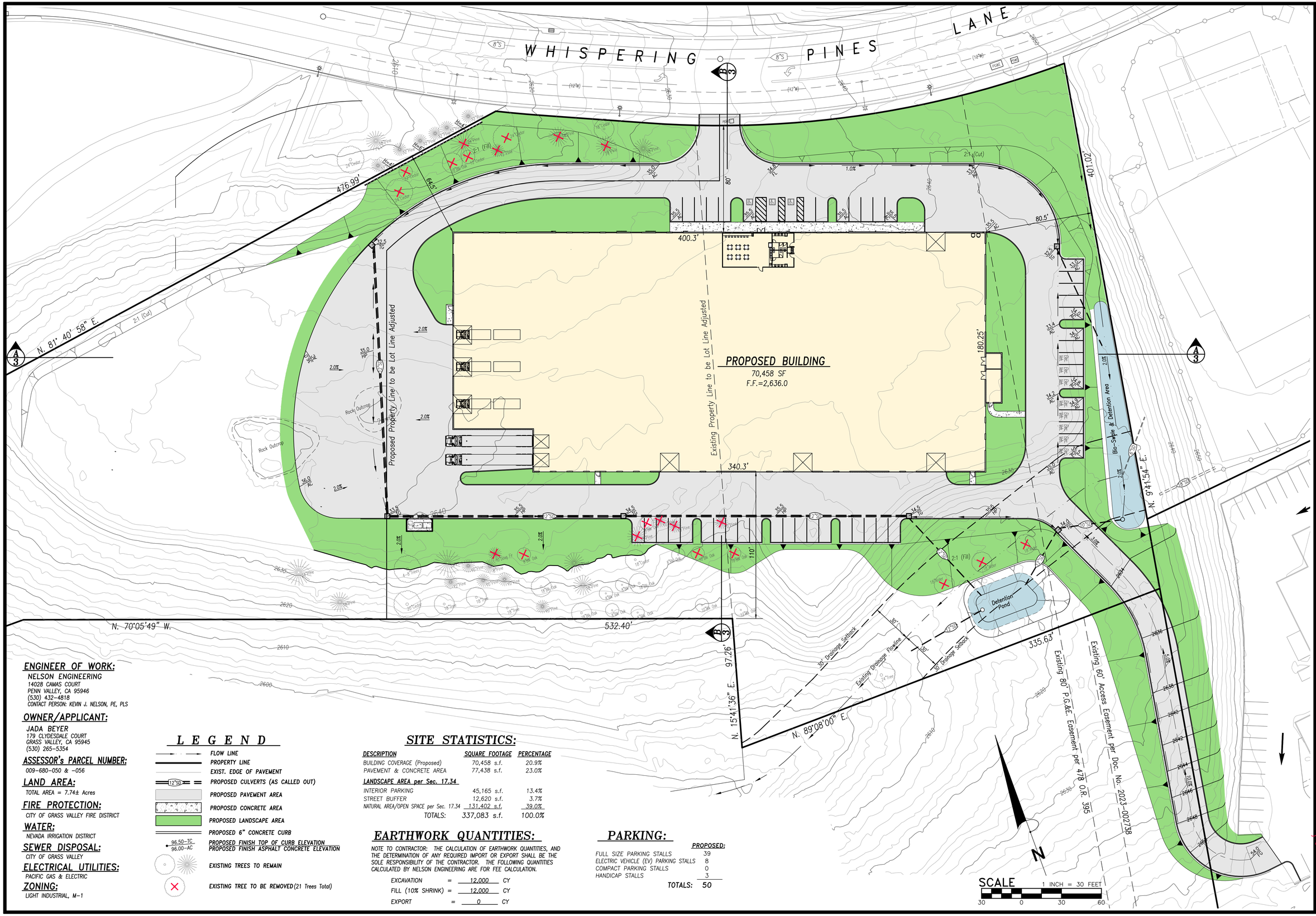
3. National Parking Association and Price Waterhouse-Cooper. October 2018. "Reducing Congestion for Shared Mobility." Available at: https://weareparking.org/page/reducing_congestion
4. Shoup, Donald. "The High Cost of Free Parking." *Journal of Planning Education and Research*. January 1997.
5. Spivak, Jeff. June 1, 2022. "A Business Case for Dropping Parking Minimums." *Planning Magazine* (American Planning Association). Available at: https://www.planning.org/planning/2022/spring/a-business-case-for-dropping-parking-minimums/

As noted in the "A Business Case for Dropping Parking Minimums," small and large cities across the United States have reduced or eliminated minimums and in some cases even established parking maximums. The article goes on to state that

> *"even the National Parking Association, the industry's trade group of parking operators, now supports reducing or eliminating parking minimums and instead favors allowing communities and developers to make market-based decisions on parking supply and demand"* (see https://weareparking.org/page/land-use-zoning).

Some considerations for reducing parking include minimizing storm water runoff, reducing heat islands, reducing the cost of development, encouraging alternate and higher uses of land, and encouraging carpooling, transit and active transportation modes. Of particular importance for the Jada Windows project is shared parking, discussed more below.

Given the amount of parking typically available within the larger overall campus and the number of employees at the new manufacturing facility, Jada Windows respectfully requests that parking requirements be reduced for the proposed project. The proposed 50 parking spaces will provide adequate parking for the new building while reducing storm water runoff, the amount of asphalt used, and overall impervious surface.



ENGINEER OF WORK:
NELSON ENGINEERING
14028 CAMAS COURT
PENN VALLEY, CA 95946
(530) 432-4818
CONTACT PERSON: KEVIN J. NELSON, PE, PLS

OWNER/APPLICANT:
JADA BEYER
179 CLYDESDALE COURT
GRASS VALLEY, CA 95945
(530) 265-5354

ASSESSOR's PARCEL NUMBER:
009-680-050 & -056

LAND AREA:
TOTAL AREA = 7.74± Acres

FIRE PROTECTION:
CITY OF GRASS VALLEY FIRE DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

SEWER DISPOSAL:
CITY OF GRASS VALLEY

ELECTRICAL UTILITIES:
PACIFIC GAS & ELECTRIC

ZONING:
LIGHT INDUSTRIAL, M-1

LEGEND

- FLOW LINE
- PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- 12"SD — PROPOSED CULVERTS (AS CALLED OUT)
- PROPOSED PAVEMENT AREA
- PROPOSED CONCRETE AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED 6" CONCRETE CURB
- 96.50-TC / 96.00-AC — PROPOSED FINISH TOP OF CURB ELEVATION / PROPOSED FINISH ASPHALT CONCRETE ELEVATION
- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED (21 Trees Total)

SITE STATISTICS:

DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE (Proposed)	70,458 s.f.	20.9%
PAVEMENT & CONCRETE AREA	77,438 s.f.	23.0%
LANDSCAPE AREA per Sec. 17.34		
INTERIOR PARKING	45,165 s.f.	13.4%
STREET BUFFER	12,620 s.f.	3.7%
NATURAL AREA/OPEN SPACE per Sec. 17.34	131,402 s.f.	39.0%
TOTALS:	337,083 s.f.	100.0%

EARTHWORK QUANTITIES:

NOTE TO CONTRACTOR: THE CALCULATION OF EARTHWORK QUANTITIES, AND THE DETERMINATION OF ANY REQUIRED IMPORT OR EXPORT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE FOLLOWING QUANTITIES CALCULATED BY NELSON ENGINEERING ARE FOR FEE CALCULATION.

