CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study & Mitigated Negative Declaration – 652 Linden Avenue Gilded Springs Tentative Subdivision Map

(18PLN-46)

(SCH#2019____)

June 4, 2019

INITIAL STUDY *AND MITIGATED NEGATIVE DECLARATION*

652 Linden Avenue – Gilded Springs Tentative Subdivision Map

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 Tentative Subdivision Map for the Gilded Springs residential project located at 652 Linden Avenue. On the basis of the Initial Study, the City finds that the proposed project will not have a significant adverse effect on the environment and will not require the preparation of an Environmental Impact Report. Therefore, this Mitigated Negative Declaration has been prepared as the appropriate level of environmental review in accordance with CEQA and the CEQA Guidelines Sections 15063 and 15070 et. seq.

Public and Agency Review:

This Initial Study/Mitigated Negative Declaration will be circulated for a **30-day** public and agency review commencing **June 4, 2019**. 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: 652 Linden Avenue – Gilded Springs Tentative Subdivision Map (**18PLN-46**)

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:

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Project Location and Site Description:

The project is located at 652 Linden Avenue, situated west of Alta Street and north of W Main Street (APNs: 008-800-002, 003 & 004). The project site contains ±8.4 acres consisting of 3 legal parcels. The project site is located in Section 27, Township 16N, Range 8E on City of Grass Valley 7.5-minute USA quadrangle (***Exhibit A*** *– Vicinity Map and* ***Exhibit B*** *– Aerial Photograph*). Approximate coordinates of the center of the site are 39° 22′ 15″ north and -121° 06′ 75″ west.

There is an existing historic single-family residence near the southwestern portion of the site located on APN: 008-800-002 with driveway access via Linden Avenue. Concurrently with this Tentative Subdivision Map Application, a Lot Line Adjustment has been processed to adjust the

boundary around the existing historic home resulting in a 1.44-acre parcel located at 652 Linden Avenue. Upon recordation of the Lot Line Adjustment with the Nevada County Recorder's Office, the remaining 2 undeveloped parcels (referred herein as the "project site") include a total of ±6.96 acres (**Exhibit C** – *Assessor's Parcel Map*).

The ±6.96-acre project site fronts on both W Main and Alta Streets with ±275 feet of frontage on W Main Street and a 30-foot access on Alta Street (The residence at 366 Alta Street retains an easement over the 30-foot access for ingress and egress purposes, which will remain in effect). The project is designed with a ±30-foot access on W. Main Street and 12-foot one-way restricted access on Alta Street. The one-way restricted access has been evaluated with the limits between Cameron Court/Barker Lane and Alta Street by *TJKM Traffic Consultants Technical Memorandum dated May 8, 2019*.

Portions of the site has been used for agricultural purposes for several years; however, the site is slated for low density residential use according to the City's General Plan and Zoning designations. Moreover, the site is an infill site designated as "Urban and Built-Up land" according to the U.S. Department of Agriculture. Therefore, no agricultural land as defined is being taken out of agricultural production.

The project site slopes from north to south. There is a seasonal stream (Peabody Creek aka Rhode Island Ravine), which runs along the western property boundary and crosses W Main Street through a culvert, eventually connecting downstream with Wolf Creek. There is also a spring fed rock-lined seasonal stream that flows into an artificial pond located southwest of the existing 652 Linden Avenue residence and runs east along Linden Avenue; thence south along the east property line of 631 Linden Avenue connecting with the W Main Street drainage. Most of the vegetation on the site is non-native and ornamental and does not contain any natural woodlands or native grasslands. There are no heritage oak trees or landmark groves on the site.

Surrounding Land Uses:

The property is surrounded by development, primarily low-density residential uses with single family homes to the north, east and south. Peace Lutheran Church and a single-family home are located to the west of the property; Sierra Mountain Inn is located adjacent to the southeast corner at W Main Street. The southeast corner of Nevada Irrigation District office/yard touches the northwest corner of the project site (**Exhibit D** – *Site Photographs*).

Project Objective:

The project is a residential infill site located within a few blocks of the downtown core of Grass Valley. Compatible with the Urban Low Density and Single Residential (R-1) Zone designations, the Gilded Springs Subdivision proposes 27 single family lots ranging in size from 6,003 (Lot 3) to 16,058 square feet (Lot 12)(**Exhibit E** – *Gilded Springs Tentative Subdivision Map*). Home styles and square footages are proposed from small cottage style homes (±1,450 to ±1,750 square feet) to larger porch homes and estate homes (±1,800 to ±2,500 square feet) (**Attachment 1** – *Gilded Springs Project Plans*). The Gilded Springs project is anticipated to provide housing for the City's above moderate-income group in accordance with the City's adopted *2014-2019 Housing Element* in which 220 units are required (Table II-29).

Project sponsor's name and address:

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

PROJECT DESCRIPTION:

Tentative Subdivision Map (TSM) – The Gilded Springs Project (project) entails a Tentative Subdivision Map (18PLN-46) for the division of the ±6.96-acre parcel into 27 lots in the Single Residential (R-1) Zone. The 27 lots range in size from 6,003 (Lot 3) to 16,058 (Lot 12) square feet. Minimum R-1 Zoning parcel dimensions, areas, setbacks and building envelopes are conceptually shown on the Tentative Subdivision Map to illustrate building areas and lot coverages.

Residential Building Design – The applicant proposes three floor plans with varying square footages ranging from 1,450 to 2,400 square feet with the following unit types:

Floor Plan	Type/Square Footage
Cottage IIB	Single Story/Two Story – 1,450 – 1,750 square feet – two floor plans – 2 –3 bedrooms; 2 bathrooms; 1 – 2 car garage.
Estate IA	Single Story/Two Story – 2,175 – 2,400 square feet – two floor plans – 3 –4 bedrooms; 2.5 bathrooms; 2 car garage.
Porch IIC	Single Story/Two Story – 1,800 – 2,100 square feet with alt bonus room – 2 –3 bedrooms; 2 bathrooms; 2 car garage.

The architectural detailing of the homes includes, but is not limited to:

- Slab on grade (Lots 1 – 4, 26 & 27) and stem wall foundations;
- Useable front porches;
- Recessed garages;
- One and two car garages with windows on the garage doors;
- A combination of horizontal/vertical siding and board and batt siding;
- Combination of hip/gable/shed roofs with varying roof slopes, including dormers

Access, Parking & Circulation – Primary ingress/egress (Ben Taylor Crossing) is proposed via W Main Street. Secondary access is proposed with a connection onto Alta Street, which is reduced in width to 12 feet for ingress purposes solely. The reduced width roadway will contain one-way signage to eliminate egress to Alta Street. The roadway will allow continued unobstructed access to the adjacent property north of the access (366 Alta Street) which retains an ingress/egress easement. The final design shall be subject to approval by the Public Works Division. No project access is proposed via Linden Avenue; however, Linden Avenue will continue to be used for access of the historic home on 652 Linden Avenue.

Ben Taylor Crossing is proposed as a private modified version of the City Standard Detail ST-15. This road consists of two 10-foot travel lanes with ±9-foot parking on one side and a 5-foot-wide bioretention area between the curb/gutter and sidewalk within a 40-foot right-of-way. No parking is permitted on Ben Taylor Crossing north of Barker Lane and Cameron Court.

Internal circulation consists of an unnamed court at the south end of the development, Barker Lane and Cameron Court which are constructed to fire department and City standards (See Gilded Spring Tentative Subdivision Map Cross Sections A-A through D-D). The roads within the Gilded Springs development are private roads and will be maintained by the to be established Gilded Springs Home Owners Association (HOA).

All residential driveways will be a minimum of 20 foot in depth to accommodate off-street parking. Street parking will be utilized for guests and overflow parking on Ben Taylor Crossing and Cameron Court on the west side of the street accommodating approximately 25 on-street parking spaces.

The subject property fronts on W Main Street, which is a two-lane roadway with a Class II bike path on both sides of the roadway. The roadway includes curb, gutter and sidewalk on both sides of the street fronting the project site. Additional curbing is proposed to be installed at the Gilded Springs southeast entrance at the corner of W Main Street and Ben Taylor Crossing.

Recommendations have been provided in the *Focused Traffic Analysis prepared by TJKM dated May 8, 2019,* which, with the exception of 1. below will be incorporated via Public Works Conditions of Approval for the project:

1. W Main Street will be striped with "KEEP CLEAR" markings on the street to aid traffic;
2. The Ben Taylor Crossing Alta Street connection should be right turn only for both ingress and egress;

Riparian/Open Space – A riparian/open space area of approximately ±1 acre will be reserved on the western side of Lots 1 – 12 fronting Peabody Creek (aka Rhode Island Ravine). The riparian/open space area is the subject of a stream restoration plan as further described below and will be owned by the respective property owners and maintained by the to be established Gilded Springs HOA.

Stream Habitat Restoration and Enhancement Plan – The Stream *Habitat Restoration and Enhancement Plan prepared by Chainey-Davis Biological Consulting dated February 2019,* has been designed to achieve goals to minimize the impacts of encroachment into the City's 30-foot stream setback including:

1. Enhance the species diversity and diversity of sources of food, cover, and nesting for a wider variety of birds, pollinators, and beneficial insects;
2. Remove the invasive exotic Himalayan black berry and replace with locally native plant species;
3. Management easement to prevent re-establishment of Himalayan blackberry within the stream riparian zone;
4. Ensure the planting are self-sustaining beyond the establishment phase; and,
5. Provide for the long-term protection of the steam easement ecological functions and values.

Landscaping – A preliminary landscape plan has been prepared for the project. The landscaping will consist of street trees along Ben Taylor Crossing; within the bio-swale areas; and, front yard

landscaping for the individual residences. Rear yard landscaping shall be the responsibility of the home purchaser. The landscaping shall be in accordance with the City and State Model Water Efficiency Landscape requirements.

Lighting – Lighting consists of street lighting as well as individual lighting for each of the respective homes. As required by the City's Development Code, the lighting will contain shields to direct lighting downward.

Fencing – 6-foot-high good neighbor wood fencing will be constructed between the individual homes along the property lines. Good neighbor fencing shall be the responsibility of the respective homeowners. A black powder coated 4-foot-high aluminum fence is proposed to be constructed along the riparian/open space parcel along Lots 1 – 12. The black aluminum should be the responsibility of the Gilded Springs HOA.

Tree Removal – The project area does not contain any heritage trees that are subject to City of Grass Valley policies; however, with development of the project, an estimated 30 trees will be removed. The tree removal plan is identified on Sheet 2 of 4 of the project plans. As shown, 1 Pear; 5 Redwood; 3 Maple; 9 Pine; 1 Doug Fir; 9 Black Walnut; 1 Cedar; and 1 Chestnut are to be removed with development of the Project site.

Grading/Retaining Walls – The site contains an elevation change of ±55 feet from south to north. The southern elevation has a low elevation of 2,520 (MSL) at the junction of Ben Taylor Crossing and W Main Street and a high elevation of 2,575 at the north elevation along lots 12 – 14. The most severe grades are located at the northwest corner of the property with slopes of approximately 30 percent.

The project will include the construction of roadways, sidewalks, 27 single family homes and driveways. The project would require cut of ±6,195 cubic yards and fill of ±6,115 cubic yards resulting in an export of ±80 cubic yards. To minimize grading, all the lots will contain stem wall construction with the exception of Lots 1 – 4, 26 & 27 which are relatively level and will be pad graded.

Small retaining walls will be constructed along the southwest property lines of lots 22 – 24 and lots 13 – 16. The retaining walls will be approximately 1 – 2 feet and 2 – 4 feet in height respectively.

Monument Signage – A monument sign is proposed at the southwest corner of the project along W Main Street outside of the stormwater detention area. The monument sign shall be in accordance with the City of Grass Valley sign standards.

Drainage – Approximately 2/3 of the site flows southwest toward Peabody Creek (aka Rhode Island Ravine), and approximately 1/3 of the property flows southeast toward an existing pond at the

southeast corner of the property, and toward Linden Avenue. Under post development conditions, runoff will be directed to bioretention systems in a westerly direction and overflow runoff will be directed toward Peabody Creek to the west. No drainage will be directed towards Linden Avenue.

Millennium Planning & Engineering prepared a *preliminary drainage study dated October 2018*, to support design of the proposed drainage system. Storm drainage will be collected and routed through gutters in the street that will direct runoff to bioretention treatment areas next to the roadway or routed into ditches that will route storm water into various bioretention areas throughout the property. Most of the overflow runoff will be directed to Peabody Creek on the west side of the property.

Drainage systems have been designed to convey 24-hour storm events and mitigate any potential runoff increases as outlined in the City of Grass Valley standards. The proposed project is not anticipated to require additional drainage improvements for the site beyond those outlined in the preliminary drainage study and shown on the project plans dated February 2019.

Hydrology Assessment – Balance Hydrologics, Inc., prepared a Limited Hydrologic Assessment on September 27, 2018 and a supplemental *Limited Groundwater Investigation dated May 20, 2019.* Based upon the field observations, the geologist of record has concluded that groundwater is seasonally and spatially variable at the project site and groundwater is rarely if ever present at the ground surface. Based upon boring logs taken on April 26, 2019, groundwater was encountered between 3.25 and 4.5 feet below ground surface during a very wet period as part of the investigation, but was not observed in test pits to 10 feet below ground surface in July 2018 (Gularte, G., 2018), indicating seasonal fluctuations of at least 7 feet through much of the site, with winter and spring increases to within 3 to 4 feet of the ground surface. Groundwater discharge is present in the form of perennial springs immediately adjacent to the site on the historical parcel, suggesting that preferential groundwater flow pathways exist near the surface and support baseflow runoff at the site, perhaps due to the influence of geologic or historical mining activity. No springs have been identified or mapped within the project site with the exception of a seasonal spring located in the northwest corner of the project site, and wetland delineations completed by Matuzak (2018), which determined no wetlands to be present within the project site, except for a seasonal channel along the project's western boundary.

Water Quality Treatment Methods – Storm drainage will be collected and routed through a proposed storm drain system that will end up in bioretention treatment areas. The following Best Management Practices (BMPs) are proposed to be implemented prior to discharge of flow to existing drainage facilities and Peabody Creek:

TC-32 Bioretention areas are proposed to remove pollutants by filtering runoff through plants and engineered subsurface soil, restore groundwater levels, and reduce peak runoff by capturing and filtering storm water.

TC-30 Earthen swales and rock lined swales are utilized to collect and slowly convey runoff to downstream discharge points. They are designed to treat runoff through filtering and trapping sediment with angular rock lining and/or vegetation in the channel, filtering through a subsoil matrix and infiltration into the underlying soils.

TC-50 Water quality treatment is provided in each storm drain inlet utilizing a 12-inch deep sump. The sump located below the storm drain outlet captures sand and sediment and includes weep holes for infiltration.

The above storm water quality BMPs provide removal of Total Suspended Solids. The removal efficiency for the proposed multiple treatment system has been determined to be approximately 80-100% effective. (The referenced sources (i.e. Caltrans CASQA) were used to obtain in-field performance data for the selected BMPs).

During construction, additional BMPs including temporary erosion control facilities shall be implemented to control pollutants that have a potential to affect the quality of storm water discharges from the construction site. Implementation of BMPs for construction activities will be in accordance with California State Water Resources Control Board (SWRCB).

Utilities – *Water Supply:* The subject property will be connected to City of Grass Valley water lines that will be extended to serve the site. The nearest water lines are located along both W Main Street and Alta Street.

Sanitary Sewer: The nearest sanitary sewer connection is located along W. Main Street and Alta Street, which will be extended to serve the site.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located along both W Main Street and Alta Street. The proposed project will be connected to existing utilities from these locations.

General Plan Land Use Designation

The project area has a land use designation of Urban Low Density Residential, according to the *City of Grass Valley 2020 General Plan*. The Urban Low-Density Residential classification requires between 1.01 and 4.0 residential units per gross acre. ULD is intended primarily for single family detached houses, although higher density single family patio homes or town houses could be accommodated, if offset with sufficient open space to maintain gross density with the indicated range. ULD is most compatible with the Single Residential Zoning district.

The Gilded Springs project at ±6.96 acres and 27 single family dwellings is at a density of ±3.87 units per acre consistent with the Urban Low-Density Residential designation.

From a California Environmental Quality Act (CEQA) perspective, the environmental review in accordance with Section 21083.3 restricts the CEQA analysis on residential zoning and community plans as follows:

> "If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of CEQA to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior impact report."

The Gilded Springs residential development was contemplated in the *City's 2020 General Plan and Certified Environmental Impact Report* (SCH#98082023) prepared for the *City of Grass Valley 2020 General Plan*. With adoption of the City's 2020 General Plan, the City concurrently adopted a Statement of Overriding Considerations in accordance with Section 15093 for Air Quality, Light and Glare, Traffic and Open Space. Accordingly, the environmental analysis provided herein for the Gilded Springs Project is limited to the site-specific effects on the environment which are peculiar to the property in accordance with Section 21083.3.