EXCAVATION = 12,000 CY
FILL (10% SHRINK) = 12,000 CY
EXPORT = 0 CY

PARKING:

	PROPOSED:
FULL SIZE PARKING STALLS	39
ELECTRIC VEHICLE (EV) PARKING STALLS	8
COMPACT PARKING STALLS	0
HANDICAP STALLS	3
TOTALS:	50

NO.	REVISIONS	DATE

DESIGNED: KJN
DRAWN: KJN
CHECKED BY: KJN
DATE: November 20, 2024
PROJECT No.: 21-242
DWG. NAME: 21-242 Site Plan-4.dwg

PRELIMINARY SITE PLAN FOR:

JADA WINDOWS

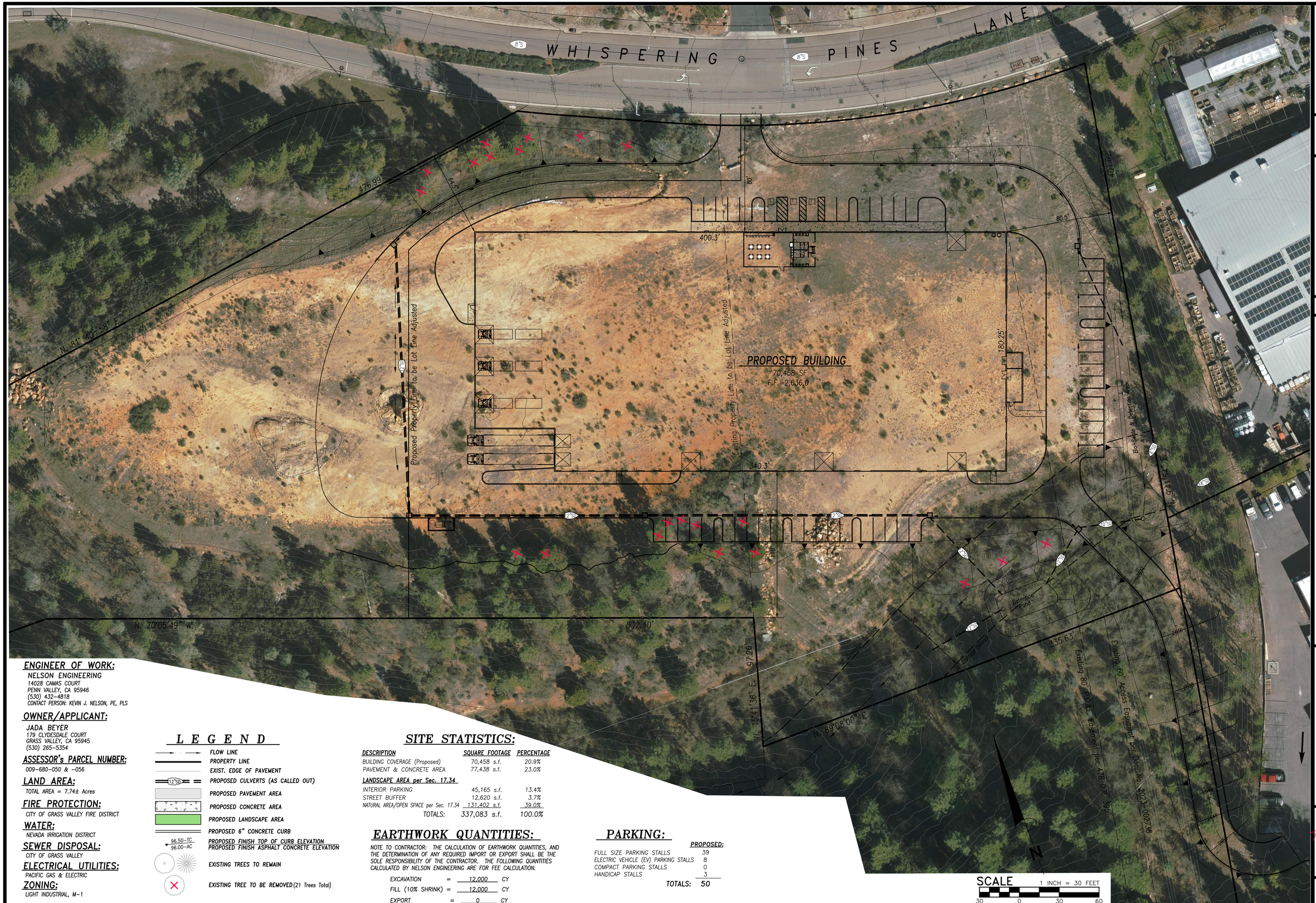
A.P.N. 009-680-050 & -056

COUNTY OF NEVADA, CALIFORNIA

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court
Penn Valley, CA 95946
(530) 432-4818
www.nelsonengineer.com

REGISTERED PROFESSIONAL ENGINEER
KEVIN J. NELSON
No. 55101
Exp. 6-30-2026
CIVIL
STATE OF CALIFORNIA

1 OF 5



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LIGHT INDUSTRIAL, M-1

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SCALE 1 INCH = 30 FEET
30 0 30 60

PRELIMINARY SITE PLAN FOR:

JADA WINDOWS

A.P.N. 009-680-050 & -056

COUNTY OF NEVADA, CALIFORNIA

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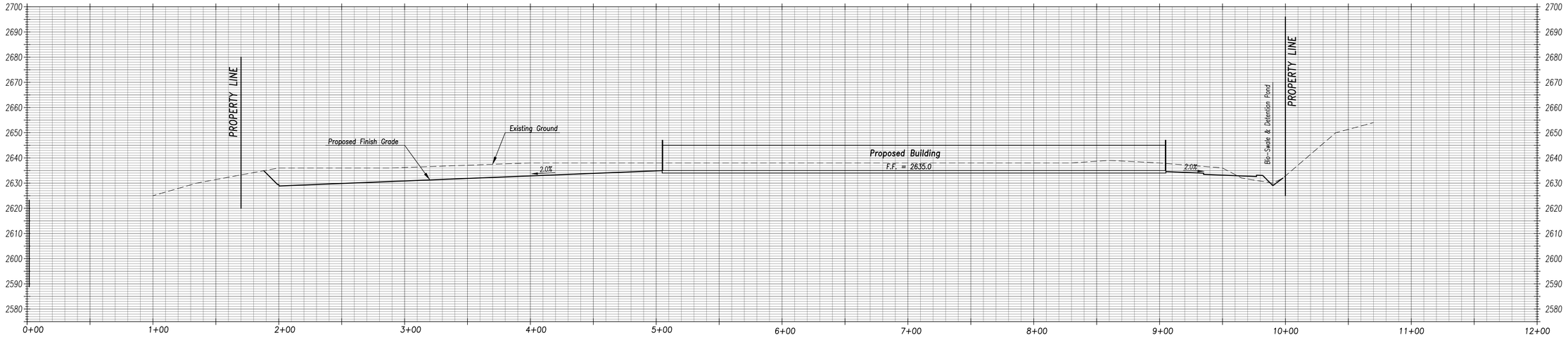
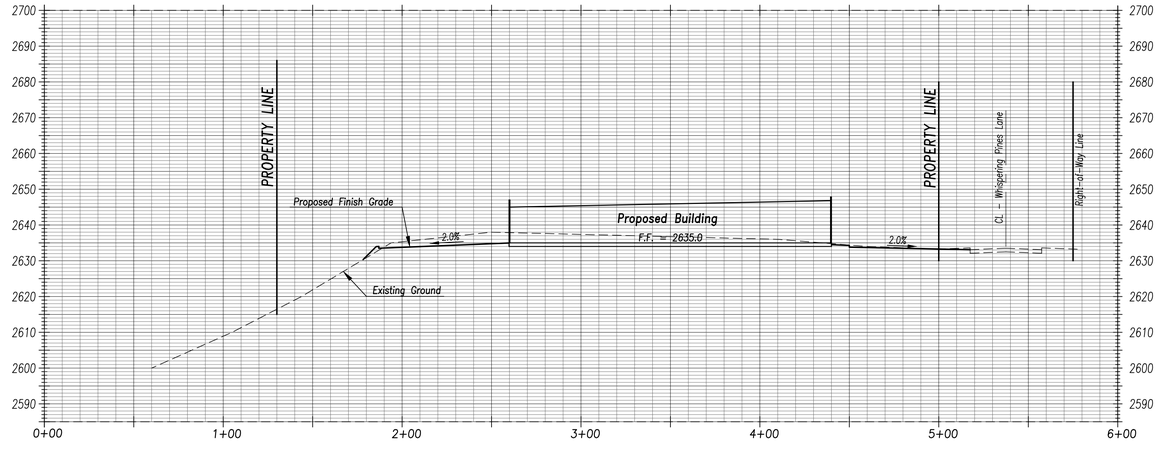


Cross Section "A-A"

Scales: Horiz.: 1" = 40'
Vert.: 1" = 20'



Cross Section "B-B"

Scales: Horiz.: 1" = 40'
Vert.: 1" = 20'

NO.	REVISIONS	DATE

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CHECKED BY: KJN
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DWG. NAME: 21-242 Site Plan-9.dwg

PRELIMINARY CROSS-SECTIONS FOR:

JADA WINDOWS

A.P.N. 009-680-050 & -056

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STATE OF CALIFORNIA

WHISPERING PINES

CLYDESDALE COURT

PROPOSED BUILDING
70,458 SF
F.F.=2,636.0

Existing Property Line to be Lot Line Adjusted

400.3'

340.3'

180.25'

80'

80.5'

401.02'

Bio-Swale & Detention Area

Detention Pond

Existing Building
179 Clydesdale Court
APN 009-690-016

N. 9°41'54" E.

532.40'

N. 15°41'36" E. 97.26'

N. 89°08'00" E.

335.63'

30' Drainage Setback

Existing Drainage Flowline

Existing 80' P.G.&E. Easement per 478 O.R. 395

Existing 60' Access Easement per Doc. No. 2023-002738

2:1 (Fill)