Zoning Designation

The property is within the Single Residential (R-1) Zone district. The R-1 Zone is applied to areas of the City that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed City core.

Offsite Improvements

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

Exhibit A – Vicinity Map

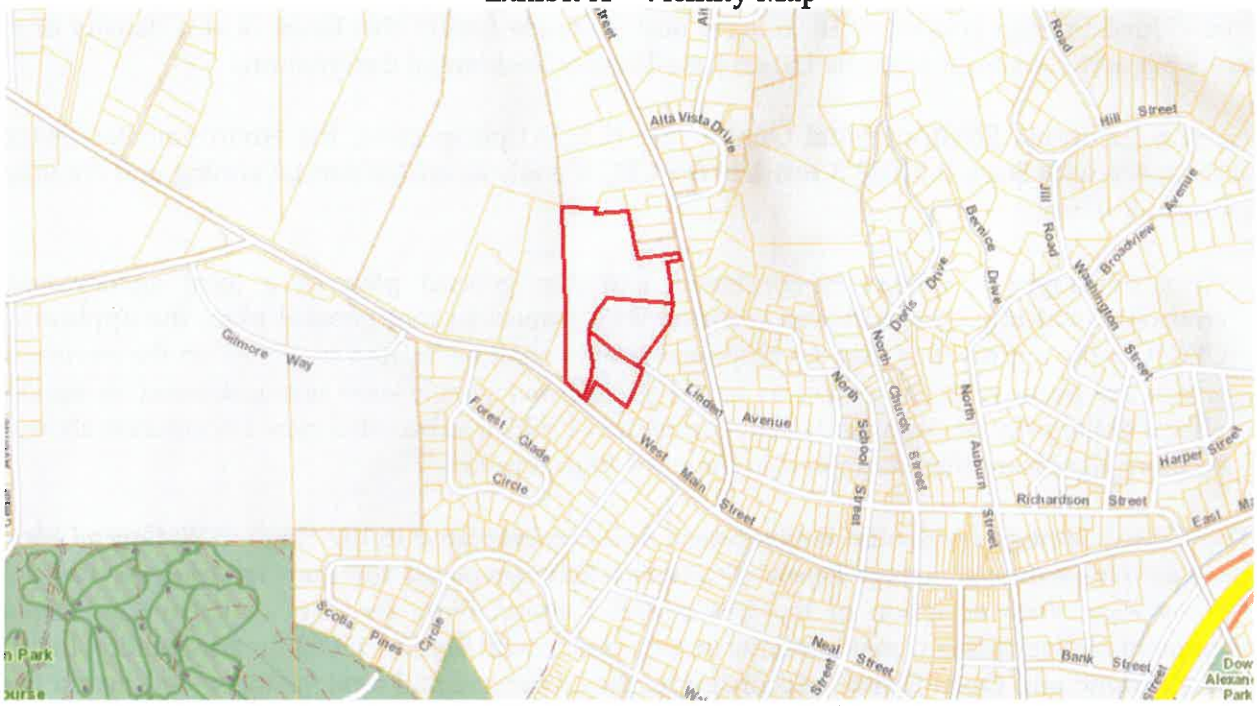


Exhibit B – Aerial Photograph

Exhibit C – Assessor's Parcel Map

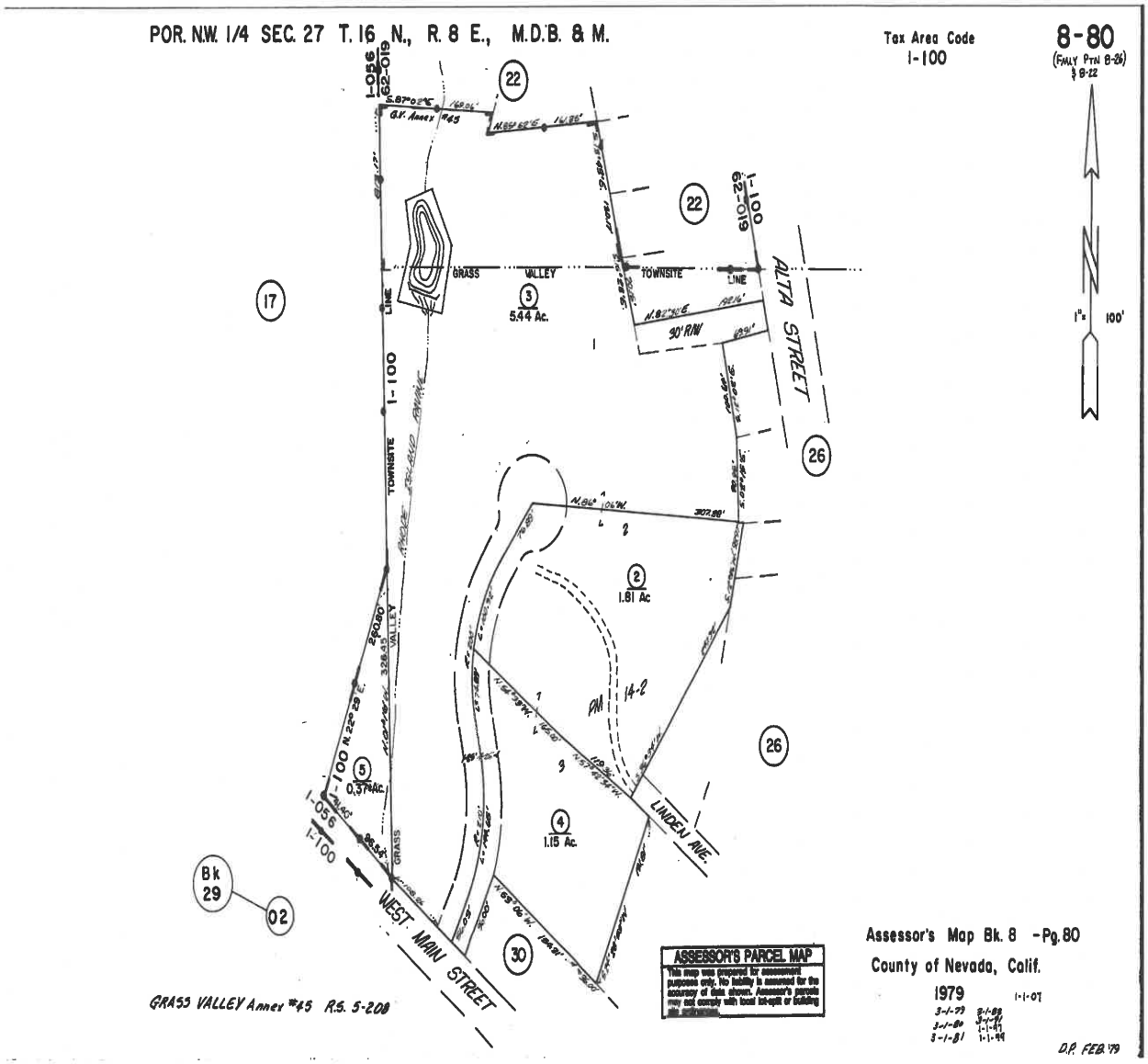


Exhibit D – Site Photographs

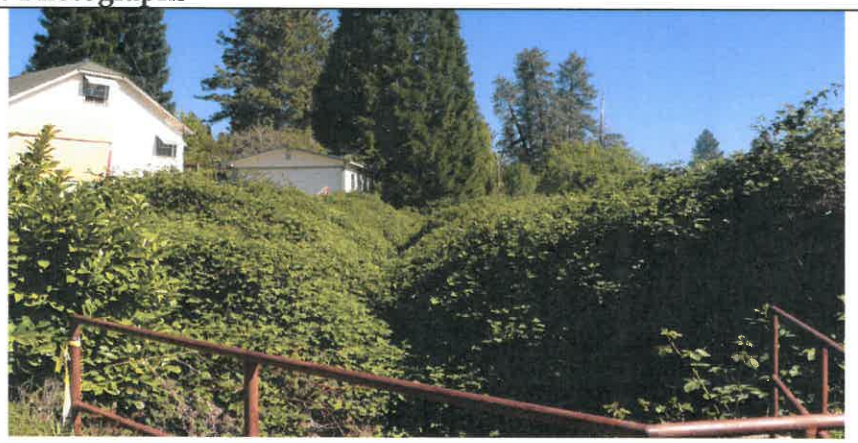


Exhibit D – Site Photographs

Exhibit E – Gilded Springs Tentative Subdivision Map

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 Gilded Springs project:

- City of Grass Valley Department of Public Works – Improvement Plan, Grading Plan, Encroachment Permit and Tree Permit approvals.
- City of Grass Valley Community Development Department – Site Plan and Building Plan Approvals and Conditions of Approval/Mitigation Measure compliance verification.
- 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.
- Timber Harvest Permit Exemption (for less than 3-acre conversion) from the California Department of Forestry and Fire Protection.
- State Department of Fish and Wildlife (1600 permits) – A Stream Alternation Agreement is required for encroachment into the bed and bank or existing blackberry bushes associated with the seasonal stream along Peabody Creek (Rhode Island Ravine) or within the bed and bank of the perennial spring fed stream, if disturbed.

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	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gases	☐ Hazards& Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning Housing	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☒ None
☐ 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.

Lance E. Lowe, AICP, Principal Planner — Date 5/31/19

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 property is not located near any state scenic highway.

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

A portion of the site has been in agricultural production for several years and is currently fallow. The project area is visually characterized by development, primarily low-density residential uses to the north, east and south. Peace Lutheran Church is located to the west of the property and Sierra Mountain Inn is located adjacent to the southeast corner at W Main Street.

The project site has ±275 feet of frontage along W Main Street and driveway frontage of 30 feet on Alta Street. According to the project plans, an estimated 30 trees are proposed to be removed with development of the project. No other scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings are located on the subject ±6.96-acre project site.

Sources of existing light in the project area are streetlights, residential lighting and parking lot lighting. Other sources of light and glare include vehicles traveling along W Main and Alta Streets.

IMPACTS

a)&b) From its undeveloped state, the development of 27 single family dwellings and related improvements would alter the views from W Main Street and to a lesser extent Alta Street.

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

c) Generally, new development, if not carefully designed, can result in adverse impacts on sites open to public view. This property has been designated for urban development in the City 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. In this regard, the project is also located within the *City's 1872 Townsite*, so design of the homes should be compatible with the historic architecture within the project vicinity.

The project area has predominately a residential appearance with low density residential surrounding the project site. The architectural types/styles of homes in the immediate vicinity include, but are not limited to: Craftsman, Victorian, Cottage and Queen Anne. The preliminary residential designs for the Gilded Springs project include architectural detailing consistent and compatible with the residential architecture in the neighborhood as outlined in the Project Description. As such, the proposed infill residential project is not anticipated to substantially degrade the existing visual character or quality of the site and its surroundings.

Of the ±88 trees identified in the Arborist Report, the project is anticipated to remove ±30 of the ±88 trees from the site (34%). Even though the City's Community Design Guidelines don't apply to single-family developments, the guidelines suggest a 20% tree retention for all other types of development in the City. This project proposes to retain 66%. According to the preliminary landscape plans, the developer is anticipating on replanting a minimum of one tree per lot as well as providing landscaping along the street frontages of Ben Taylor Crossing and Cameron Court thereby further reducing visual impacts. Although the replanting will not make up for the trees removed, the additional trees and landscaping will soften the appearance of the residential development on neighboring properties, passing motorists and pedestrians alike. These impacts are considered less than significant.

d) Existing sources of day and nighttime light within and around Grass Valley include those common to developed areas, including motor vehicle lights along W Main Street and Alta Street, street lights, parking lot lighting, building lighting and signage in the project area.

Lights to be installed on the Gilded Springs project site includes street lights, and home entryway lights and patio lights, which will contain down shields thereby directing light downward. The residential lights must be directed so as not to spill light onto neighboring properties. Accordingly, light spillover is not anticipated to cause a significant impact to neighboring properties. Additionally, vehicle lights traveling south along Ben Taylor Crossing at the junction of Ben Taylor Crossing and W Main Street and at the intersection of Ben Taylor Crossing and Alta Street will create additional night time lighting. However, these potential impacts are intermittent, short term and thus are considered less than significant.

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

SETTING

The proposed project is situated in an area that has been designated and zoned for low density residential use by the *City of Grass Valley 2020 General Plan* and *Development Code*. Except for the ±6.96-acre project site, the project area has been largely built out in accordance with the City's residential 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.

Although, portions of the site have been used for farming purposes, no current agricultural operations or forestry lands exist on the project site as defined according to the U.S. Department of Agriculture. Although, the property contains trees, the project site does not fall under the definition of forest lands as defined by *Public Resources Code Section 12220(g).*

IMPACTS

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

The California Resources Agency farmland mapping program does not identify the project site or vicinity as having Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project site has been zoned for low density uses and is surrounded by similar developed residential uses. Considering no farmland as defined by CEQA exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, including any farmlands under Williamson Act Contract. Therefore, no significant impact will occur.

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

Although, the project is slated to remove ±30 trees from the site, the project will not result in the loss of forest land or conversion of forest land to non-forest uses as defined. Standard conditions of approval require the applicant to obtain an exemption (for less than 3-acre conversion) of a Timber Harvest Permit from the *California Department of Forestry and Fire Protection.*

Additionally, the applicant will be required to obtain a Tree Removal Permit from the City in accordance with Chapter 12.36 of the City's Municipal Code. 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

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

The NSAQMD has adopted standard regulations and conditions of approval for projects that exceed certain air quality threshold levels to address and mitigate both short-and long-term 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

a) The project does not conflict with or obstruct implementation of an air quality plan prepared by NSAQMD. No impact will occur.

b) The project will be required to comply with NSAQMD standard threshold regulations and conditions and therefore not violate an air quality standard or contribute substantially to an existing or projected air quality violation. A less than significant impact will occur.

c) Construction-related air pollutant emissions would originate from mobile and stationary sources including but not limited to: construction equipment exhaust, dust resulting from earth-disturbance, painting, and asphalt and/or concrete paving.

Construction-related emissions vary substantially depending on the level of construction activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind, precipitation conditions, and soil moisture content. In its developed condition as a residential use, air pollutant emissions would be generated by, but not limited to: gas appliances, gas-powered landscaping equipment, and vehicle exhaust.

In review of the project, *the California Emission Estimator Model (CalEEMod) Version 2016.3.2,* emissions modeling program was used to estimate air pollutant emissions associated with the proposed project. According to *CalEEMod* modeling results, air quality impacts for both construction and operational (occupancy) phases would be less than significant for all regulated air pollutants. Except for ROG/VOC, the daily emissions are below the Level A thresholds. For VOC/ROG emissions, the project would require Level B thresholds solely from architectural coating and paints. For example, the total daily ROG/VOC emissions are estimated to be 31.4 lbs/day. Of this total, 31.2 lbs/day or 99% are attributed to architectural coatings. To mitigate for ROG/VOC emissions, the project would use Low VOC paintings and coatings. The remaining emissions are from off-road construction equipment as noted in the following table:

Table 1

Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	31.4	17.8	5.89	13.6
Project Operational Impacts	2.96	5.35	2.99	17.6
Level A Thresholds				
NSAQMD- Significance Thresholds	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	<24 lbs/day	<24lbs/day	<79lbs/day	
Level B Thresholds				
Maximum Project Emissions	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	24-136 lbs/day	24/136 lbs/day	79-136 lbs/day	
Level C Thresholds				
Maximum Project Emissions	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	>136 lbs/day	>136 lbs/day	>136 lbs/day	

Based on *CalEEMod* modeling outputs for the proposed project, long-term operational emissions would not exceed NSAQMD significance thresholds.

Although construction and operation of the proposed project would not exceed NSAQMD significance thresholds, NSAQMD's standard conditions of approval for projects with Level A

and Level B (ROG/VOC) thresholds would be imposed thereby minimizing project emissions to an acceptable level. Such conditions are considered appropriate to apply to the proposed project to promote maintenance of air quality in the region. The standard conditions of approval recommended are consistent with goals of State Implementation Plans for the District.

Since operational emissions would be in accordance with accepted thresholds and construction-related emissions would be short-term, 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 implementation of standard NSAQMD's conditions of approval for Level A & Level B (ROG/VOC) projects as noted below.

Moreover, according to the City's 2020 General Plan EIR, the site is not in an area of naturally occurring asbestos (NOA) as substantiated by *Figure 3.1-1 of the General Plan EIR* and as substantiated by the site-specific *Geotechnical Report Prepared by Gularte & Associates*. These potential impacts are less than significant.

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 ±50 feet from the proposed residential lots, where grading will occur. Although in close proximity to sensitive receptors, 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 residential 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, since odor-generating construction activities would be temporary, and are only likely to be detected by a small number of residents nearest the project site, 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:
With implementation of the following standard conditions of approval, adverse impacts to air quality resulting from the proposed project would remain less than significant.
1. The project shall be required to use Low VOC paintings and coatings.

2. The applicant shall submit a Dust Mitigation Plan for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:
   a. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
   b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
   c. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
   d. All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying City approved non-toxic soil stabilizers (according to manufactures specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.
   e. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
   f. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
   g. Paved streets adjacent to the project shall be swept at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.
   h. No burning of waste material or vegetation shall take place on-site. Alternatives to burning include chipping, mulching or converting to biomass.

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?	☐	☒	☐	☐

IV. BIOLOGICAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SETTING

According to the reconnaissance-level *Biological Survey conducted by Greg Matuzak, a Nevada County Biological Consultant dated July 2018*, the entirety of the project site is disturbed and does not contain any natural woodlands or native grasslands given the ruderal/disturbed nature of the project site. Though most of the project site is currently underdeveloped, it has historically been used for agricultural purposes, including orchards, therefore, the project area does not contain native woodlands or many native plant species. The project site, including a greenhouse were being used for agricultural production as of July 2018.

The project site is located at approximately 2,550 feet above Mean Sea Level (MSL). The project area is relatively flat in the central and southern sections with gentle slopes towards the southern portions of the project area. In general, the project area slopes gently towards the southern area and along the western edge that includes Peabody Creek (Rhode Island Ravine), which connects with Wolf Creek downstream after crossing West Main Street through an existing culvert. Site runoff within the southeastern section of the project area connects downstream with Wolf Creek after crossing West Main Street through an existing culvert once it leaves the project area through the perennial spring fed stream. The existing residence includes several ornamental hedges and trees.

The subject project area does not contain any heritage trees that are subject to City of Grass Valley policies; however, the project area is subject to the City of Grass Valley Tree Ordinance.

The purpose of the Biological Survey is to identify the location and extent of sensitive biological resources within the project site. This includes special status plant and wildlife species. The Survey also considered the presence of drainage features and/or wetlands that could potentially meet the U.S. Army Corps of Engineers criteria as "Waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA), and streams that could be under the jurisdiction of the California Department of Fish and Wildlife (CDFW) Code Section 1600 et. seq. The conclusions of the biological survey are:

- The seasonal stream along Peabody Creek (Rhode Island Ravine) and the perennial spring fed stream along the southeastern section of the Project site would be defined and mapped as waters of the U.S. Therefore, both streams would be potentially subject to regulation under the Clean Water Act. In addition, both streams would be subject to regulation by CDFW and the City of Grass Valley Development Code Section 17.50. However, the project area does not contain any wetlands that would be potentially subject to regulation by state and/or federal agencies given the lack of dominance of wetland vegetation, lack of indicators of hydric soils, and lack of primary and secondary indicators of wetland hydrology. Therefore, no wetlands were documented or mapped within the project area.
- Based upon site specific surveys, the project site does not contain any heritage trees as designated by the City of Grass Valley. However, the project area would be subject to the City of Grass Valley Tree Ordinance and a Tree Removal Permit would be required prior to the removal of any tree that is 10 inches or greater DBH. Several native Ponderosa pine trees are located within the upper Rhode Island Ravine within the project area as well as several other trees that would be subject to a City Tree Removal Permit.
- Given the project site does contain larger trees scattered throughout and those trees may provide suitable habitat for nesting raptors and Migratory Bird Treaty Act (MBTA) protected nesting bird species, removal of such trees should be done outside the breeding season if possible to avoid potential impacts to such nesting species.

IMPACTS

a) Special status species were considered in the Biological Survey based upon a current review of the California Natural Diversity Data Base (CNDDB) and databased information provided by the United States Fish and Wildlife Service for the subject parcel. The database searches did reveal ten (10) special-status species, including *Brandegee's clarkia, Scadden Flat checkerbloom, Pine Hill Flannelbush, Stebbins' morning glory, finger rush, dubious pea, chaparral sedge, brownish beaked rush, coast horned lizard, and Townsend's big-eared bat* that have been previously identified within 3 miles of the subject parcel. None of the species were observed on-site during field surveys.

In addition, three (3) aquatic special-status species are discussed given the presence of a pond, spring fed seasonal stream, and the Peabody Creek (Rhode Island Ravine) seasonal stream, the perennial spring fed stream, and artificial pond within the project area. They include *western pond turtle, foothill yellow-legged frog, and California red-legged frog*. However, suitable habitat is

not present for these species and their potential to be present within the project site is considered very low to nil. Therefore, given none of these aquatic special-status species have been documented within 3 miles of the project area and suitable habitat is considered marginal or non-existent, these specials area considered absent from the project site.

Additionally, the project site contains a single medium sized blue elderberry (*Sambucus nigra* ssp. *Caerulea*) shrub. The shrub is in the center of the project site. There are several other blue elderberry saplings growing in the area as well. The blue elderberry is the host plant for the federally threatened valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). However, the species has not been documented within 5 miles of the project area and it has not been identified at the elevation of the project site. The maximum elevation for the species is 2,260 feet above MSL. Therefore, this species is not discussed in detail given the project site does not contain suitable habitat for valley elderberry longhorn beetle taking into account the project site elevation is above the maximum known elevation for the species.

Based on the above recommendations by the biologist of record, the project is not anticipated to have a significant impact on biological resources. With respect to the potential of protected birds identified above and considering that grading is likely to commence during the breeding season (March 1 through August 30), the following Mitigation Measure will assure that impacts to migratory birds are reduced to a less than significant level:

BIO 1 – Mitigation Measure:
If construction or development activities during the breeding season (March 1 through August 30) have the potential to disturb or remove occupied nests of migratory birds or raptors the preparation of a pre-nesting construction survey within 250 feet of the disturbance area of the subject parcels for nesting migratory birds and raptors prior to development is required. If any nesting raptors or migratory birds are identified during surveys, active nests should be avoided and a no-disturbance or destruction of the nest site until after the breeding season or after or after a wildlife biologist determines that the young have fledged will be required. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.

Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of any avoidance, minimization, or additional conditions.

b) The upper reaches of Rhode Island Ravine appear to have a more or less intact "flood plain" (or natural topography) as much as 10 to 20 feet wide, but the floodplain is mostly absent at the lower reaches near W Main Street given the confined stream channel and flat topography of the lower reaches within the project site. The banks and floodplain are densely vegetated with impenetrable thickets of the invasive exotic *Himalayan blackberry (Rubus armeniacus)* that average approximately 3 to 4 feet high for the entire length of the channel within the project site. Therefore, the seasonal stream along Peabody Creek (Rhode Island Ravine) would be defined as mapped as "Waters of the U.S." In addition, the perennial spring fed stream along the southeastern section of the project site along Linden Avenue would also be defined as "Waters

of the U.S." Therefore, the streams would be subject to regulation under the Clean Water Act (CWA) if any dredge or fill material is placed below the Ordinary High-Water Mark (OHWM) of either stream.

However, no wetlands were documented or mapped within the project site. Peabody Creek (Rhode Island Ravine) is dominated by Himalayan blackberry, which has a wetland indicator status of Facultative Upland, meaning it associates more closely with upland areas than wetlands. Soil pits were taken at 3 locations to identify indicators of hydric soils and primary and secondary indicators of wetland hydrology. The soil pits were taken adjacent to Peabody Creek (Rhode Island Ravine) within the seasonal stream floodplain, adjacent to the perennial spring fed stream within the southeastern section of the project site, and along the southeastern boundary of the project site directly adjacent to and behind the Sierra Mountain Inn where an existing berm has created some ponding.

The USDA soil survey documented two soil types within the project site and neither are soil types listed on the NRCS Hydric Soils list for Nevada County. The two soil types mapped by USDA within the project site include Cohasset Cobbly loam, 5 to 30 percent slopes and Sites very stony loam, 15 to 50 percent slopes. None of the soil pits demonstrated show chroma or hydric soils indicators. Primary and secondary indicators of wetland hydrology were also absent. Given that the soil pit locations are dominated by upland plant species and the soil pits did not demonstrate the presence of hydric soil indicators or primary or secondary indicators of wetland hydrology, no wetlands subject to potential state and/or federal regulation were mapped within the project site.

CDFW has jurisdiction authority over wetland resources associated with rivers, streams, and lakes under Fish and Game Code Section 1600-1616. CDFW has the authority to regulate all work under the jurisdiction of the State of California that would substantially divert, obstruct, or change the natural flow of a river, stream, or lake; substantially change the bed, channel, or bank of a river, stream, or lake; or use material from a stream bed.

In practice, CDFW marks its jurisdictional limit at the top of the steam or lake bank, or the outer edge of the riparian vegetation (where present) and extends its jurisdiction to the edge of the 100-year floodplain. Both the seasonal stream within Peabody Creek (Rhode Island Ravine) and the perennial spring fed stream within the project area would be regulated by CDFW. Therefore, a CDFW Streambed Alteration Agreement would be required for encroachment into the bed and bank or existing blackberry bushes associated with the seasonal stream along Peabody Creek (Rhode Island Ravine) or within the bed and bank of the perennial spring fed stream. A restoration plan would also need to be developed to restore the areas adjacent to Peabody Creek (Rhode Island Ravine) that contain blackberry bushes and/or floodplain. The CDFW permitting requirements would serve as adequate mitigation to reduce any impacts associated with Peabody Creek (Rhode Island Ravine) and the perennial spring fed steam to a less than significant impact.

BIO 2 – Mitigation Measure:

1. Prior to approval of a grading permit, the applicant shall obtain a Section 1600 CDFW Streambed Alteration Agreement Permit from CDFW. In accordance with CDFW, the Streambed Alteration Agreement Permit should include the following provisions:

    a. Develop and implement site specific restoration if encroachment within the 30-foot stream setback must be encroached within (City of Grass Valley Development Code) and/or impacts to the seasonal stream riparian vegetation or floodplain are to occur within Rhode Island Ravine within the project site.
    b. A final restoration plan would be prepared to meet the minimum standards for a restoration plan. This includes:
        i. Description of existing conditions, including the exiting habitat functions and values;
        ii. Description of the anticipated of target functions and values of the restored riparian corridor, and minimum success criteria, and guidelines for measuring success;
        iii. Detailed planting guidelines, hydrologic zones and plant palette by zone;
        iv. Detailed maintenance guidelines;
        v. Guidelines for monitoring and reporting; and,
        vi. Contingency plan

2. Ensure the restoration project is self-sustaining beyond the established phase as follows: The planning would be designed to be self-sustaining by selecting species adapted to the microsite conditions of the restoration area, i.e. the position of the specific site above the summer water table. For example, wetland associated or FACW species would be limited to the waters' edge or banks of the active channel, and the flood plain and upland areas would be planted by drought-tolerant FAC and upland plant species. The plant palette would include only locally native species, and, to the extent possible, contract grow saplings from local seed and cuttings, or purchase materials grown from parent stock in the Bear River or Yuba River watersheds. The implementation of restoration along the seasonal creek would occur as part of the landscaping plan for the project area development.

The above Mitigation Measures would reduce potential impacts to riparian habitats or other sensitive natural community to a less than significant impact.

The City of Grass Valley Development Code also requires a Resource Management Plan to be prepared for encroachment in the 30-foot stream setback and shall include measures which will minimize impacts to the watercourse and enhance runoff filtration. The measure should include: enhancement and/or restoration of the riparian vegetation area; removal of non-native vegetation; decompaction of soils and/or incorporation of organic material to improve runoff filtration; incorporation of bio-swales in drainage plans to filter parking areas; and, incorporation of other Best Management Practices (BMP's) which provide long-term protection of the water quality.

c) The project area was surveyed for the presence of jurisdictional wetlands that would be potentially subject to regulation by state and/or federal agencies. No wetlands were documented or mapped within the project site.

According to the *Habitat Restoration & Enhancement Plan prepared by Chainey-Davis Biological Consulting dated February 2019*, the project will not impact the waters of the U.S. regulated under Sections 401 and 404 of the federal Clean Water Act (CWA). If the restoration project is limited to removal of invasive Himalayan blackberry from the riparian zone and replacing with native plants, no work would be required below OHWM or to waters of the U.S. nor would the buildout of the lots or infrastructure require removing any riparian vegetation, which is regulated under Section 1602 of the Fish and Game Code (FGC). The proposed restoration project, however, would involve removing the invasive exotic Himalayan blackberry from the riparian zone, resulting in the temporary loss of ±0.29 acres of riparian vegetation. The temporary impacts would be mitigated on-site by replacing the invasive exotic with native plant species, resulting in a net increase in habitat function and value. The plantings would be installed, maintained, monitored, and reported in accordance with the specifications of the restoration plan. Incorporation of the Mitigation Measures in the stream restoration and enhancement plan would reduce any potential impacts to a less than significant impact:

BIO 3 – Mitigation Measure:
Remove Invasive Riparian Weeds & Replace with Native Plants – The applicant shall restore the stream riparian habitat by removing the existing Himalayan blackberry on the east side of the stream, stabilizing the banks with geo-textiles, and planting with locally native riparian and upland plant species. A total of ±0.29 acres of Himalayan blackberry removed within the riparian zone shall be replace with an equal amount of native plant species characteristic of small, seasonal streams in the foothills of Nevada County. The restoration plan includes details and specifications for: Himalayan blackberry removal; Site preparation & fencing: Planting techniques; Maintenance requirements; Monitoring and reporting; Contingency; and, Long-range ownership and management of the mitigation area.

The project would not directly impact listed or other special status species, and no designated Critical Habitat would be affected.

d) The project is an infill residential project in the City of Grass Valley, so the presence of migratory deer is therefore reduced. However, known migratory deer ranges outlined in the *Nevada County General Plan* were reviewed for deer migration corridors, critical range, and critical fawning areas. The subject parcel 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. However, the field survey also did not record any observations of deer. The Project site does not contain any known major deer migration corridors, known deer holding areas, nor critical deer fawning areas. This potential impact is less than significant.

e) Prior to removing trees from the property, the applicant shall be required to obtain a Tree Permit in accordance with *Chapter 12.36 of the City Municipal Code*. The Tree Permit shall be approved by the City of Grass Valley Public Works Department prior to or concurrently with approval of improvement plans for the project. No tree removal or grading shall occur until such time a tree permit has been approved. Mitigation for the removal of trees shall be

completed in accordance with *Chapter 12.36.085 of the City's Municipal Code*. Trees to be preserved on-site shall also be shown on the improvement plans and protective fencing shall be installed prior to any grading activities. The fencing shall be in accordance with *12.36.200 of the City's Municipal Code*. As a result of the City's tree permitting and tree protection requirements, these potential impacts are considered less than significant.

f) The property has been slated for urban development according to the City of Grass Valley General Plan for more than 50 years. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur.

V. CULTURAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) 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: ?				
e) 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)?	☐	☐	☐	☒

f) 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

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south bank along the eastern portion of California. Two features of the Sierra Nevada distinctly characterize the terrain of Nevada County. The western third of the county is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east. The area extending from the Yuba County line to just northeast of the Grass Valley/Nevada City area is generally comprised of metavolcanics and granitic formations.

Prehistoric use and occupation focused on major surface water sources and other natural resource areas, with particular emphasis given to stream confluences and to ecotones created at the interface of foothill/valley lands, elements of which are located within and/or near the present study area.

Most of the Area of Potential Effect (APE) is situated within relatively flat to gently sloping lands west of Slide Ravine, approximately 0.5 miles north of Gold Hill. Virtually all of the APE has been affected by past logging, ranching, farming, and residential activities.

The subject property is located in the City's 1872 Historic Townsite, a locally designed historic area.

IMPACTS

a) According to the *Archaeological Inventory Survey prepared by Sean Michael Jensen, M.A., dated August 2018,* one historic-era resource was identified within the project area during the pedestrian survey. The site was recorded on a DPR 523 form and assigned the temporary designation of 652 Linden Avenue. However, as noted in the project description, once the Lot Line Adjustment is recorded, the historic residence at 652 Linden Avenue is not part of the project proposal and will not be altered in any manner as a result of the project.