2:1 (Cut)

1.0%

SCALE 1 INCH = 30 FEET
30 0 30 60

N

DESIGNED: KJN
DRAWN: KJN
CHECKED BY: KJN
DATE: November 20, 2024
PROJECT No.: 21-242
DWG. NAME: 21-242 Site Plan-9.dwg

NO. REVISIONS DATE

OFF-SITE SITE PLAN FOR:

JADA WINDOWS

A.P.N. 009-680-016

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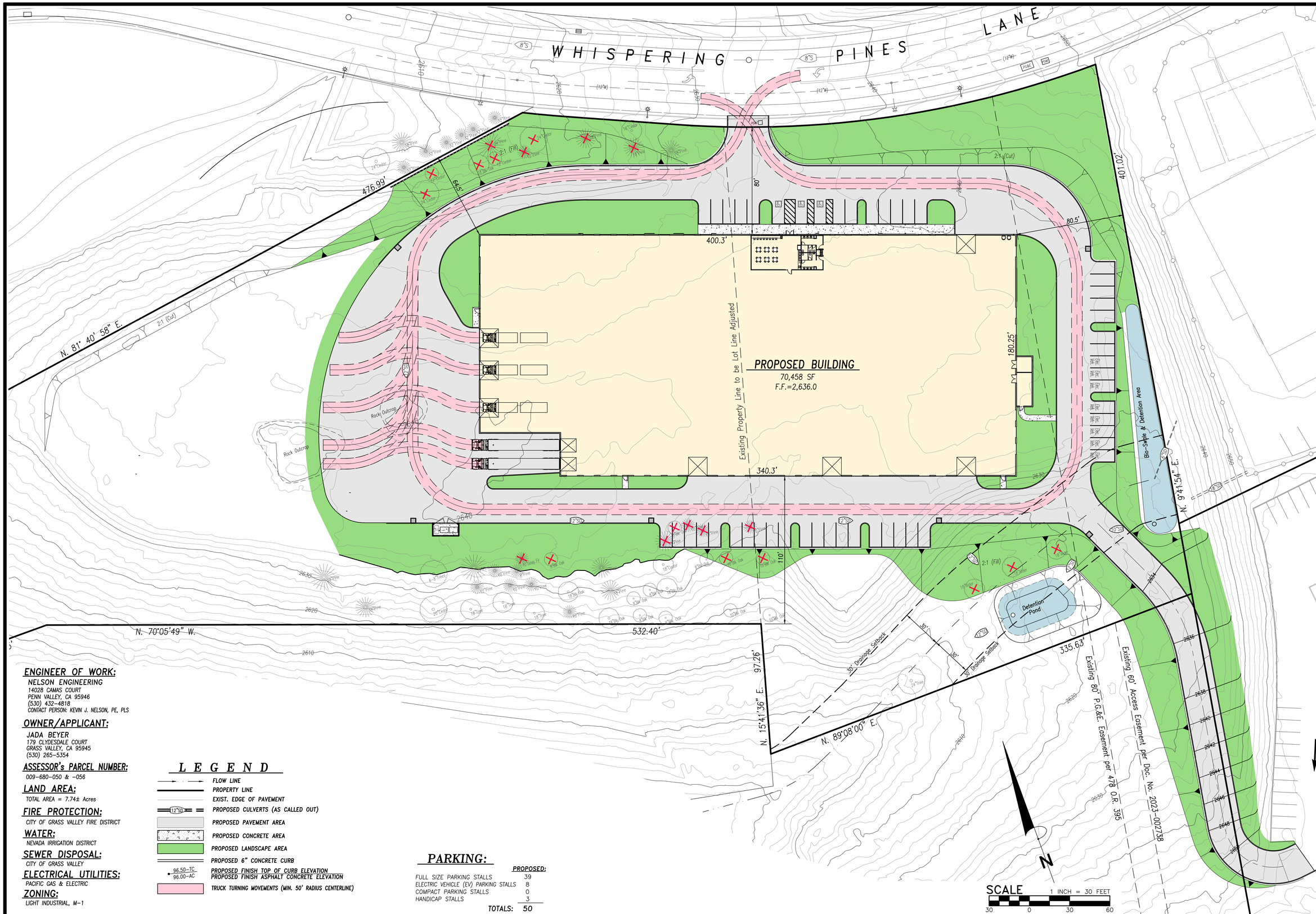

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PACIFIC GAS & ELECTRIC

ZONING:
LIGHT INDUSTRIAL, M-1

LEGEND

- FLOW LINE
- PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- 12"SD — PROPOSED CULVERTS (AS CALLED OUT)
- PROPOSED PAVEMENT AREA
- PROPOSED CONCRETE AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED 6" CONCRETE CURB
- 96.50-TC / 96.00-AC — PROPOSED FINISH TOP OF CURB ELEVATION / PROPOSED FINISH ASPHALT CONCRETE ELEVATION
- TRUCK TURNING MOVEMENTS (MIN. 50' RADIUS CENTERLINE)

PARKING:

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TRUCK-TURN EXHIBIT MAP FOR:
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COUNTY OF NEVADA, CALIFORNIA

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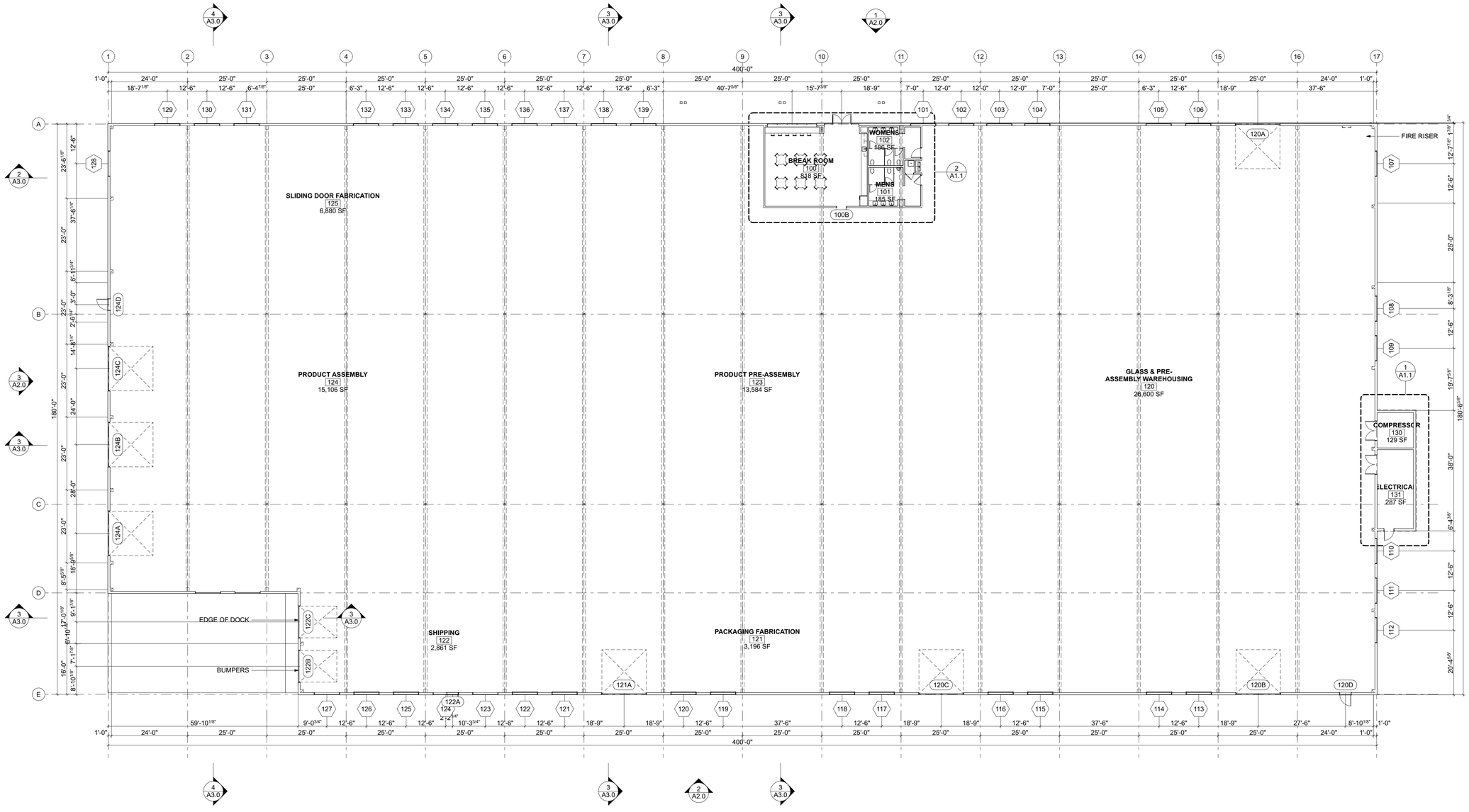