   Infill residential development within the *1872 Historic Townsite* is not anticipated to have a substantial adverse change to the significance of the 1872 Historic Townsite. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

   The Gilded Springs homes proposed contain similar architectural and material elements to those in the neighborhood and within the City's 1872 Townsite. No impact will occur.

b) No evidence of prehistoric activity or occupation was observed during the present pedestrian survey conducted by Sean Michael Jensen, M.A. The absence of such resources may best be

explained by more suitable habitation locales located closer to permanent sources of surface water, and to the level of disturbance which most of the property has been subjected to. Three isolated artifacts of possible prehistoric origins were identified within disked portions of the tomato fields. A careful examination of all three artifacts failed to identify any additional prehistoric cultural material. All three are considered Isolates, fail to achieve the thresholds of significant historic resources, or unique archaeological resources, and none warrant further consideration or treatment. This potential impact is considered less than significant.

c) The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact will occur.

d-f) Existing records at the *North Central Information Center (NCIC)* document that portions of the present Area of Potential Effect (APE) had been subjected to previous archaeological investigation, and that no cultural resources had been documented within the APE. As well, the present effort included an intensive-level pedestrian survey conducted by Sean Michael Jensen, M.A.

Consultation was also undertaken with the *Native American Heritage Commission (NAHC)* regarding sacred land listing for the property. An information request letter dated July 18, 2018, indicating that a search of their Sacred Lands files returned negative results. However, additional ground disturbing activities associated with implementation of the proposed project could potentially disrupt, alter or eliminate as-yet undiscovered archaeological sites, potentially including Native American remains.

On February 12, 2019, City staff walked the property with representatives of the *United Auburn Indian Community (UAIC)*. During the site survey, the UAIC Tribal Historic Preservation Officer did identify potential remnant tribal cultural resources on the property. With potential surface finds identified during the site visit, there is a likelihood that additional surface finds may occur once the blackberry bushes are removed, as well as subsurface finds during ground disturbance work such as grading and installation of infrastructure. However, Mitigation Measures recommended for the protection of tribal cultural resources for the project would reduce potential impacts to an acceptable level. These measures address identification of tribal cultural resources, inadvertent discoveries and a post-ground disturbance site visit to the project area once the blackberries along Peabody Creek (Rhode Island Ravine) are removed.

CUL 1 – Mitigation Measure:
Awareness Training – Prior to approval of a grading permit, a consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in the project implementation will be developed in coordination with the UAIC. The brochure will be distributed, and the training will be conducted in coordination with qualified cultural resources specialist and UAIC. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences for violating State laws and regulations. The worker cultural resource awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential archaeological resources or artifacts are

encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans.

CUL 2 – Mitigation Measure:
Inadvertent Discoveries – If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains 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.

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.

In the event of inadvertent human remains discovery, the County Coroner shall be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designed by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatments and disposition may require reburial and any identified human remains/burials with a "preserve" or other designed portion of the development property not subject to ground disturbing impacts.

CUL 3 – Mitigation Measure
Post Ground Discovery – A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the Community Development Department of the proposed earthwork start-date. The Community Development Department will then contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground-breaking activity. During this inspection, a site meeting of construction personnel shall also be held to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, usual amounts of bone or shale, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find. The project applicant shall then coordinate any necessary investigation of the site with the UAIC tribal representative, a qualified archaeologist approved by the City. As part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the

Community Development Department to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the Community Development Department by a qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures.

VI. 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 project site is located on the northern half of the Sierra Nevada Geomorphic Providence of California. The Sierra Nevada Geomorphic Province is bordered to the north by the Cascade and Basin and Ranges, to the west by the Great Valley, to the east by the Basin and Range, and to the south by the Transverse Ranges and the Mojave Desert. The Sierra Nevada is nearly 400 miles in

length and averages about 50 miles wide. Formation of the Sierra Nevada occurred by tectonic shifting of the Sierran Block; the western side dropping to form the Great Valley and the eastern side being uplifted to form the Sierra Nevada.

A Geotechnical report was prepared by Gularte & Associates *dated August 15, 2018*, which included:

- Review of the site geology and ground water conditions;
- Performed 6 exploratory test pits to a maximum depth of approximately 10 feet below existing grade to classify the soil and obtain samples for laboratory testing;
- Performed 7 grain size analyses to further classify the on-site soil;
- Performed an expansion index to determine the expansion potential of the native soil;
- Performed engineering analysis and used engineering judgement for earthwork and foundation recommendations; and,
- Prepared findings, conclusions, and recommendations.

IMPACTS

a) Based on the *2010 Fault Activity Map of California prepared by the California Geological Survey*, the nearest faults are the Grass Valley Fault, Wolf Creek Fault Zone, Spenceville Deadman Fault, and Swan Ravine Fault located 2 miles east, 6 miles south, 12 miles west, and 14 miles northwest, respectively. The Grass Valley Fault is a Pre-Quaternary fault (i.e. no visible signs of movement within 1.6 million years). This fault is not necessarily inactive. The Wolf Creek and Spenceville Deadman Faults show geomorphic evidence of movement during the late Pleistocene epoch (700,000 to 11,000 years ago), and the Swan Ravine Fault shows geomorphic evidence of movement undifferentiated during the Quaternary period.

According to the 2008 Seismic Motion Interpolator prepared by the California Division of Mines and Geology, there is a 10 percent probability that the site will experience a horizontal ground acceleration of 0.16g in the next 50 years. This is a relatively low level of ground shaking for California. Earthquake faults, strong seismic ground shaking, seismic related ground failure and landslide impacts are considered less than significant.

b) Provided the recommendations of the Geotechnical Report are followed as mitigated below, the project will not result in substantial soil erosion or the loss of topsoil. These impacts are less than significant.

c) The risk of lateral spreading from landslides and liquefaction is low. The site resides in a low seismic zone, and site geology consists of stiff/dense native soils and decomposing rocks. These impacts are considered less than significant.

d) *Gularte & Associates* performed six exploratory test pits across the site to a maximum dept of 10 feet to classify the soil type and obtain samples for laboratory testing. The findings in the text pits were generally consistent across the site. In general, the results found dense silty sands and well cemented clayey silts throughout the trench profiles with pockets of highly expansive, tan, fat clay observed at a depth of 2 feet in Test Pit #1 (Lot 5) and 7 feet in Test Pit #3 (Lot 26).

Highly expansive clays were observed in test pits #1 (Lot 5) and #3 (Lot 26). When subject to the effects of shrink and swell, this material can cause serve damage to structures and drastically reduce the lifespan of pavements and flatwork which could be considered a significant impact. As such, Gularte & Associates recommends that this material be removed and either hauled off site or placed in the open space areas. However, these impacts are considered less than significant with the following Mitigation Measure:

GEO 1 – Mitigation Measure:
The applicant shall submit to the City Engineer 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 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.

e) The project will be connected to City of Grass Valley utilities for both water and sewer. Therefore, this potential impact is not applicable. No impact will occur.

VII. GREENHOUSE GASES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases.	☐	☐	☒	☐

SETTING

The City of Grass Valley has not conducted a greenhouse gas emissions inventory or adopted a Climate Action Plan, performance standards, or a GHG efficiency metric. However, the City has 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 gasses (GHG) include gases that can affect the earth's surface temperature. The natural process through which heat is retained in the troposphere is called the greenhouse effect. The greenhouse effect traps heat in the troposphere through a process of absorbing different levels of radiation. GHG are effective in absorbing radiation which would otherwise escape back into space. Therefore, the greater the amount of radiation absorbed, the greater the warming potential of the atmosphere. GHG are created through a natural process and/or industrial processes. These gases include water vapor (H2O), carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrfluorocarbons (HFCs), Perfluorocarbons (PFCs) and sulfur hexafluoride (SF6).

Since 2005, the California legislature adopted several bills, and the Governor signed several Executive Orders, in response to the impacts related to global warming. Assembly Bill 32 states global warming poses a serious threat to California and directs the Air Resources Board to develop and adopt regulations that reduce GHG emissions to 1990 levels by the year 2020. Senate Bill 97 requires an assessment of projects GHG emissions as part of the CEQA process. SB 97 also required the Office of Planning and Research to develop guidelines to analyze GHG emissions.

The NSAQMD has not adopted thresholds of significance for GHG emissions. Due to the nature of global climate change, it is not anticipated that a single project would have a substantial impact on global climate change. Although it is possible to estimate a projects CO2 emissions, it is not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

IMPACTS

a)&b) Calculating the Greenhouse Impacts on an individual project is difficult to qualify or quantify. The GHG emissions from the proposed project would not individually generate GHG emissions enough to measurably influence global climate change. However, ongoing occupancy and operation would result in a net increase of CO2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. However, as an infill residential project, vehicle miles traveled may be reduced. According to the *CalEEMod* program conducted for the project, the following air quality impacts are anticipated with the proposed Gilded Springs project:

Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	31.4	17.8	5.89	13.5
Project Operational Impacts	2.96	5.35	2.99	17.63

Level A Thresholds				
NSAQMD- Significance Thresholds	<24 lbs/day	<24lbs/day	<79lbs/day	N/A
Level B Thresholds				
Maximum Project Emissions	24-136 lbs/day	24/136 lbs/day	79-136 lbs/day	N/A
Level C Thresholds				
Maximum Project Emissions	>136 lbs/day	>136 lbs/day	>136 lbs/day	N/A

As noted in the Air Quality Section of this Initial Study, the above impacts are within the acceptable level of impacts as viewed by the NSAQMD. In addition, the following project components and California Green Building requirements apply to the proposed residential project:

- All new residential construction with attached private garages shall have an electric vehicle (EV) charging station.
- Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
- Toilets and showers shall be low flow.
- Construction waste management forms shall be completed including recycling and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste.
- All exterior lighting shall be high efficacy and be controlled by a manual on/off switch.
- All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
- Each of the homes shall be constructed in accordance with Title 24 Energy Standards.
- Solar shall be required for building permit applications deemed complete after January 1, 2020.
- As an infill residential project, in proximity to services, it is anticipated that reduced vehicle trips will result than otherwise would have occurred.

The above CA Green Building Code requirements coupled with the analysis and conditions of approval in the Air Quality Section of this Initial Study, will assure that Greenhouse Gas impacts remain less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	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 and vehicle accidents and other situations. Fire Station #1, located on Brighton Street, is staffed 24 hours a day. This station is located less than I mile from the project site.

In the Grass Valley area, industrial and commercial facilities that use, store, or dispose of hazardous materials present the greatest potential hazards. A search of available environmental records conducted indicates that the project site is not listed as a hazardous materials site and no listed sites occur within an ASTM standard distance radius.

IMPACTS

a)&b) The proposed project does not involve an activity that may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impact will occur.

The properties are not listed on the City's Hazardous Waste Site or Nevada County's Contaminated Sites lists. In addition, staff conducted a record search on the *State's Geotracker, Envirostor and Department of Conservation websites* and found no evidence of abandoned mine or hazardous waste sites on the project site.

The City's General Plan identifies upwards of 46 mining claim boundaries in the Grass Valley area, but none are located in the proposed project site. However, staff acknowledges that the area could contain mine-related features since they are very common, and not an unusual circumstance, in the City. No impact will occur.

c)&d) The proposed project does not involve an activity that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The project is not located on a site which is included on a list of hazardous materials sites. No impact will occur.

e)&f) The project site is located approximately 3 miles (as the crow flies) from the Nevada County Airport. As required by the Public Utilities Code, the Airport Land Use Commission adopted the *Nevada County Airport Land Use Compatibility Plan*. The compatibility plan's function is to promote compatibility between the airport and surrounding land uses with respect to: height (e.g. height of structures), safety (e.g. number of persons per acre), and noise (e.g. noise sensitive land uses). According to the Nevada County Airport Land Use Compatibility Plan, the project site is located outside of the area of influence.

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The project will not 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. No impact will occur.

g)&h) The project will not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan. No impact will occur.

Though the project site, as with most of the City, is designated as within a high fire hazard severity zone, the proposed access and water system will support adequate fire suppression activities. According to the City Fire Chief, development of this does no expose a greater risk from wildfire than any other area in the City. This impact is less than significant.

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

SETTING

The project is located within the headwaters of Peabody Creek (Rhode Island Ravine), tributary to Wolf Creek, tributary to the Bear River, tributary to the Feather River. The project drains a small watershed of roughly 0.2 square miles, with baseflow support provided by the numerous springs on and off the site.

Drainage from and around the project parcel includes natural swales, ditches, and storm water infrastructure. Historical drainage from the project likely followed natural topography and flowed south where W Main Street is currently constructed and into Peabody Creek. Today, a perennial spring-fed channel originates in the center of the project near a historic residence and discharges to a small constructed pond before discharging to a constructed ditch.

The ditch runs along Linden Avenue briefly before turning south between neighboring parcels and discharges to the municipal storm drain network. A seasonal spring and intermittent channel form the western project boundary and discharge to the municipal storm drain at W Main Street. Both these storm drains discharge to Peabody Creek. Separately, at least one (possibly two) seasonal springs east and outside of the project boundary discharge to residential lawns and Linden Avenue where flows are conveyed to a separate storm drain system which eventually routes this runoff to Slide Ravine.

The subject property is located in Flood Zone X (Areas determined to be outside the 500-year flood plain) according to the *Flood Insurance Rate Map for the County of Nevada, Map No. 06057C0627E dated February 3, 2013.* Due to the site's topography and location away from any major waterways, flooding is not a concern on the project site according to Federal Emergency Management Agency (FEMA).

IMPACTS

a) A total of ±6,195 cubic yards are anticipated to be excavated with fill accounting for ±6,115 cubic yards resulting in an import of ±80 cubic yards. The proposed project will require a grading permit to be issued by the City of Grass Valley, Public Works Division pursuant to the City's Grading Ordinance. The City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. In addition, Section 402(p) of the Clean Water Act requires National Pollutant Discharge Elimination System (NPDES) storm water permitting to be approved by the Regional Water Quality Control Board for projects disturbing over 1 acre. Standard Mitigation Measures requiring a NPDES permit from the RWQCB will reduce potential impacts to a less than significant impact.

HY/WQ 1 – Mitigation Measures:

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

2. Prior to the issuance of a grading permit, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.

Additionally, Mitigation Measures of the stream restoration & enhancement plan include the following for work adjacent to Peabody Creek (Rhode Island Ravine):

HY/WQ 2 – Mitigation Measures:
To protect soil and water resources during the implementation of the stream restoration project, the following Best Management Practices (BMPs) shall be implemented for the duration of the implementation phase and the efficacy of the BMPs monitored for the duration of the maintenance, monitoring, and reporting phase:

Pre-Construction Planning

1. Limit Construction to Dry Weather – At no time shall work occur in flowing water or saturated soils. Construction activity involving soil disturbance within 10 feet of the top-of-bank during the dry period for the stream (July 1 to October 1), and during dry weather. Vegetation and soil disturbance activities shall be timed with awareness of precipitation forecasts and shall be started only if the local weather forecasts predict no rain for a period of 72 hours.
2. Locate Staging and Spoil Areas away from the Stream – Locate spoil piles, equipment refueling & maintenance areas, access roads, parking, and staging areas a minimum of 10 feet from the top-of-bank.
3. Minimize soil disturbance and preserve native vegetation – Minimize the amount of soil and native vegetation disturbance to the minimum necessary. Prior to the start of the Himalayan blackberry removal/initial mowing, identify and flag any native riparian species for avoidance. Removal of native upland trees and shrubs within the stream easements shall also be minimized by flagging prior to the stare of blackberry removal.

Sediment & Other Pollutant Controls

4. Prior to the start of work that will disturb soil on slopes within 10 feet of the stream, including blackberry removal, install straw/coir logs or rolls or silt-fencing at the top of bank to keep disturbed/erodible soils and other pollutants from entering the stream. Sediment controls shall also be installed around the perimeter of the equipment maintenance/refueling areas. Install sediment controls around the perimeter of spoil piles (including piles of removed blackberry root crowns) to trap sediment in the event of rain and release it as cleaner street flow. Silt fencing and/or straw/coir logs shall be installed according to manufacturer's directions.
5. Before the first heavy rains and prior to removing the barriers, soil or other sediments or debris that accumulates behind the barriers shall be removed and transported away from the stream.
6. The restorations contractor shall exercise every reasonable precaution to protect the stream and stream easement from accidental pollution with fuels, oils, bitumen, and

other harmful materials. Betonite and cement are very toxic to fish and the aquatic environment. Under no circumstances shall bentonite be used to stabilize soils and no concrete wash water shall be discharged into the stream, even during the dry season. The contractor shall keep spill containment materials onsite at all times during construction.

7. No debris (including blackberry canes and root crowns) shall be placed in the stream channel. All vegetation debris, packaging materials, and other litter shall be removed from the stream easement immediately upon completion.

Erosion Control

8. Upon removal of the blackberry roots/root crowns, all disturbed soils shall be graded or raked smooth and biodegradable geo-textiles shall be secured to the banks and adjacent hillslopes immediately upon removal of the blackberry bushes. The geo-textiles shall be installed and secured according to the manufacturer's directions. Erosion control measures need not be installed following the initial mowing; but shall be installed immediately following removal of the blackberry roots and crowns – mechanically or chemically.