1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE WALL
- ROOM # — ROOM IDENTIFICATION
- A — WINDOW NUMBER
- 01 — DOOR NUMBER
- A4 — PARTITION TYPE
- T — THERMOSTAT
- GO — GARAGE DOOR OPENER
- HB — HOSE BIB
- G — GAS

1. INSTALLATION OF FRAMING SHALL BE WIDTHS HEREIN LISTED IN WALL TYPES UNLESS SPECIFIED DIFFERENTLY BY STRUCTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO INSTALLATION.
2. REFER TO PLANS, SECTIONS AND DETAILS FOR STUD SIZE CHANGES FROM HEREIN SCHEDULED.
3. FOR INTERIOR FINISH SCHEDULE AND LEGEND FOR FLOOR, WALL AND CEILING FINISHES REFER TO: X/X
4. FOR GLAZING , FRAME AND WINDOW SCHEDULE REFER TO: X/X
5. FOR DOOR TYPES, HARDWARE AND SCHEDULE REFER TO: X/X
6. FOR TOILET ROOM ACCESSORIES FIXTURE TYPE AND MOUNTING HEIGHT REQUIREMENTS REFER TO: X/X
7. REFER TO SHEET SPECIFICATION FOR ADDITIONAL KEYNOTE SECTION INFORMATION.

1. EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL
2. SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
3. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
4. DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
5. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
6. SET JAMB AT HINGE SIDE OF:
   EXTERIOR DOORS @ 4.5" U.N.O.
   INTERIOR DOORS @ 4.5" U.N.O.

1. FOR ADDITIONAL INFORMATION REFER TO SHEET SPECIFICATION SECTIONS: 061000 ROUGH CARPENTRY, 061600 SHEATHING, 072100 THERMAL BARRIERS, 072500 WEATHER BARRIERS, AND 092900 GYPSUM BOARD.
2. NO SUBSTRATE ON INTERIOR SIDE OF CAVITIES, U.N.O.
3. ALIGN WALL SHEATHING W/ FOUNDATION EDGE, TYP.
4. INSTALL TILE BACKER BOARD O/ VAPOR PERMEABLE WATER MEMBRANE AT SHOWER WALLS. SEAL ALL JOINTS WITH MANUFACTURES TAPE AND LATEX MODIFIED MORTAR.
5. INSTALL ACOUSTICAL BATT INSULATION.
6. FIRE RATED WALL ASSEMBLY WP 5515, (1-HOUR STC57), REFER TO X/X
7. INSTALL PLYWOOD BACKING BOARD
8. WALL HEIGHT TO BE 42" WITH 1 1/2" BIRCH CAP.
9. FIRE RATED WALL ASSEMBLY U305, (1-HOUR), REFER TO X/X
10. FIRE RATED WALL ASSEMBLY PER CBC TABLE 721.1 (2), REFER TO X/X
11. FIRE RATED WALL ASSEMBLY U419, (1-HOUR), REFER TO X/X
12. FIRE RATED WALL ASSEMBLY WP3370 (1-HOUR), REFER TO X/X

RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

COORDINATION SET
NOT FOR CONSTRUCTION

JADA ASSEMBLY FACILITY

WHISPERING PINES LN
GRASS VALLEY, CA 95945
APN: 009-680-050 & 056

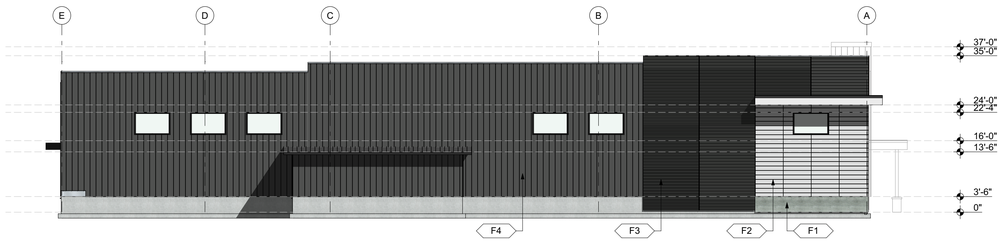
ID	NAME	DATE
	SUBMITTAL	11/7/23

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

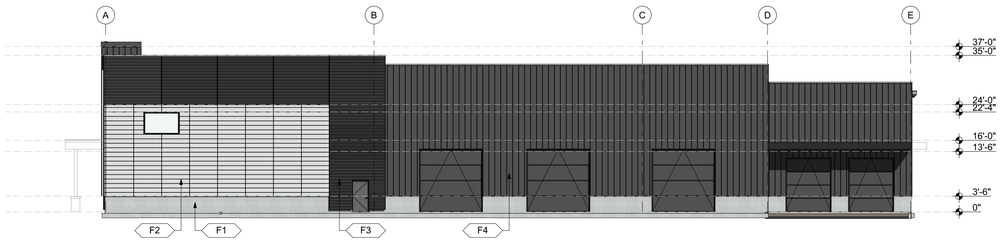
FLOOR PLAN

A1.0

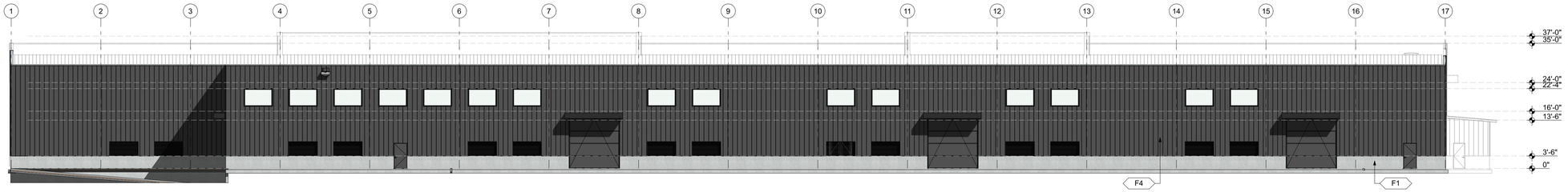
/Users/russell/RDA+D Dropbox/RDA+D/Projects/Current/2024.25 Jada/Arch/CAD/Current/Jada New Building.pln



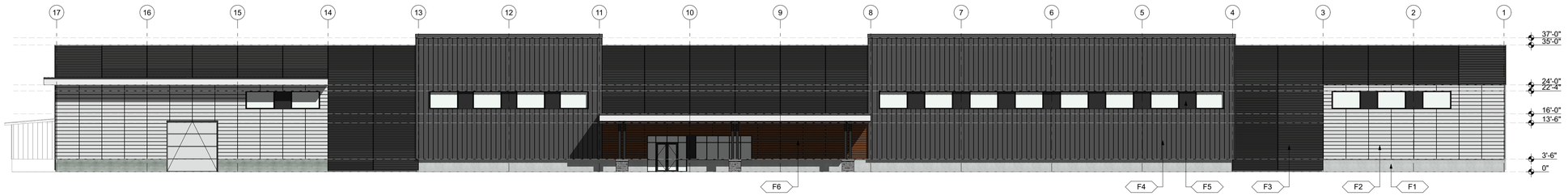
4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

FINISH KEYNOTES

F1 BASE
PRODUCT: CAST IN PLACE CONC.
FINISH: BOARD FORMED

F2 WALL
MANUFACTURE: MCELROY
TYPE: METAL SIDING
PRODUCT: FW PANEL
FINISH: BRITE WHITE

F3 WALL
MANUFACTURE: MCELROY
TYPE: METAL SIDING
PRODUCT: MULTI-COR
FINISH: ASH GRAY

F4 WALL - TYPICAL
MANUFACTURE: MCELROY
TYPE: METAL SIDING
PRODUCT: MEDALLION-LOK
FINISH: CHARCOAL

F5 WALL
MANUFACTURE: MCELROY
TYPE: METAL SIDING
PRODUCT: MEDALLION-LOK
FINISH: MATTE BLACK

F6 WALL
MANUFACTURE: TBD
TYPE: ALUMINUM PANEL
PRODUCT:
FINISH: WOOD GRAIN

GENERAL NOTES

1. REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
2. INSTALL ALL FINISHES PER MANUFACTURER SPECIFICATIONS

RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

COORDINATION SET
NOT FOR CONSTRUCTION

JADA ASSEMBLY FACILITY

WHISPERING PINES LN
GRASS VALLEY, CA 95945
APN: 009-680-050 & 056

ID	NAME	DATE

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

BUILDING ELEVATIONS

A2.0

/Users/russell/RDA+D Dropbox/RDA+D/Projects/Current/2024.23 Jada/Arch/CAD/Current/Jada New Building.pln