Inspect & Maintain Control Measures

9. Sediment and other pollutant control measures, and erosion control measures shall be inspected regularly, and repaired and/or re-installed not less than 24 hours before a forecast storm or rain event.
10. Upon completion of the planting, erosion and control measures (plantings, geotextiles and other control measures) shall be inspected monthly for the duration of the restoration monitoring period, and no less than 24 hours prior to a forecast storm or rain event.

b) The proposed project will be connected to the City of Grass Valley municipal water supply. The water connection of 27 single family homes is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is less than significant.

c)-d) Historically, it has been noted that residents located downslope and adjacent to the project site have experienced minor flooding of basements, driveways, and yards from surface runoff. Based upon the initial reconnaissance-based investigation, the hydrologist of record noted that drainage and flooding issues on parcels neighboring the site area likely caused by a possible combination of a) spring flow and groundwater discharge from on-or off-site sources; b) surface runoff from on-or off-site sources; and, c) backwatering from debris wracking and/or an undersized storm drain system.

According to the Geotechnical Report (Gularty 2018), no groundwater was present in the six exploratory test pits recorded on July 26, 2018, which indicates that the spring flow and groundwater discharge associated with Linden Avenue may be independent from the ±6.96-acre Gilded Springs project site, although existing drainage from contiguous portions of the project site may be draining in an easterly direction toward Linden Avenue. The drainage plan

prepared for the project proposes to alter the existing and additional stormwater drainage generated from the project into bio-swales and Peabody Creek in a westerly direction. In this regard, Lots 25 – 27 (closest to the adjoining pond and drainage complaints on Linden Avenue), is proposed to be drained in a southerly direction towards a drainage inlet and curtain drain located at the southern end of the project site.

The *Preliminary drainage study prepared by Millennium Planning & Engineering dated October 2018,* supports the design of the proposed drainage system. Storm drainage will be collected and routed through gutters in the street that will direct runoff to bioretention treatment areas next to the roadway or routed into ditches that will route storm water into various bioretention areas throughout the property. Most of the overflow runoff will be directed to Peabody Creek on the west side of the property.

Drainage systems have been designed to convey 24-hour storm events and mitigate any potential runoff increases as outlined in the City of Grass Valley standards. The proposed project is not anticipated to require additional drainage improvements for the site beyond those outlined in the preliminary drainage study and shown on the project plans.

Drainage plans have been prepared in accordance with the City of Grass Valley engineering standards. The project is anticipated to eliminate any existing overland release drainage that is occurring presently on the project site, which may be beneficial when compared to the existing drainage patterns occurring.

Moreover, a Hydrology Assessment – *Balance Hydrologics, Inc., prepared a Limited Hydrologic Assessment on September 27, 2018.* Because of drainage and high-water table issues raised by neighbors, Balance Hydrologics prepared a supplemental *Limited Groundwater Investigation dated May 20, 2019*. According to the Hydrology Assessment, the project site drains a small watershed of less than 0.2 square miles and under existing conditions, surface runoff is limited. Aside from the seasonal channel along the site's western boundary, no drainage features or channels are present on the project site. The seasonal channel along the western property boundary originates from a seasonal spring and measures roughly 750 feet in length and discharges to a municipal storm drain inlet at the southwest corner of the project property near W Main Street. Based on the project's location, climate, watershed size, site topography, observed seasonal groundwater fluctuations, soil characteristics, and the absence of evidence of runoff in April 2019, the hydrologist of record, does not expect that measurable runoff from the site occurs under existing conditions. It is also not expected that groundwater would rise to the surface for prolonged periods or generate runoff from the site.

Additionally, based upon the field observations conducted in April 2019, the geologist of record has concluded that groundwater is seasonally and spatially variable at the project site and groundwater is rarely if ever present at the ground surface. Based upon boring logs taken on April 26, 2019, groundwater was encountered between 3.25 and 4.5 feet below ground surface during a very wet period as part of the investigation, but was not observed in test pits to 10 feet below ground surface in July 2018 (Gularte, G., 2018), indicating seasonal fluctuations of at least 7 feet through much of the site, with winter and spring increases to within 3 to 4 feet

of the ground surface. Groundwater discharge is present in the form of perennial springs immediately adjacent to the site on the historical parcel (652 Linden Avenue), suggesting that preferential groundwater flow pathways exist near the surface and support baseflow runoff at the site, perhaps due to the influence of geologic or historical mining activity. No springs have been identified or mapped within the project site with the exception of a seasonal spring located in the northwest corner of the project site, and wetland delineations completed by Matuzak (2018), which determined no wetlands to be present within the project site, except for a seasonal channel along the project's western boundary.

Based on available storm drain maps (City of Grass Valley, undated), runoff from the project will discharge into a series of stormwater conveyance features that discharge into Condon Pond in Rhode Island Ravine. Therefore, it is highly unlikely that runoff from the project will affect flooding conditions along Linden Avenue, provided that drainage features are appropriately designed and sized.

Based upon the above findings, Balance Hydrologics recommends that the drainage plan be finalized and consider the potential for near-surface groundwater during the wet season, especially for areas in the southern half of the project property (i.e. Lots 25 – 27). It is further recommended that Low Impact Development (LID) and infiltration features be designed in consideration of groundwater levels that may rise to within 3 feet of the ground surface.

Based upon findings prepared by Balance Hydrologics, Inc., the following Mitigation Measure will reduce potential impact to a less than significant level:

HY/WQ 3 – Mitigation Measure:
Prior to approval of the drainage plans, the drainage plan prepared for the project shall consider the potential for near-surface groundwater during the wet season, especially for areas in the southern half of the project site (i.e. Lots 25 – 27). Low Impact Development (LID) and infiltration features shall be designed in consideration of groundwater levels that may rise to within 3 feet of the ground surface as outlined in the Balance Hydrologics, Inc., Limited Groundwater Investigation dated May 20, 2019.

Based upon the above mitigation, the project will not substantially alter the existing drainage pattern of the site or area that would substantially increase the rate or amount of surface runoff that would result in flooding.

Therefore, it is highly unlikely that runoff from the project site will affect flooding conditions along Linden Avenue, provided that drainage features are appropriately designed and sized.

e)-f) The project will contribute additional storm water into the existing drainage improvements constructed on the project site. These improvements include drainage facilities located along the north westerly property line with curb and gutter improvements to be installed along both Ben Taylor Crossing, Cameron Court, and Barker Lane.

A preliminary drainage report has been prepared and the project has been designed to comply with the City of Grass Valley Design Standards for regulated projects (all projects that create and/or replace 5,000 square feet or more of impervious surface). Runoff from impervious surfaces will be directed into multiple bioretention treatment systems that are sized to capture and treat 85th percentile, 24-hour storm events throughout the site. The bioretention systems are located along the project entrance at W. Main Street and Ben Taylor Crossing; along the west side of Ben Taylor Crossing; the north side of Cameron Court; the north side of lot 18 and along the south side of lots 22, 23 & 24. Overflow runoff will be routed directly into Peabody Creek.

Water quality treatment methods include storm water drainage to be collected and routed through gutters in the street that will direct runoff to bioretention treatment areas next to the roadway or routed into ditches that will route storm water into various bioretention areas throughout the property. The majority of overflow runoff will be directed to Peabody Creek on the west side of the property.

As noted above, the City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. In addition, Section 402(p) of the Clean Water Act requires National Pollutant Discharge Elimination System (NPDES) storm water permitting to be approved by the Regional Water Quality Control Board for projects disturbing over 1 acre. As a result, the project is not anticipated to degrade water quality. These impacts are considered less than significant.

g)-j) The subject property is not within an area of the 100-year flood plain according to FEMA Map panel number 06057C0627E dated February 3, 2010.

The project will not expose people or structures to a significant risk of loss and is not subject to inundation by seiche, tsunami, or mudflow. No impact will occur.

X. LAND USE AND PLANNING — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) 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 ±6.96-acre project site is an infill residential parcel surrounded by low density residential uses on the north, east and south. Peace Lutheran Church and a home are located to the west of the property and Sierra Mountain Inn is located adjacent to the southeast corner at W Main Street. The Nevada Irrigation District is located to the northwest.

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) identifies the property and area as slated for Urban Low Density Residential (ULDR) uses. The zoning designation is likewise Single Residential (R-1), which permits residential and accessory uses.

IMPACTS

a)&b) The project site is surrounded by urban development on all sides and is considered in-fill development with residential designs consistent with the neighborhood. 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.
- 3-LUO – Reduction in the amount of land necessary to accommodate future growth.
- 4-LUO – Reduction in the environmental impacts associated with peripheral growth.
- 5-LUO – Continued revitalization of central Grass Valley.
- 4-LUG – Protect and enhance the character of established single-family neighborhoods.
- 10-LUO – Preservation of existing neighborhoods.
- 11-LUO – Retention of historic structures and community character.
- 3-CG – Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.
- 9-CO – Use of traffic calming techniques to protect neighborhoods and residents from adverse traffic impacts.
- 10-CO – Protection of stream courses, riparian areas and other natural features.
- 11-CO – Development and implementation of a comprehensive traffic safety program, including improvement of facilities serving pedestrian needs.

Development of the property will not divide an established community or conflict with any applicable land use plan, policy or regulation. The project is in accordance with the City's R-1 Zoning designation. No impact will occur.

c) The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact will occur.

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

XI. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SETTING

The City of Grass Valley adopted a *General Plan Mineral Management Element (MME) on August 24, 1993.* The MME contains four resource areas defined as: MRZ – 1 though MRZ – 4. The designations are described as follows:

MRZ – 1: Areas where adequate information indicates that no significant mineral deposits are present.
MRZ – 2: Areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence.
MRZ – 3: Areas containing mineral deposits the significance if which cannot be evaluated from available data.
MRZ – 4: Areas where available information is inadequate for assignment to any other MRZ zone.

IMPACTS

a)&b) The *General Plan Mineral Management Element* does not show the site as being near an area classified as having significant mineral deposits. The Gilded Springs property is not located near one of the two areas identified in the Mineral Management Element (MME) as being targeted for mining conservation. Should mining activities be proposed in the area, the MME includes a policy statement that requires a proposed mine project to address potential impacts on the urban uses based upon the nature of the mining activities. According to the MME, the proposed project is not anticipated to result in the loss of availability of a known mineral resource or locally known minimal resource. No impact will occur.

XII. NOISE—	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SETTING

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound that disrupts or interferes with normal human activities. Although exposure to high noise levels over an extended period has been demonstrated to cause hearing loss, the principal response to noise is annoyance.

Sound intensity is measured in decibels (dB) using a logarithmic scale. For example, a sound level of 0 dB is approximately the threshold of human hearing, while normal speech has a sound level of approximately 60 dB. Sound levels of approximately 120 dB become uncomfortable sounds.

Two composite noise descriptors are in common use today: L_{dn} and CNEL. The L_{dn} (Day-Night Average Level) is based upon the average hourly noise level over a 24-hour day, with a +10-decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.) noise values. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures. The CNEL (Community Noise Equivalent Level), like L_{dn}, is based upon the weighted average hourly noise over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hours. The CNEL

was developed for the California Airport Noise Regulations and is normally applied to airport/aircraft noise assessment. The L_{dn} descriptor is a simplification of the CNEL concept, but the two will usually agree, for a given situation, within 1dB. Like the noise levels, these descriptors are also averaged and tend to disguise short-term variations in the noise environment. Because they presume increased evening or nighttime sensitivity, these descriptors are best applied as criterial for land uses where nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments.

Potential noise in and around the area consists of vehicular traffic, services of the Peace Lutheran Church, Nevada Irrigation District Yard and residential uses in the vicinity. The nearest sensitive receptors are the residential uses located adjoining the project site on all sides with the nearest residence approximately ±100 feet from the nearest Gilded Springs residential lot.

IMPACTS

a) Existing potential noises in the project vicinity including services of the Peace Lutheran Church, Nevada Irrigation District Yard, and residential uses in the vicinity, are considered less than significant.

The project includes earthwork construction and house construction that will generate additional noise in the residential neighborhood. Earthwork construction is anticipated to be completed in one phase. Dependent upon home sales, house construction may occur over several years. During the construction phases, noise from construction actives (dozers, graders, generators, saws, pneumatic tools, etc.), will occur in the project area. Activities involved in construction will generate noise levels, generally ranging from 70 to 90 dB at a distance of ±50 feet. These can generally be reduced approximately 5 dB at distances of 100 feet.

Equipment used for the project and the dBA for each type of equipment includes the following:

Equipment Type	dBA at 50 feet
Backhoe	84 dBA
Excavator	81 dBA
Generator	81 dBA
Jackhammer	89 dBA
Paver	77 dBA
Pickup Truck	75 dBA
Pneumatic Tools	85 dBA

In accordance with the City's Municipal Code, construction activities will be temporary in nature and will occur between normal working hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and not at all on Sunday and legal holidays.

According to the State's General Plan Guidelines and City General Plan Noise Element, noises which are generally less than ±60 dB CNEL are normally acceptable for outdoor low-density residential uses taking into account that any building impacted would be of normal conventional construction without any special noise insulation requirements. As noted, acceptable noise levels are determined using the Community Noise Equivalent Level (CNEL). The type of equipment used may intermittently exceed ±60 dB, during the working hours from 7:00 a.m. to 6:00 p.m. However, based upon the temporary and fluctuating nature of construction noise and the following Mitigation Measure, construction noise would be reduced to a less than significant level.

NOISE 1 – Mitigation Measure:
Prior to the issuance of grading and/or building permits, the project grading and building plans shall identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. When such equipment must be located near adjacent residences, project grading and improvement plans shall include provisions to provide acoustical shielding of such equipment.

b)-d)Considering the level of earthwork required, distance from existing sensitive receptors, the project is not anticipated to expose people to ground borne vibration or ground borne noise levels. Grading will cause or contribute to a temporary increase in ambient noise levels; however, this impact is short-term and is subject to the City's Noise Ordinance which limits hours of construction. These impacts are considered less than significant.

e)&f)As the crow files, the project is located approximately 3 miles from the City of Grass Valley Municipal Airport. Due to the distance from the Nevada County Airport, noise impacts associated with the airport will not occur. No impact will occur.

XIII. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial 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 of replacement housing elsewhere?	☐	☐	☐	☒

SETTING

The proposed project is in an area low density residential use. The land use designation for the project site is Urban Low Density Residential (ULD) according to the *City of Grass Valley General Plan*. The zoning designation is similarly Single Residential (R-1).

The project is served by existing utilities including sewer, water, electric, gas and storm drainage.

The project site has been slated for residential development dating back to the 1965 General Plan. As such, the population growth anticipated with development of the site has been anticipated for more than ±50 years.

IMPACTS

a) Based upon 27 homes and a City of Grass Valley average household size of 2.04 persons per household, the project is anticipated to generate fifty-five (55) persons which may or may not be new residents. The potential addition of fifty-five (55) persons is what was anticipated in the City General Plan and therefore, this project will not result in a substantial population growth in an area, either directly or indirectly. No impact will occur.

b)&c) The project is not anticipated to displace substantial numbers of existing housing, necessitating the construction of replacement housing or people elsewhere. No impact will occur.

XIV. 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 could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

SETTING

The proposed project area is within the City of Grass Valley and is served by the following public services:

- *Fire Protection:* The City of Grass Valley Fire Department provides fire protection and emergency medical services within the City. The Ophir Hill Fire Protection District serves lands east of the City limits, and the Nevada County Consolidated Fire District (NCCFD) serves the area generally north, west, and south of the City limits. The Fire Department is part of the tri-agency Joint Operating Agreement that includes the Nevada City Fire Department and NCCFD. The Fire Department has three locations: Fire Station #1 (474 Brighton Street), Fire Station #2 (213

Sierra College Drive), and administrative offices at City Hall (125 East Main Street). Equipment includes three front line engines, one reserve engine, one Office of Emergency Services (OES) engine, a ladder truck, one air support unit, and five staff vehicles.

- *Police Protection:* The Department currently employs 27 FTE sworn members and 3 FTE civilian staff. Based upon Grass Valley's population of 13,041 the department's ratio of police officers per 1,000 residents is 2.1.

- *Schools:* Throughout Grass Valley, the Grass Valley School District serves K-5 students and the Nevada Joint Union School District serves students in grades 9 - 12. In addition, through inter-district contracts (which can be retracted), 467 students from Grass Valley currently attend schools in other school districts.

- *Parks:* The Grass Valley public parks and recreation system is comprised of approximately 108 acres of City park lands, including seven developed parks (Dow Alexander, Elizabeth Daniels, Glenn Jones, Minnie, Memorial, DeVere Mautino, and Condon and one underdeveloped park Morgan Ranch) within the City limits.

IMPACTS

a) 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.

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.

XV. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities	☐	☐	☐	☒

XV. 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.

IMPACTS

a)&b) The Gilded Spring residential project is anticipated to generate fifty-five (55) persons considering 27 single family dwellings and an average City of Grass Valley household of 2.04 persons. As noted, the project will be subject to City of Grass Valley development fees including Quimby Act (park) fees; however, the project is not anticipated to increase the use of existing neighborhood and regional parks, recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The proposed project will not generate the need for additional park facilities. No impact will occur.

XVI. TRANSPORTATION/TRAFFIC –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion	☐	☐	☒	☐

XVI. TRANSPORTATION/TRAFFIC –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

SETTING

The project site is an infill property that has been slated for development dating back at least 1965 according to the City's General Plan and Zoning Ordinance. The project site is generally bound by W Main Street to the south and Alta Street to the east.

West Main Street – West Main Street is the primary roadway accessing historic downtown Grass Valley. West Main Street is a two-lane roadway with left-turn lanes at select intersections. Sidewalks are provided on both sides of the street with numerous crosswalks. On street parallel parking is provided on both sides of the street. The posted speed limit is 25 miles per hour and transitions to 30 miles per hour to the west of the intersection with School Street.

Alta Street – Alta Street is a two-lane collector roadway that forms a T-intersection with W Main Street on the west side of historic downtown Grass Valley. Alta Street provides access to a residential neighborhood north of historic downtown and provides a connection to Ridge Road to the north. The posted speed limit is 30 miles per hour.

Other local streets near the Gilded Spring Project include:

Mill Street – Mill Street is a two-lane roadway that runs parallel to State Route 20/49. Mill Street is located one block to the west of the highway and provides access to residential and commercial properties located to the south of historic downtown Grass Valley.

Church Street – Church Street is a local roadway that runs in the north-south direction. Church Street intersects West Main Street near the center of historic downtown Grass Valley. Church Street provides access to residential and commercial properties located to the north and south of

downtown Grass Valley. South of West Main Street, Church is a two-lane roadway. Church Street is a one-lane, one-way (southbound) roadway through the block to the north of West Main Street.

School Street – Similar to Church Street, School Street is a local roadway providing access to residential and commercial properties to the north and south of historic downtown Grass Valley. School Street is a two-lane roadway located one block to the west of Church Street.

IMPACTS

a) The project would generate temporary construction traffic initially. However, this would be temporary and would not materially alter the traffic volumes along W Main, Alta Streets or surrounding roadways.

According to the *Focused Traffic Analysis prepared by TJKM traffic consultants dated May 8, 2019,* the Gilded Springs project would result in an increase in traffic near the project site resulting from the 27 single family dwellings. Based upon the trip generation rates identified in the *10th Edition of the Institute of Transportation Engineers (ITE)* transportation generation rates manual, trip generation rates for singe family dwellings have an average of 9.44 trips per day, 0.74 trips in the a.m. peak hour and 0.99 trips in the p.m. peak hour. TJKM calculates the following trips from the Gilded Springs project at: 255 daily trips, 20 a.m. peak hour trips, and 27 p.m. peak hour trips. TJKM estimates that there will also be a maximum of 20 trips during the p.m. school period.

The above p.m. peak trips are below the threshold of 63 p.m. peak hour trips that require a traffic study by the City of Grass Valley. Considering that the project site was included in the traffic analysis provided by the General Plan and General Plan EIR, these vehicle trips have been anticipated in the cumulative impact totals of the General Plan buildout and accounted for in the Levels of Service analysis on W Main, Alta and nearby roadways and intersections.

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.

The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. This impact is considered less than significant.

b) Levels of Service are estimated for future travel conditions to ensure that a roadway will provide acceptable operations for its "design life", which is commonly 20 years. For the General Plan, the year 2020 is used for estimating traffic demand and determining Levels of Service on the roadway system. The City has established Level of Service "D" at the p.m. peak hour as the goal for both the General Plan and for the development of Citywide and regional traffic impact fees. LOS D is defined as "significant congestions of critical approaches but intersection is functional."

According to the City's General Plan Circulation Element, an analysis of roadway improvements needed to maintain a Level of Service "D" standard in the year 2020 has been determined using the growth assumptions of the General Plan and the Nevada County Transportation Planning Agency (NCTPA) sub-region travel demand model.

The City's 2020 General Plan shows W Main Street with an Average Daily Trip (ADT) of 5,763 in 1999 and a projected ADT of 10,200 in 2020. This projection does include assumptions for development of vacant parcels such as the Gilded Springs property based on the General Plan. At buildout of the 2020 General Plan, a Level of Service (LOS) of B is anticipated. Level of Service B is defined as: "Uncongested operations, all queues clear in a single cycle."

Moreover, the Alta Street LOS at intersections N of West Main Street, North and South of Alta Vista Drive and SE of Ridge Road have existing LOS of A and projected LOS of A at General Plan buildout meaning: "uncongested operations; little or no delay."

The General Plan notes that a number of intersections will require improvements to provide Level of Service "D". As shown on the following table, implementation of the General Plan Circulation Element, Capital Improvement Program and construction of the improvement projects included in the General Plan will result in satisfactory Levels of Service at most of the project intersections.

Table 2 – Projected Intersection LOS

Intersection	*Existing LOS*	*Existing DEL/VEH*	*2020 LOS*	*2020 DEL/VEH*
Main/Alta	--	--	C	21.0
Main/Auburn	B	12.9	C	15.5
Mill/Neal	B	8.7	F	66.1
Auburn/Neal	--	--	C	23.3

However, the General Plan notes that increased traffic at build out of the General Plan is a significant and avoidable cumulative impact and a Statement of Overriding Considerations was adopted concurrently with the 2020 General Plan and General Plan EIR. The fundamental reason that the EIR states that significant, adverse effects will occur even with the most feasible attempts at mitigation is that a substantial amount of traffic which impacts Grass Valley initiates or is generated outside of the City limits in Western Nevada County, Grass Valley accommodates outside traffic, but has little practical control over key variables related to external traffic generation, namely land uses and land use densities/intensities in the unincorporated County.

Based on the traffic volumes from the proposed project, TJKM traffic consultants analyzed the nearby intersection of W Main and Alta Street. This intersection was analyzed because comprehensive count information is readily available from the *Yuba River Charter School Traffic Study* and because the heavy volumes at the intersection have resulted in the need for an all-way stop control which, in turn, has resulted in substantial congestion at and near the intersection. TJKM analyzed the intersection during three time periods, the a.m. peak hour, the after school peak period, and the p.m. peak hour. As noted in the following table, the intersection operates at poor levels of service during two periods of the day. During the

morning peak hour (highest peak hour between 7 a.m. – 9 a.m.), when both school traffic and commute traffic exists, the intersection operates at unacceptable LOS F. During the afternoon peak, (highest peak hour when school lets out 3 p.m. to 4 p.m.) the intersection operates at LOS E, also unacceptable. However, with respect peak school traffic during the a.m. and afternoon peak, the Level of Service deficiencies are typically for a 15 – 20-minute duration. During the evening peak (highest peak hour between 4 p.m. – 6 p.m.) when school traffic is minimal, the intersection operates at LOS C.

Table 3 also shows the intersection LOS with the traffic added from the Gilded Springs development. It is noted that in all three time periods, the level of service with project traffic added to the intersection remains at the same levels with only minor increases in delay. Specifically, with the Gilded Springs project, added delays of 3.2, 1.0 and 1.0 second result during the a.m., School, and PM respectively, when both school traffic and commute traffic exists and p.m. peak hour respectively.

Table 3 – Levels of Service with Existing All Way Stop

LOS Results with All way Stop								
ID	Study Intersections	Control	Peak Hour	Existing		Existing + Project		
				Delay	LOS	Delay	LOS	Change in Delay
1	W. Main Street and Alta Street	All Way Stop	AM	50.5	F	53.7	F	3.2
			School	44.5	E	45.5	E	1.0
			PM	18.6	C	19.6	C	1.0

Table 4 – Levels of Service with Planned Traffic Signal Control

LOS Results with Traffic Signal Control								
ID	Study Intersections	Control	Peak Hour	Existing		Existing + Project		
				Delay	LOS	Delay	LOS	Change in Delay
1	W. Main Street and Alta Street	All Way Stop	AM	6.9	B	9.3	B	2.4
			School	10.2	B	10.2	B	0.0
			PM	7.8	A	8.5	A	0.7

TJKM also analyzed how the intersection will operate when it is under traffic signal control. The City has included signalization of this intersection in its Capital Improvement Program, although the project is not currently funded. The intersection does meet traffic signal warrants, meaning current traffic volumes satisfy the need for signals. As shown in **Table 4**, the intersection is expected to operate at acceptable levels of service, with or without the Gilded Springs development. In the a.m. and afternoon school periods, the intersection operates at LOS B. In the evening, it operates at LOS A.

Moreover, according to the *Yuba River Charter School Traffic Impact Analysis*, a peak-hour signal warrant analysis was also performed on West Main/Mill Streets. The results indicate that

with a traffic signal the intersection would operate at a good LOS A under all 2013 and 2030 scenarios.

The results of the *Focused Traffic Analysis prepared by TJKM and Yuba River Charter School Traffic Impact Analysis* are generally consistent with the findings concluded in the City's Circulation Element and Environmental Impact Report prepared for the City's 2020 General Plan, which included the Gilded Springs project.

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

With respect to improvements on W Main Street and Alta Streets, the City has an adopted Traffic Fee program which has identified future development within the City that will entirely fund improvements to both W Main Street/Mill Street and W Main Street/Alta Street. Specifically, the City has programmed a traffic signal on West Main and Alta Streets, and includes widening W Main Street eastbound and installation ADA compliant ramps on all three corner intersections.

The project would not generate the need for intersection or roadway improvements above and beyond those identified in the adopted Grass Valley Traffic Impact Fee and Capital Improvement Plan (CIP) programs. No additional mitigation measures are necessary at the intersections noted above as a result of the traffic generated by the Gilded Springs project. This impact is less than significant.

c)-d) According to the *Focused Traffic Analysis prepared by TJKM* the new Street Ben Taylor Crossing could present an attractive cut-through route for motorists desiring to travel from Alta Street to one of the schools located along W Main Street. This would be a new private street with public access and the only one in the area connecting Alta Street and W Main Street. TJKM concurs that this route would not only serve as a shorter route to the schools, but also would reduce travel in the congested portions of the two streets near their intersection. For this reason, TJKM suggests not allowing traffic to travel from Alta Street to W Main Street southbound on Ben Taylor Crossing as a one-way street northbound, that is, toward Alta Street as currently shown on the Tentative Subdivision Map. The limits of this designation could be between Cameron Court/Barker Lane and Alta Street. The exact limits should be determined based on discussions involving the City Public Works Department and developer. It should be noted that imposition of such a designation does not result in any changed traffic patterns for existing residents and motorists in Grass Valley; it would only affect new residents, but not significantly.

Further, to eliminate the attractiveness for cut through traffic in the northbound direction, one technique would be to require all northbound motorists on Ben Taylor Crossing to turn right

onto Alta Street. This would eliminate the attractiveness of the new street for cutting through the neighborhood. It is acknowledged that enforcement of such a left prohibition could be difficult and could require more than just signage to be effective. For example, even with a median forcing all northbound motorists to turn right onto Alta Street, the presence of the Alta Vista Drive loop street nearby would allow motorists, after a short trip on Alta Vista, to travel westerly on Alta Street.

Lastly, it is recommended that the City paint "KEEP CLEAR" markings on the W Main Street fronting the project site to aid traffic flow at the W Main Street/Ben Taylor Crossing entrance. Although, not imposed as Mitigation Measures, the above recommendations will be provided as Conditions of Project approval as recommended by the Public Works Department. Design features of the project are considered less than significant.

The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. These impacts are less than significant.

e) The project has been reviewed by the City of Grass Valley Fire Department for emergency response. The project has been determined by the Fire Department to be in compliance with the City of Grass Valley fire standards and City Development Code. Therefore, potential impacts relating to emergency access is considered less than significant.

f) The Gilded Springs project is required to comply with the City's Development Code, which requires two off-street parking spaces for each residence, with at least 1 covered. Tandem parking is not permitted.

As proposed, the residential designs include one and two car garages for off street parking. To comply with the City's Development Code, the proposed one car garages will be required to have a paved area of nine feet by eighteen (9x18) feet, outside of the front yard setback, to satisfy the required parking. Due to the size of the lots, adequate off-street parking should not be at issue.

Moreover, guest street parking is provided on Ben Taylor Crossing and Cameron Court on the west side of the street. It is anticipated that approximately 25 guest parking spaces can be provided on the above noted streets. No impact will occur.

g) The project is an infill residential site that is in accordance with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turn-outs, bicycle racks) thereby resulting in a positive impact. No impact will occur.

XVII. UTILITIES AND SERVICE SYSTEMS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

SETTING

The Gilded Springs property is currently a moderately vegetated area with natural slopes of varying gradients ranging between 5% and 20%. The elevation of the site ranges from approximately 2,520 to 2,575- or 55-feet grade change.

Drainage from and around the project site includes natural swales, ditches and storm water infrastructure. Historical drainage from the project site likely followed natural topography and flowed south where W Main Street is currently constructed and into Peabody Creek (Rhode Island Ravine). Today, a perennial spring-fed channel originates in the center of the project near the historic residence and discharges to a small constructed pond before discharging to a constructed ditch. The ditch runs along Linden Avenue briefly before turning south between neighboring parcels and discharges to the municipal storm drain network at W Main Street. A seasonal spring and intermittent channel from the western project boundary discharges to the municipal storm drain at W Main Street. Both these storm drains discharge to Rhode Island Ravine. Separately, at

least one (possibly two) seasonal springs east and outside of the project boundary discharge to residential lawns and Linden Avenue where flows are conveyed to a separate storm drain system which routes this runoff to Slide Ravine.

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

Domestic water service to the proposed development is provided by the City of Grass Valley via existing water lines that were installed following development in the project area. According to the General Plan EIR, water supplies are sufficient to supply growth anticipated in the General Plan, which included the Gilded Springs project site.

Sewage collection is provided by the City of Grass Valley via existing sewer lines along both W Main Street and Alta Street. According to the General Plan EIR, sewage collection facilities are sufficient to supply growth anticipated in the General Plan, which included the project site.

IMPACTS

a)&b) The project will not exceed wastewater treatment requirements by the Regional Water Quality Control Board or result in the need to construct new water or wastewater treatment facilities.

Internal infrastructure improvements, including wastewater sewer are proposed with the project, in accordance with City standards. However, the wastewater generated by the project is not anticipated to cause significant environmental effects. These impacts are considered less than significant.

c) A preliminary drainage study has been prepared for the project by *Millennium Planning & Engineering dated October 2018*. According to the drainage study, on-site drainage will be collected in a new drainage system containing drainage inlets, storm drain, natural drainage and detention features. All drainage facilities will be designed to accommodate the required storm events in accordance with City of Grass Valley Design Standards. These impacts are considered less than significant.

d) The City's water system serves approximately, sixty (60%) of the incorporated City of Grass Valley and is located at 808 Alta Vista Avenue. The City's service area is 1,357 acres, approximately 2.1 square miles, with a service area population of 5,855. As an infill site, water supplies are sufficient to serve the proposed development. This impact is considered less than significant.

e)-g) New sewer connections are proposed with the project and will be served via the extension of existing utilities for the property from both W Main Street and Alta Street.

Sewer Connection Fees are collected with the issuance of a building permit or at a request to connect to the City's sewer system. Sewer service connection fees for new development are currently due at the time of building permit issuance.

The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. This impact is considered less than significant.

The proposed project will comply with federal, state, and local statutes and regulations related to solid waste. This impact is considered less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a)-c) This environmental analysis provides evaluation of the potential environmental effects of the proposed project, including project effects on the quality of the environment, fish and wildlife habitat (including special status species), and cultural resources. These potential impacts are considered less than significant with the incorporation of Mitigation Measures.

REFERENCES The following references used in preparing this report have not been attached to this report. The reference material listed below is available for review upon request of the Grass Valley Community Development Department, 125 East Main Street, Grass Valley, CA 95945.