6 819 WHISPERING PINES LN
SCALE: 1:1.22

5 810 WHISPERING PINES LN
SCALE: 1:0.79

4 1050 WHISPERING PINES LN
SCALE: 1:1.22

3 124 CLYDESDALE CT
SCALE: 1:1.29

2 180 CAMBRIDGE CT
SCALE: 1:0.93

1 125 CLYDESDALE CT
SCALE: 1:1.36

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ARCHITECTURE + DESIGN

COORDINATION SET
NOT FOR CONSTRUCTION

JADA ASSEMBLY FACILITY

WHISPERING PINES LN
GRASS VALLEY, CA 95945
APN: 009-680-050 & 056

ID	NAME	DATE

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

SURROUNDING BUILDING

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RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

COORDINATION SET
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JADA ASSEMBLY FACILITY

WHISPERING PINES LN
GRASS VALLEY, CA 95945
APN: 009-680-050 & 056

ID	NAME	DATE

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

SITE VIEWS

/Users/russell/RDA+D Dropbox/RDA+D/Projects/Current/2024.23 Jada/Arch/CAD/Current/Jada New Building.pln

RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

COORDINATION SET
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GRASS VALLEY, CA 95945
APN: 009-680-050 & 056

ID	NAME	DATE

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DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

BUILDING ELEVATIONS

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RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

COORDINATION SET
NOT FOR CONSTRUCTION

JADA ASSEMBLY FACILITY

WHISPERING PINES LN
GRASS VALLEY, CA 95945
APN: 009-680-050 & 056

ID	NAME	DATE

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

BUILDING ELEVATIONS

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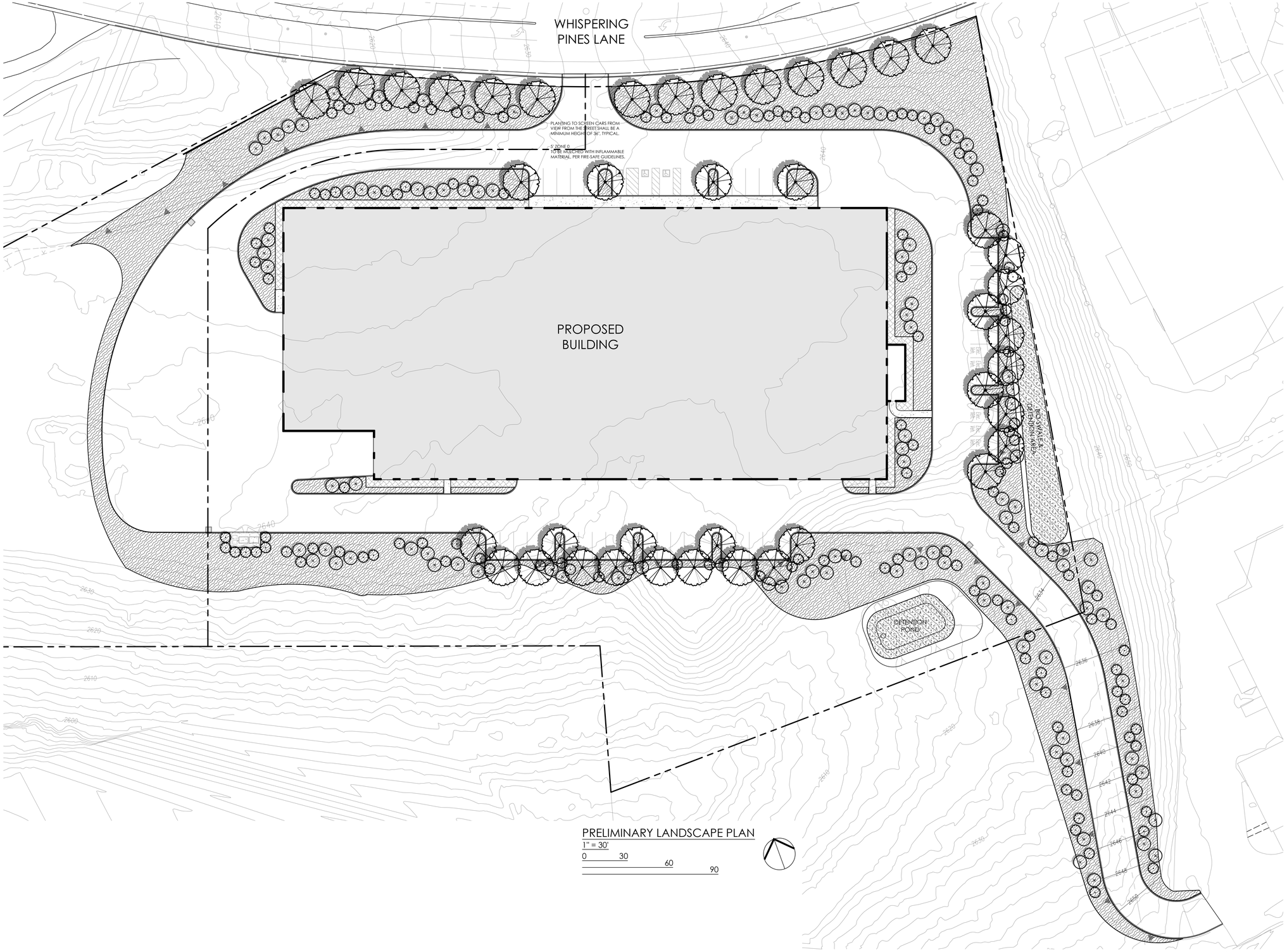
PLOT DATE 2024-9-16



PRELIMINARY LANDSCAPE PLAN
1" = 30'
0 30 60 90

PLANT LEGEND

SHADE TREE
Amelanchier alnifolia / Serviceberry
Calocedrus decurrens / Incense Cedar
Pinus ponderosa / Ponderosa Pine
Quercus kelloggii / California Black Oak
Quercus wislizeni / Interior Live Oak
Umbellularia californica / Bay Laurel

MEDIUM SHRUBS
Arctostaphylos densiflora 'Sentinel' / Sentinel Manzanita
Heteromeles arbutifolia / Toyon
Prunus emarginata / Bitter Cherry
Rhamnus californica / California Coffeeberry
Romneya coulteri / Matilija Poppy

LARGE SHRUBS
Ceanothus cuneatus / Buckbrush
Cercis occidentalis / Western Redbud Multi-trunk
Sambucus nigra ssp. caerulea / Blue Elderberry

UNDERSTORY PLANTING
Achillea millefolium / Common Yarrow
Arctostaphylos uva-ursi / Kinnikinnick
Ceanothus lemmonii / Lemmon's Ceanothus
Epilobium canum / California Fuchsia
Penstemon heterophyllus / Foothill Penstemon
Salvia x 'Bee's Bliss' / Bee's Bliss Sage
Satureja douglasii / Yerba Buena
Spiraea densiflora / Mountain spirea
Spiraea douglasii / Western Spirea

BIORETENTION PLANTING
Bouteloua gracilis / Blue Grama Grass
Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris
Juncus patens / California Gray Rush
Muhlenbergia rigens / Deer Grass

GENERAL LANDSCAPE NOTES

LANDSCAPE SHALL CONFORM TO THE GRASS VALLEY CODE OF ORDINANCES, CHAPTER 17.34.
- PLANTING WILL MEET REQUIREMENTS FOR STREETSIDE BUFFERS.
- PLANTING AREAS:
  - LAWN: 0%
  - NATIVE & DROUGHT-TOLERANT PLANTS: 100%
- TREES SHALL BE A MINIMUM HEIGHT OF 5' AND 15-GALLON CONTAINER

UTILIZATION OF NATIVE AND ADAPTIVE PLANT MATERIALS IN NEW LANDSCAPING:
THE PROPOSED PLANT PALETTE STRESSES INDIGENOUS AND DROUGHT-TOLERANT PLANT MATERIALS. THESE SPECIES WILL MINIMIZE THE NEED FOR THE USE OF EXTENSIVE SUPPLEMENTAL WATER, FERTILIZERS, HERBICIDES, AND OTHER INTERVENTIONS. APPROPRIATE PLANTINGS WILL ALSO PROVIDE REPLACEMENT OF HABITAT FOR NATIVE BIRD, INSECT, AND ANIMAL POPULATIONS. PLANTINGS SHALL BE HYDROZONED, GROUPING TOGETHER PLANTS WITH SIMILAR WATER REQUIREMENTS, FOR MAXIMUM WATER CONSERVATION.

USE OF WATER-EFFICIENT IRRIGATION TECHNOLOGIES:
A DETAILED IRRIGATION PLAN, PREPARED IN COMPLIANCE WITH CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS AND REQUIRED CALCULATIONS, WORKSHEETS, AND DOCUMENTATION WILL BE INCLUDED IN THE FINAL LANDSCAPE DRAWINGS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE AMOUNT OF WATER USED FOR SUPPLEMENTAL IRRIGATION PURPOSES. THE DESIGN OF THE IRRIGATION SYSTEM WILL INCLUDE AN AUTOMATIC CONTROLLER.

karin kaufman
LANDSCAPE ARCHITECT
530-559-3007
WWW.KARINKAUFMAN.NET
CALIFORNIA LICENSE #5446

SUBMITTAL DEVELOPMENT PERMIT
DATE 9/23/24

REVISIONS

NO.	DESCRIPTION	DATE
△		
△		

PRELIMINARY
LANDSCAPE PLAN
JADA WINDOWS
APN 009-680-050

L1

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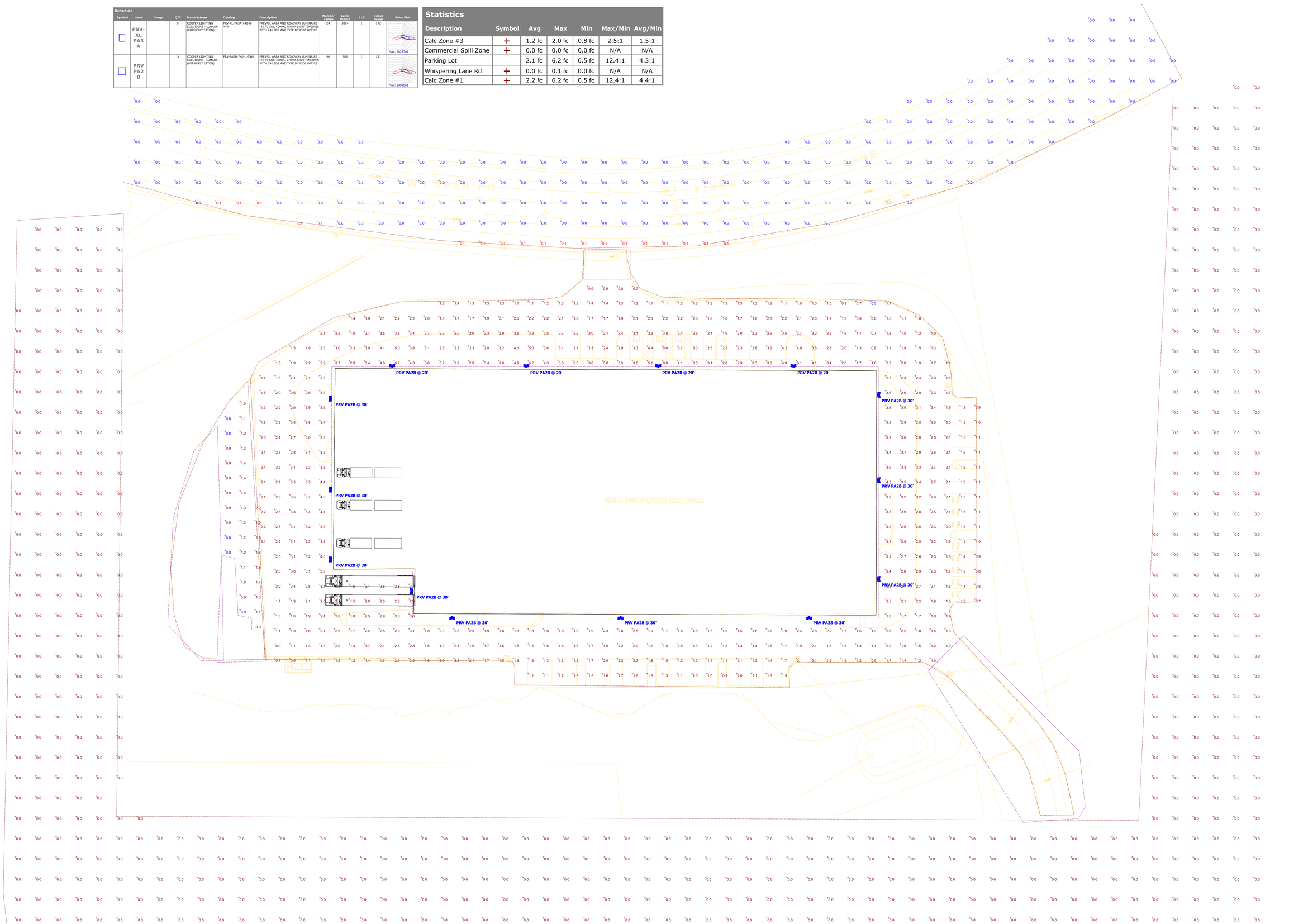
Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	PRV-XL PA3A		0	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA3A-740-U-T4W	PREVAIL AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 750mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	24	1014	1	172	Max: 16293cd
	PRV PA2B		14	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-T4W	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 970mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	96	203	1	151	Max: 13015cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.2 fc	2.0 fc	0.8 fc	2.5:1	1.5:1
Commercial Spill Zone	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Lot		2.1 fc	6.2 fc	0.5 fc	12.4:1	4.3:1
Whispering Lane Rd	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	2.2 fc	6.2 fc	0.5 fc	12.4:1	4.4:1



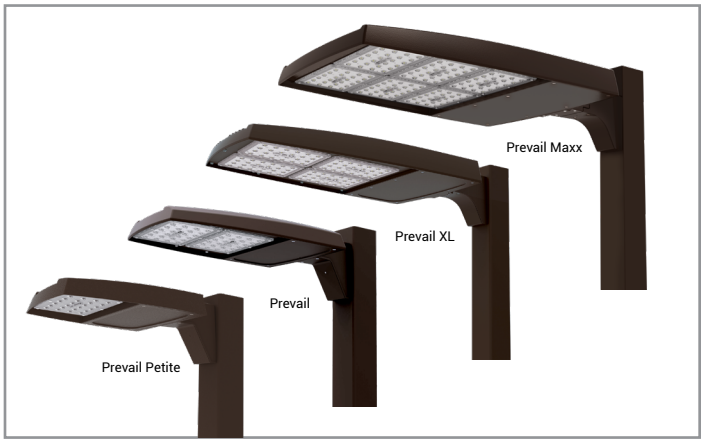
Plan View

Designer

Date
5/5/2022
Scale
Not to Scale
Drawing No.

Summary

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

Product Certifications

Quick Facts

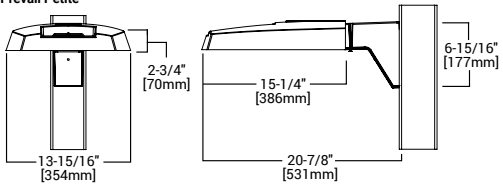
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

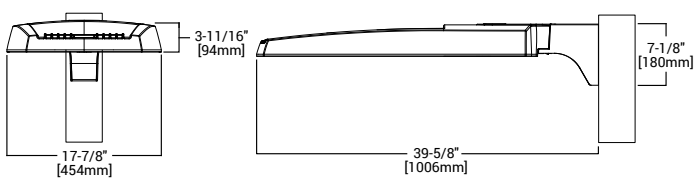
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

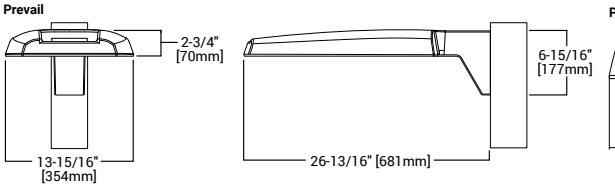
Prevail Petite



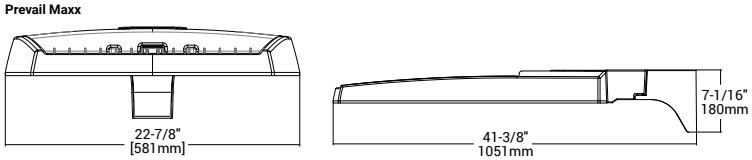
Prevail XL



Prevail



Prevail Maxx



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current [4]					
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K **8540**=85CRI, 4000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V **DV**=DuraVolt, 277-480V [5, 6]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**=Fixed Mast Arm [27] **WM**=QM Wall Mount Arm **ADJA-WM**= Adjustable Arm – Wall Mount [29] **ADJA**=Adjustable Arm – Pole Mount [29] **ADJS**=Adjustable Arm – Slipfitter, 3" vertical tenon [29] **SP2**=Adjustable Arm – Slipfitter, 2 3/8" vertical tenon [27, 29]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [3] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [3]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=750mA Nominal **B**=950mA Nominal					
PRV-M=Prevail Maxx **BAA-PRV-M**=Prevail Maxx BAA Buy American Act Compliant [3] **TAA-PRV-M**=Prevail Maxx TAA Trade Agreements Act Compliant [3]	**PA6**= 6 Panels, 144 LED Rectangles	**A**=600mA Nominal **B**=800mA Nominal **C**=1000mA Nominal **D**=1200mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
FADC=Field Adjustable Dimming Controller [30]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CC=Coastal Construction finish [9]
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11, 12, 13]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11, 12, 13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [11, 12, 13]
SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height [11, 14]
SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height [11, 14, 27, 28]
SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height [11, 14, 28]
WPS2XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [11, 12, 15, 16, 17]
WPS4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [11, 12, 15, 16, 17]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [11, 12, 15, 16, 17]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [11, 12, 15, 16, 17]
(See Table Below)=LumenSafe Integrated Network Security Camera [18, 19]

Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [28]
PRVXLMA-XX=Mast Arm Mounting Kit [28]
PRVXLWM-XX=Wall Mount Kit [28]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [28]
PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit [28]
PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit [28]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [27]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [27]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180°Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/DIS-FDV=Full Drop Visor [23]
PRVXL/DIS-FDV=Full Drop Visor [18]
HSS-VP=House Side Shield Kit, Vertical Panel [7, 24]
HSS-HP=House Side Shield Kit, Horizontal Panel [7, 24]
VGS-ARCH= Panel Drop Shield, Short
VGL-ARCH= Panel Drop Shield, Long
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [26]

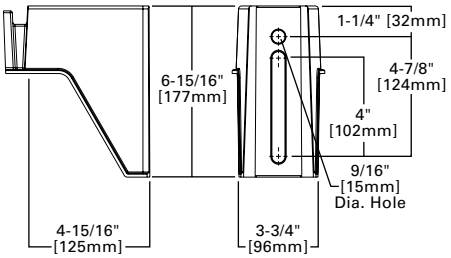
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA1D light engine in Petite housing (PRV-P).
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB).
12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in PRV-XL configurations.
19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configurations.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V.
27.Only available for PRV-M configurations.
28. Only for use with PRV-XL.
29. Fixed for PRV-M
30. Cannot be used with PR7 or other motion response control options.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

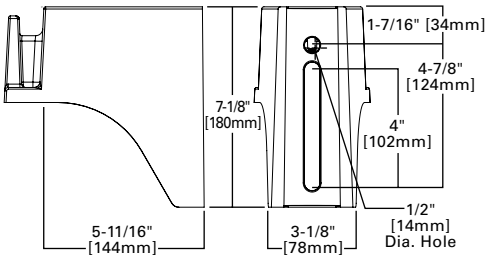
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Mounting Details

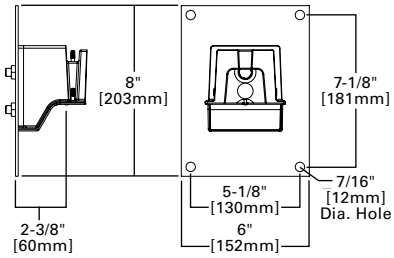
SA=QM Pole Mount Arm (PRV & PRV-P)



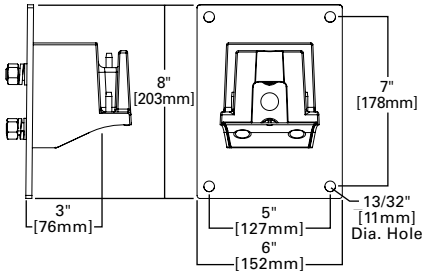
SA=QM Pole Mount Arm (PRV-XL)



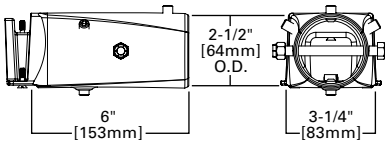
WM=QM Wall Mount Arm (PRV & PRV-P)



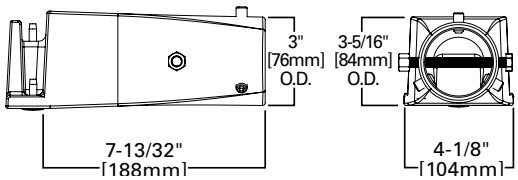
WM=QM Wall Mount Arm (PRV-XL)



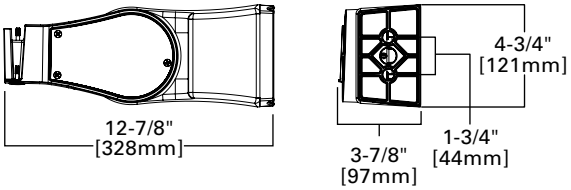
MA=QM Mast Arm (PRV & PRV-P)



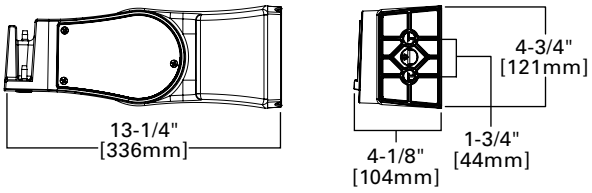
MA=QM Mast Arm (PRV-XL)



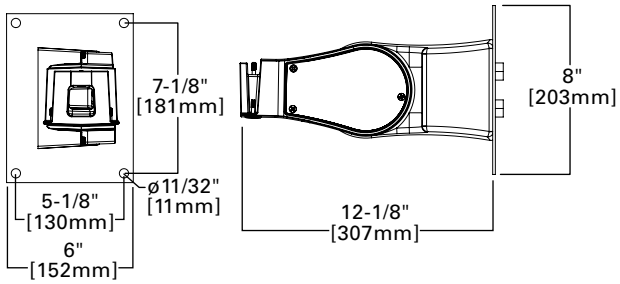
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



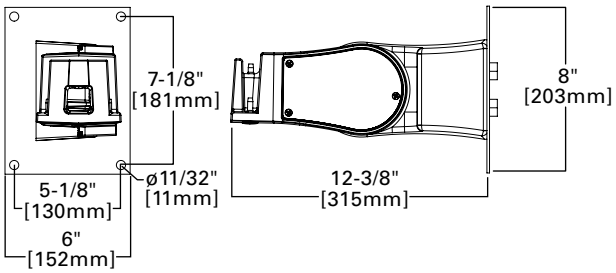
ADJA=Adjustable Arm Pole Mount (PRV-XL)



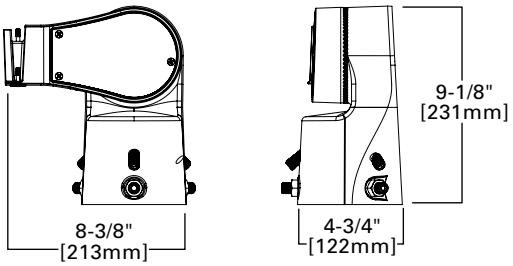
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



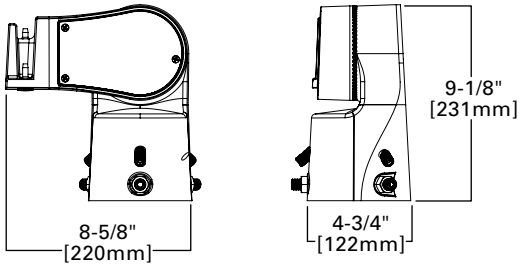
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

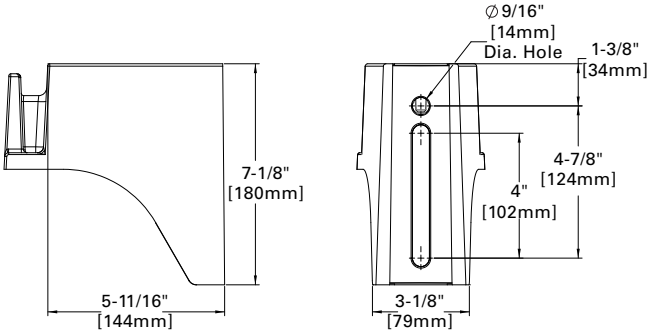


ADJS=Adjustable Slipfitter 3 (PRV-XL)

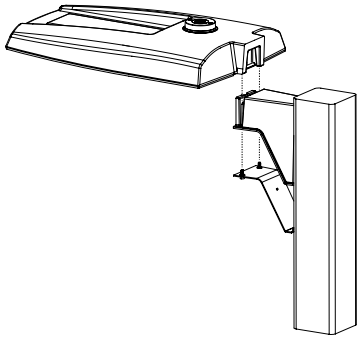


Mounting Details

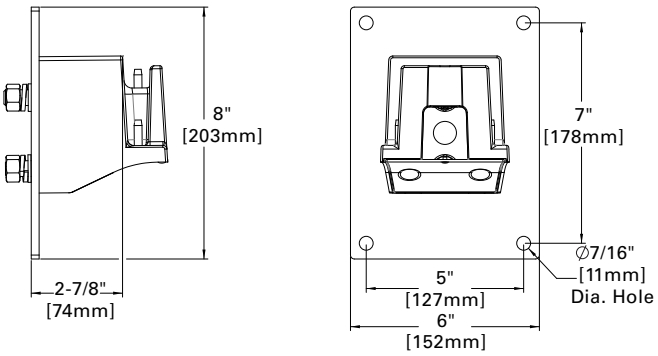
SA=QM Pole Mount Arm (PRV-M)



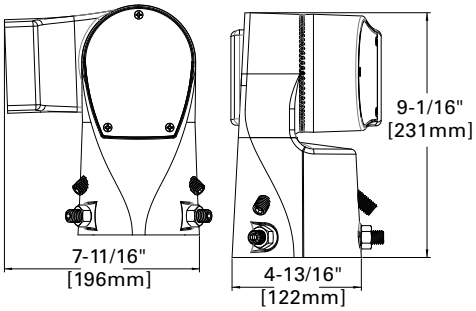
Versatile Mount System



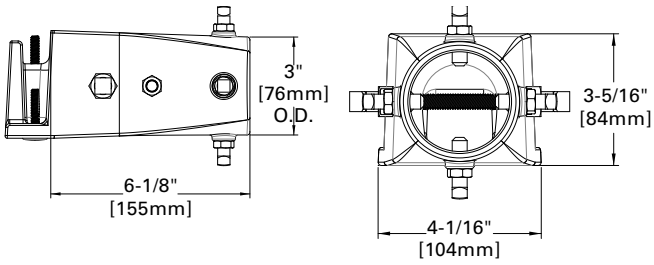
WM=QM Wall Mount Arm (PRV-M)



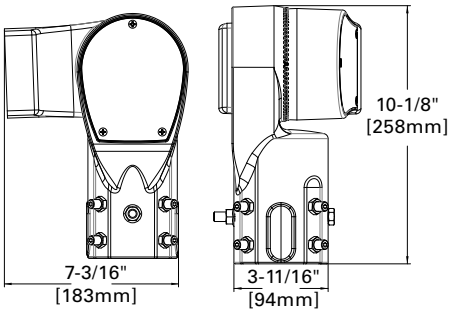
ADJS=Adjustable Slipfitter (PRV-M)



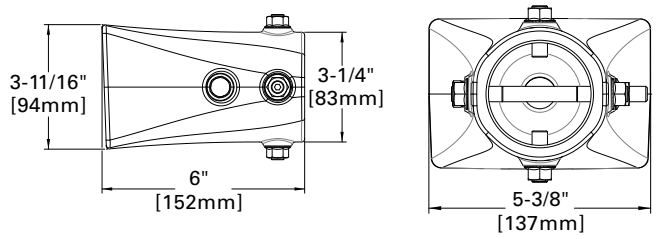
MA=QM Mast Arm (PRV-M)



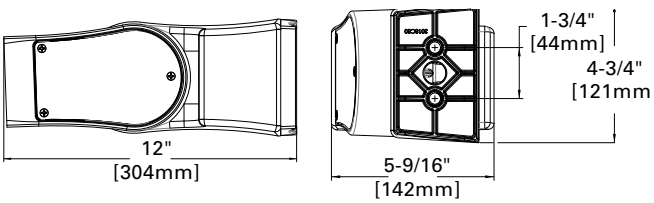
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



FMA=Fixed Mast Arm (PRV-M)



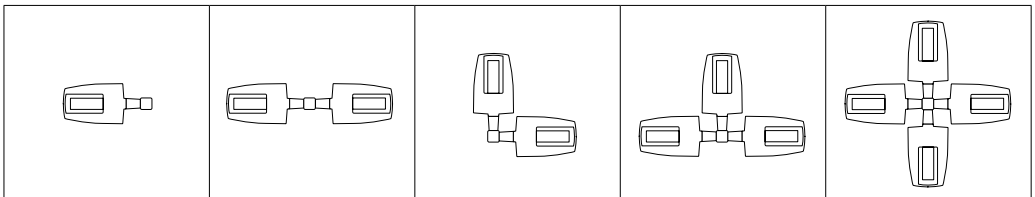
ADJA=Adjustable Pole Mount Arm (PRV-M)



Mounting Details

Mounting Configurations and EPAs

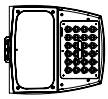
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications



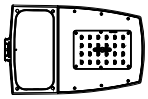
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

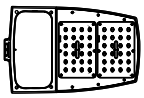
PRV-P-PA1X



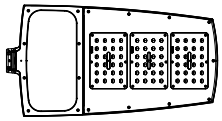
PRV-PA1X



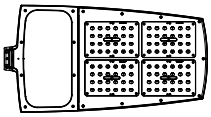
PRV-PA2X



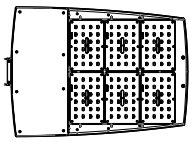
PRV-XL-PA3X



PRV-XL-PA4X

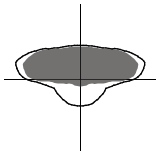


PRV-M-PA6X

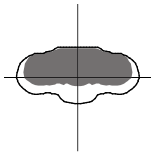


Optical Distributions

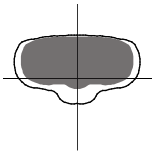
T2R
(Type II Roadway)



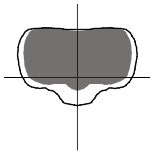
T2U
(Type II Urban)



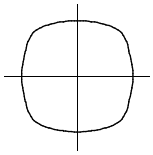
T3
(Type III)



T4W
(Type IV Wide)



5WQ
(Type V Square Wide)



= Distribution with House Side Shield (HSS)

= Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens [1]	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens [1]	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens [1]	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens [1]	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens [1]	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens [1]	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27466	34717	40872	44818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens [1]	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens [1]	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens [1]	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

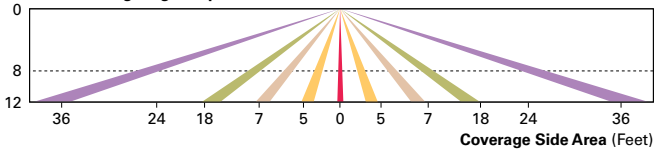
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

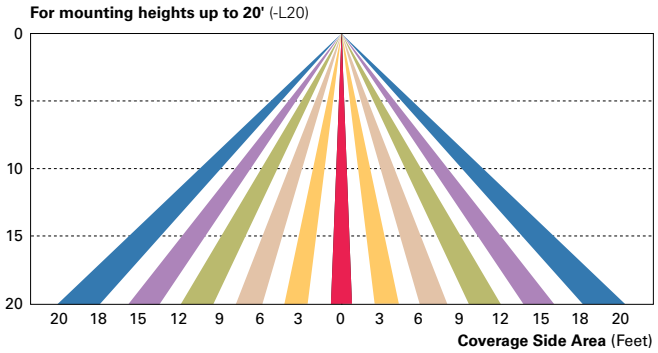
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

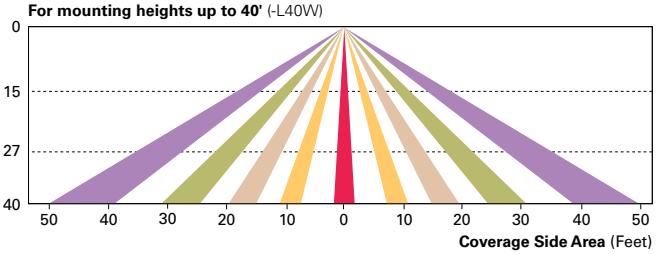
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

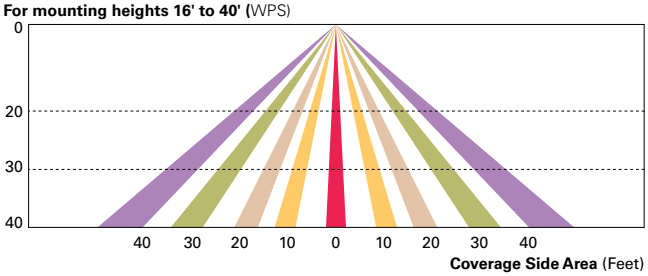


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights 16' to 40' (WPS)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

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Specifications and dimensions subject to change without notice.