- City of Grass Valley 2014-2019 Housing Element
- Focused Traffic Analysis prepared by TJKM dated May 8, 2019
- Stream Restoration Plan Prepared by Chainey-Davis Biological Consulting dated July 2018
- Preliminary Drainage Study Prepared by Millennium Planning & Engineering dated October 2018

- Hydrologic Assessment Prepared by Balance Hydrologics, Inc. dated September 14, 2018 and May 20, 2019
- City of Grass Valley 2020 General Plan and General Plan EIR
- City of Grass Valley Historic 1872 Townsite
- City of Grass Valley Development Code
- U.S. Department of Agriculture
- CA Department of Forestry and Fire Prevention
- City of Grass Valley Municipal Code
- Preliminary Geotechnical Report Prepared by Gularte & Associates dated October August 15, 2018
- Biological Inventory Prepared by Greg Matuzak, Biological Consultant dated July 2018
- Nevada County General Plan
- Archaeological Inventory Survey Prepared by Sean Michael Jensen dated August 7, 2018
- 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
- Air Quality and Greenhouse Gas Impacts Analysis Prepared by Ray Kapahi dated July 20, 2018
- City of Grass Valley Capital Improvement Program
- Resource Management Plan Prepared by Greg Matuzak, Biological Consultant dated July 2018
- Tree Inventory Prepared by Greg Matuzak, Biological Resources Consultant dated July 2018

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Aerial Photograph
Exhibit C – Assessor's Parcel Map
Exhibit D – Site Photographs
Exhibit E – Gilded Springs Tentative Subdivision Map

ATTACHMENTS

Attachment 1 – Floor Plans and Architectural Elevations
Attachment 2 – Gilded Springs Project Description

TABLES

Table 1 – Project Construction and Operational Emissions Estimates
Table 2 – 2020 General Plan Projected Intersection LOS
Table 3 – Levels of Service with Existing All Way Stop
Table 4 – Levels of Service with Planned Traffic Signal Control

ATTACHMENTS

LOCATION MAP
Not to Scale

LEGEND

- PROPOSED BUILDING ENVELOPES
- *STREAM RESTORATION PLAN AREA (TO BE MAINTAINED BY H.O.A.)
- NEW SIDEWALK
- NEW ASPHALT PAVEMENT
- LIMITS OF STREAM RESTORATION PLAN AREA AND APPROXIMATE FENCELINE (SEE LANDSCAPE PLAN FOR FENCE DETAILS)

*STREAM RESTORATION PLAN AREA WILL BE SUBJECT TO RECOMMENDATIONS PROVIDED IN THE FINAL STREAM RESTORATION PLAN PREPARED BY CHAINEY-DAVIS BIOLOGICAL CONSULTING AND WILL BE MAINTAINED BY THE GILDED SPRINGS HOA.

NOTES:

1. MINIMUM BUILDING SETBACKS FOR R-1 ZONE (UNLESS SHOWN OTHERWISE):
   FRONT – 15' MIN. FOR BUILDING; 5' FOR FRONT PORCH
   SIDE –5' MIN.
   REAR – 20% OF LOT DEPTH (10' MIN. & 20' MAX.)
2. TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY DUNDAS GEOMATICS, INC.
3. EXISTING EASEMENTS ARE SHOWN ON SEPARATE EXHIBIT.

PROJECT INFORMATION

OWNER / APPLICANT
JERALD & MARY ANN WHITE
654 LINDEN AVENUE
GRASS VALLEY, CA 95945

PLANNING & ARCHITECTURE
TOBIN DOUGHERTY ARCHITECTS
727 ZION STREET
NEVADA CITY, CA 95959
(530) 265-9086
CONTACT PERSON: TOBIN DOUGHERTY (pat@tobinarchitects.com)

PLANNING & ENGINEERING
MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT PERSON: ROB WOOD (rob@millpe.com)

APN'S
08-800-02; -03; -04 (PORTIONS OF)

LAND AREA
6.35± ACRES

ZONING
R-1 Single Family Residential

GENERAL PLAN
LLD (Urban Low Density)

WATER
CITY OF GRASS VALLEY

SEWER
CITY OF GRASS VALLEY

MILLENNIUM PLANNING & ENGINEERING
471 Sutton Way, Suite 210
Grass Valley, CA 95945
(530) 446-6765
www.millpe.com

GILDED SPRINGS
654 LINDEN AVENUE
TENTATIVE MAP

GRASS VALLEY CALIFORNIA

REV.	DESCRIPTION	DATE

DESIGNED: REW
DRAWN: REW
PROJ. NO: 18-0205
DWG: SEE DAYSTAMP
DATE: FEBRUARY, 2019

SHEET NUMBER
1 of 4

HOMES AT GILDED SPRINGS
Walk to Your Living

ATTACHMENT 1

LEGEND

✕ EXISTING TREE – TO BE REMOVED (30)

TREES TO BE REMOVED (see arborist report)

TREE #	SPECIES	DBH (INCHES)
004	PEAR	22
007	REDWOOD	25
010	RED MAPLE	11
014	PINE	13
018	DOUG FIR	15
023	REDWOOD	18
025	REDWOOD	21
027	REDWOOD	23
030	REDWOOD	20
039	BLACK WALNUT	20
040	CEDAR	38
041	RED MAPLE	10
046	PINE	20
050	BLACK WALNUT	44
051	BLACK WALNUT	21
053	BLACK WALNUT	20
054	BLACK WALNUT	26
056	BLACK WALNUT	42
070	BLACK WALNUT	28
071	BLACK WALNUT	32
074	PINE	25
075	PINE	27
076	PINE	23
077	PINE	22
079	PINE	20
081	PINE	32
085	BLACK WALNUT	23
086	RED MAPLE	14
087	CHESTNUT	16
088	PINE	16

0 60 100 Feet
SCALE: 1" = 60'

HOMES AT GILDED SPRINGS
Built In Town Living

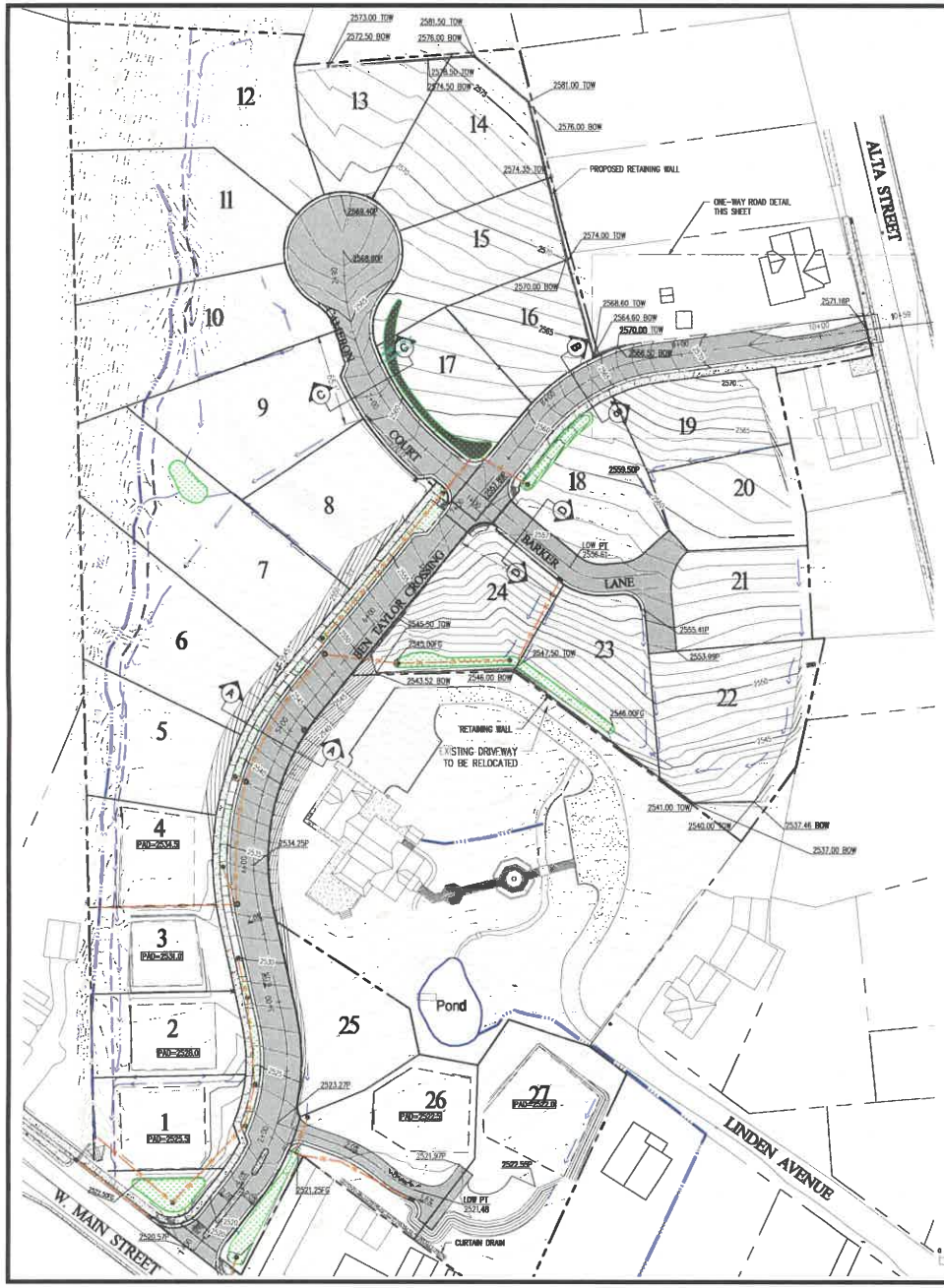
HILL ENGINEERING
PLANNING & ENGINEERING

GILDED SPRINGS
654 LINDEN AVENUE
AERIAL PHOTO & TREE REMOVAL PLAN
GRASS VALLEY CALIFORNIA

REV.	DESCRIPTION	DATE

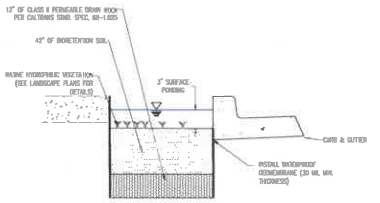
DESIGNED: REW
DRAWN: REW
PROJ. NO: 18-0206
DWG: SEE DATSTAMP
DATE: FEBRUARY, 2019

SHEET NUMBER
2 of 4



LEGEND

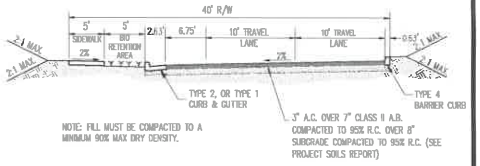
- NEW RETAINING WALL
- NEW DRAIN INLET
- NEW STORM PIPE
- NEW STORM DRAIN MANHOLE
- CATCH BASIN
- BIORETENTION TREATMENT AREA
- NEW CONCRETE
- NEW ASPHALT PAVEMENT
- 2568.80 TOW — TOP OF WALL ELEVATION
- 2564.00 BOW — BOTTOM OF WALL ELEVATINO
- 2554.0P — PAVEMENT ELEVATION
- 2554.0FG — FUTURE GROUND ELEVATION
- 2554.0FL — FLOWLINE GROUND ELEVATION



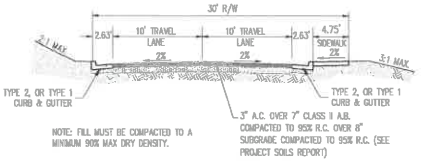
BIORETENTION TYPICAL SECTION

VOLUME CALCULATIONS

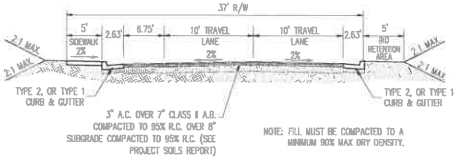
CUT:	6,195 C.Y.
FILL:	6,115 C.Y.
NET EXPORT:	80 C.Y.



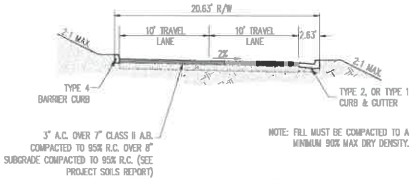
A-A MINOR RESIDENTIAL STREET (PARKING ONE-SIDE)
(MODIFIED CITY DETAIL ST-15)



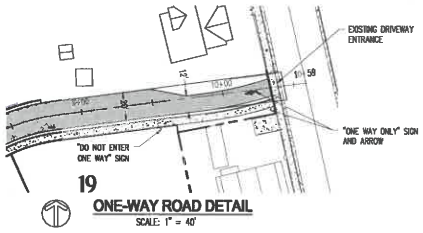
B-B MINOR RESIDENTIAL STREET (NO PARKING)



C-C MINOR RESIDENTIAL STREET (PARKING ONE-SIDE)



D-D MINOR RESIDENTIAL STREET (NO PARKING)



ONE-WAY ROAD DETAIL
SCALE: 1" = 40'

HOMES AT GILDED SPRINGS

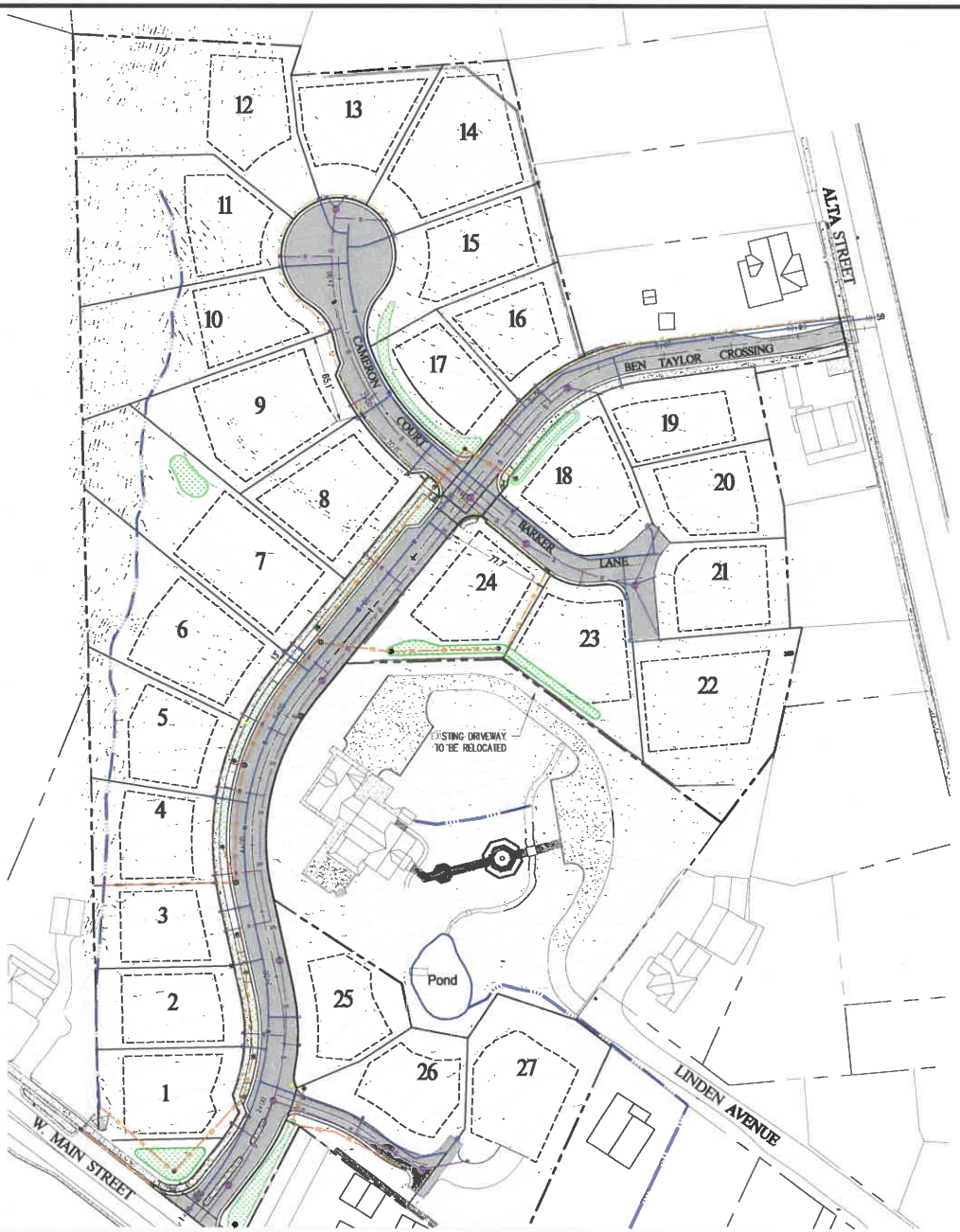
GILDED SPRINGS
654 LINDEN AVENUE
PRELIMINARY GRADING PLAN

GRASS VALLEY CALIFORNIA

REV.	DESCRIPTION	DATE

DESIGNED: MCL
DRAWN: MCL
PROJ. NO: 18-0206
DWG: SITE DAYSTAMP
DATE: FEBRUARY, 2019

SHEET NUMBER
3 of 4



LEGEND:

- PROPERTY LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED FIRE HYDRANT
- NEW SEWER MANHOLE
- NEW STREETLIGHT
- SANITARY SEWER LATERAL
- DOUBLE WATER LATERAL SERVICE
- SINGLE WATER LATERAL SERVICE
- NEW DRAIN INLET
- NEW STORM PIPE
- NEW STORM DRAIN MANHOLE
- CATCH BASIN
- BIORETENTION TREATMENT AREA

0 25 50 100 Feet

HOMES AT GILDED SPRINGS
Walk to Your Living

GILDED SPRINGS
654 LINDEN AVENUE
PRELIMINARY UTILITY PLAN

GRASS VALLEY CALIFORNIA

NO.	DESCRIPTION	DATE

DESIGNED: MCL
DRAWN: DEC
PROJ. NO: 18-2206
DWG. SEE: DAYSTAMP
DATE: FEBRUARY, 2019

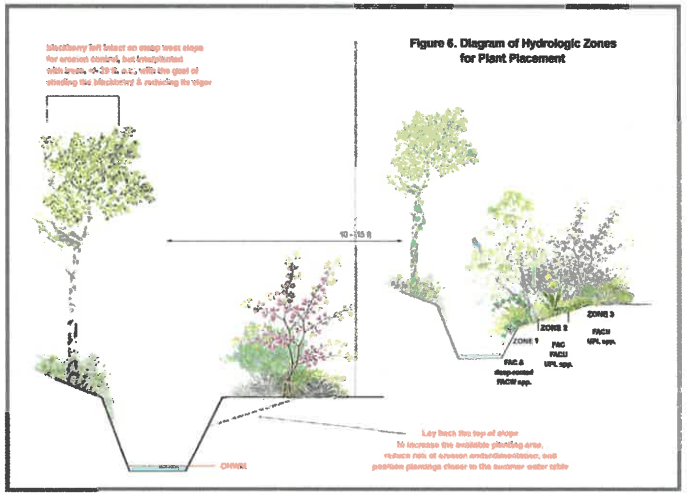
SHEET NUMBER
4 of 4

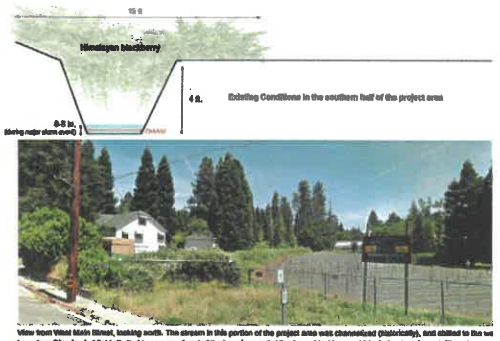
- *The creek today is a highly degraded environment – the invasive weed Himalayan blackberry covers over 90% of the creek banks and side slopes. The channel is choked with blackberry.*
- *There are no native plants left and the wildlife habitat conditions are very poor.*
- *Our habitat restoration project would replace the invasive weed with a diverse landscape of locally-native, bird-attracting and pollinator-friendly plants.*
- *We would restore the diversity that existed historically and provide nesting opportunities for a variety of locally native birds, pollinators, and beneficial insects that suffer from the loss of native plants.*
- *To replace the invasive blackberry, we chose robust local native plants with showy flowers and berries, fall color, and berries that are loved by wildlife and people-alike.*
- *Local native plants chosen to restore and enhance the stream include: deer grass, layia, coffeeberry, western redbud, spicebush, mock orange, buckeye, cottonwood, bigleaf maple, wild honeysuckle, wild grape, elderberry, snowberry, and more.*
- *We chose local biologists and restoration specialists with local expertise to design the stream restoration.*
- *Although the stream only flows seasonally, a healthy stream environment provides valuable seasonal water source and cool summer temperatures, and – when the habitat is restored – valuable nesting, cover, and foraging opportunities.*
- *The new, healthy stream environment will be protected and nurtured by designating a Homeowner's Association as stewards of the easement.*
- *We will protect the long-term health of the new stream environment with clear and specific guidelines for the Homeowner's Association on what activities are permitted and prohibited.*
- *We are committed to maintaining, monitoring, and protecting the new stream environment during its establishment phase, and reporting on its progress.*

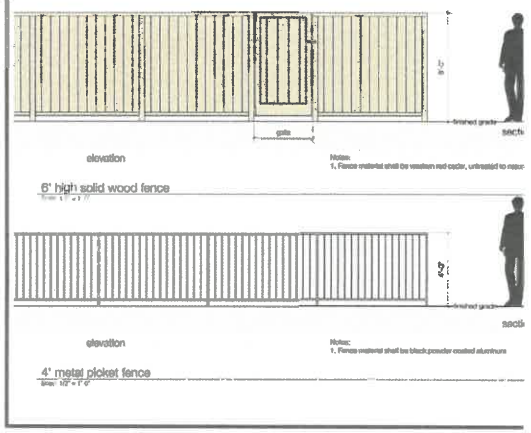
HOMES AT

GILDED SPRINGS

Walk to Town Living







Creek - Area Notes

Creek - Restoration

Creek - Fencing

HOMES AT

GILDED SPRINGS

Walk to Town Living

Cottage IIB

Single-Story/Two Story - 1450-1750 SF - Two Floor Plans
2-3 Bedrooms - 2 bathrooms - 1-2 Car Garage

The gorgeous cottage homes demonstrate that a well designed home does not have to be large to sacrifice comfort. The quality of construction and attention to detail comes before the size of the home while creating a community where people will see and interact with one another.

EstateIA

Single-Story/Two Story - 2175-2400 SF - Two Floor Plans
3-4 Bedrooms - 2.5 bathrooms - 2 Car Garage

The beautifully designed estate homes demostrate great attention to scale allowing them to fit within the community. Quality of construction and attention to detail on the estate home accomendate ones needs for a larger home and family while providing a attractive and quality environment for live and work.

Porch IIC

Single-Story/Two Story - 1850-2100 SF - Alt. Bonus Room
2-3 Bedrooms - 2 bathrooms - 2 Car Garage

While connecting to Grass Valley vernacular architeture the porch home displays quality of construction and attention to detail. The homes ability to show a unique layout for a midsize home with ample amounts of light is seen in the floor plan. A home of comfort with indoor outdoor relationships.

HOMES AT GILDED SPRINGS

Walk to Town Living

Bioswales Prototype

Small Town Street-scape

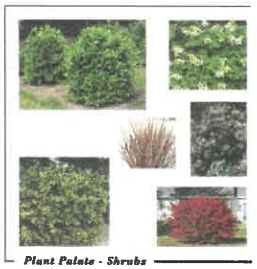
Entry - Landscape

A narrow entry transition between W.Main St. and Ben Taylor Crossing creating a traffic calming entrance and a sense of neighborhood. Planted with mature vernacular native plants. These naturally drought tolerant plants will provide a sustainable environment.

Site Plan - Landscape

Each of the homes at Gilded Springs were carefully placed in response to site orientation - setting - contours. Great care will be given to the site with it's added native planting, bioswale and creek restoration to foster healthy landscaping for the site and waterways.

Plant Palate - Trees



Plant Palate - Shrubs

House - Landscape

The small town street-scape with incorporated plant friendly - water tolerant front yard landscaping. Bioswales will be incorporated at the sidewalk edge to concentrate/remove debris and pollution out of the surface runoff water while creating natural drainage for the site.

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Project Description
Tentative Map
Gilded Springs

Background Information

The overall property is an infill site located near downtown Grass Valley. As currently configured, the property is approximately 8.40 acres, consisting of 3 legal parcels: APN's 08-800-02; -03; and -04. There is an existing single-family residence near the southeastern portion of the site located on APN 08-800-02 with driveway access via Linden Avenue. Concurrently with this application, a Lot Line Adjustment is being processed to adjust the boundary around the existing home. Upon recordation of the Lot Line Adjustment, the remaining 2 undeveloped parcels (referred herein as the "project site") will include a total of approximately 6.96 acres. The project site fronts on Alta Street and W. Main Street and has legal access to each street.

The City's zoning of the property is R-1 (Single-Family Residential) with a compatible General Plan land use designation of ULD (Urban Low Density). Water and sewer are provided by the City of Grass Valley and electric/gas are provided by PG&E. The project site is considered infill and is one of the largest undeveloped areas within the City of Grass Valley zoned for residential development.

The property is surrounded by development, primarily residential uses with single-family homes to the north, east and south. Peace Lutheran Church is located to the west of the property and Sierra Mountain Inn is located adjacent to the southeast corner at W. Main Street.

The project area slopes primarily from north to south. There is a seasonal stream (Rhode Island Ravine) which runs along the western property boundary and crosses W. Main Street through a culvert, eventually connecting downstream with Wolf Creek. There is also a spring fed rock-lined seasonal stream that flows into an artificial pond located southeast of the existing residence. Most of the vegetation on the site is non-native and ornamental and does not contain any natural woodlands or native grasslands. There are no heritage oak trees or landmark groves on the site.

Proposed Project

Compatible with the R-1 zoning and ULD land use designation of the property, Gilded Springs subdivision proposes 27 single-family lots ranging in size from ~6,000 sf to ~14,257 sf. A variety of home styles are proposed from small cottage style homes (1450 sf to 1750 sf) to larger porch homes and estate homes (1800 sf to 2500 sf). The existing house is not considered a part of the

project site and will continue to gain access via a private driveway off of Linden Avenue. The existing detached garage will be moved onto the resultant parcel and will meet all required building setbacks.

Primary ingress/egress is proposed via W. Main Street. Secondary emergency access will connect to Alta Street and will be gated to allow continued unobstructed access to the adjacent property north of the access. No project access is proposed via Linden Avenue.

Minimum building setbacks comply with the R-1 zoning district as follows: 15' front setback for building (5' for front porch); 5' side; and 10' rear. Restricted building envelopes are conceptually shown on the Tentative Map to increase the setbacks in certain areas to avoid environmentally sensitive areas such as seasonal streams, pond, etc. A Resource Management Plan was prepared by Greg Matuzak, Biological Resources Consultant to identify the extent of biological resources and impact avoidance measures for encroachment within the 30-foot stream setbacks.

The primary roadway through the site is proposed as a modified version of City Standard Detail ST-15 with parking on one side and a 5' wide bioretention area between the curb/gutter and sidewalk to treat surface runoff. All driveways will be a minimum of 20' depth to accommodate parking. Street parking will be utilized for guests and overflow parking. Pedestrian sidewalks are proposed on one side of the street linking Alta Street to W. Main Street.

Multiple reports, studies and analyses conducted to identify potential environmental impacts and recommended mitigation measures where appropriate. The following is a summary of the reports/studies:

A. **Air Quality Analysis** – Prepared by Air Permitting Specialists, July 20, 2018

   Construction and operational emissions were evaluated using California Emissions Estimator Model (CalEEMod), an accepted statewide computer model designed to quantify potential air pollutants and greenhouse gas (GHG) emissions. The emissions were compared with the thresholds of significance established by Northern Sierra Air Quality Management District (NSAQMD). The results indicate that air quality impacts for both construction and operational phases would be **less than significant** with minor mitigation measures.

B. **Biological Resources Inventory** – Prepared by Greg Matuzak, July 2018

   The Biological Resources Inventory concluded development of the site would have a very low potential to impact sensitive wildlife and plant resources given the low likelihood of such sensitive species to occur within the project area. No wetlands were identified that would be subject to regulation and no suitable aquatic habitat were observed. There are no heritage trees within the project site. Furthermore, the study concluded the project area

does not contain suitable habitat for any known special-status wildlife and plant species documented within 3 miles of the project area or any other special-status species with potential to occur within or adjacent to the project area. Several mitigations were recommended including but not limited to a Resource Management Plan, Stream Restoration Plan, and incorporation of Best Management Practices (BMP's) to protect and minimize impacts of development runoff to water quality.

C. **Resource Management Plan** – Prepared by Greg Matuzak, July, 2018

Rhode Island Ravine, a seasonal stream along the western edge of the project area that connects downstream to Wolf Creek was evaluated and assumed to meet the definition of "waters of the State" and "waters of the U.S.". The Resource Management Plan is required by the Grass Valley Development Code for encroachment into the 30-foot stream setback. Mitigation measures are included to minimize impacts to the watercourse including BMP's, Impact Avoidance Measures, and a Stream Restoration Plan.

D. **Tree Inventory** – Prepared by Greg Matuzak, July, 2018

All trees within the Project Site and the existing residence (owned by the White's) adjacent to the project site were evaluated. There were 88 trees identified within the project area, 23 of which have a DBH of 24" or greater. No heritage trees were found on the project site. All trees to be removed shall be replaced (on- or off-site), pay an in-lieu fee or other mitigation as established by the City.

E. **Archaeological Inventory Survey** – Prepared by Genesis Society, August 7, 2018

A records search at the North Central Information Center (NCIC) was conducted as well as an extensive pedestrian survey of the project site and consultation with the Native American Heritage Commission (NAHC). The Archaeological Inventory Survey found that no historic properties are present within the project area and no historic properties will be affected by the undertaking, as presently proposed. The site was recommended not eligible for inclusion in the California Register of Historical Resources. The Native American Heritage Commission responded that a search of their Sacred Lands Files was negative. Based on the absence of significant historical resources/unique archaeological resources/historic properties with the APE, archaeological clearance is recommended for the project as presently proposed, with the following provisions: (1) Consultation in the event of inadvertent discovery of cultural material; and (2) Consultation in the event of inadvertent discovery of human remains.

F. **Conceptual Stream Restoration Plan** – Prepared by Chainey-Davis Biological Consulting, July, 2018

The Plan evaluated the seasonal stream (aka Rhode Island Ravine) and identified several restoration goals and objectives to remove the invasive blackberries and maintain/enhance the stream environment. This Plan is "conceptual" in nature and may be revised to meet City of Grass Valley and/or CDFW guidelines.

G. **Geotechnical Report** – Prepared by Gularte & Associates, August 15, 2018

The geotechnical investigation included review of the site geology and ground water conditions, 6 test pits of approximately 10 feet below existing grade, and laboratory work to classify soils and expansion potential. Based on the investigation, it was concluded there was a low risk of geologic hazards and groundwater was not encountered. Expansive clay was observed in 2 of the 6 test pits which requires over-excavation and monitoring during construction. Other than mitigation measures for expansive clays, the site is suitable for construction. Geotechnical recommendations should be followed for earthwork, compaction, trench backfill, retaining walls, foundations, etc.

H. **Preliminary Drainage Analysis** – Prepared by Millennium Planning & Engineering, September, 2018

Approximately 2/3 of the site primarily flows southwest toward Peabody Creek (aka Rhode Island Ravine), and approximately 1/3 of the property flows southeast toward an existing pond at the southeast corner of the property, and toward Linden Avenue. Under post-development conditions, runoff will be directed to bioretention systems, and overflow runoff will be directed toward Peabody Creek.

The project has been designed to comply with City of Grass Valley Design Standards for regulated projects (all projects that create and/or replace 5,000 square feet or more of impervious surface). Runoff from impervious surfaces will be directed into multiple bioretention treatment systems sized to capture and treat the 85th percentile, 24-hour storm throughout the site. Any overflow runoff will be routed to Peabody Creek.

I. **Hydrological Analysis** – Prepared by Balance Hydrologics, September, 2018

Balance Hydrologics conducted a field reconnaissance of the project site and watershed, conducted tests and interviewed multiple neighbors to gain an understanding of the drainage patterns on- and off-site. Preliminary findings suggested existing drainage from springs and surface runoff and an inadequate storm drain system offsite (Linden Avenue) may collectively contribute to the offsite flooding issues experienced during high rainfall totals. Recommendations included maintaining current drainage configuration in order not to exacerbate off-site runoff conditions and to incorporate additional drainage elements IF shallow groundwater is encountered during construction.

J. Traffic

The number of PM peak hour vehicle trips associated with the proposed 27-lot single family development is 26.73 which equates to approximately 1 additional car every 2 min 14 seconds during the peak hour. The primary ingress/egress is proposed at W. Main Street at a location with sufficient site distance for the design speed of the road. Based on the low level of PM peak hour vehicle trips, consistency with the City's General Plan and adequate site distance, a traffic analysis was not conducted. Per Section 4 of the City of Grass Valley Design Standards, a Traffic Study is not required unless it meets specific criteria related to public safety, General Plan inconsistency and/or a large number of PM peak hour vehicle trips.

Gilded Springs offers much needed housing compatible with the community and surrounding neighborhood. It is located on an infill site, walkable to downtown Grass Valley. The project has been designed consistent with City's Development Code, zoning and General Plan. Extensive studies have been conducted on the site to evaluate potential environmental impacts and recommend appropriate mitigation measures to reduce potential impacts.

A Conceptual Review was submitted for this project on April 27, 2018. Following the DRC meeting with the City and public, a neighborhood meeting was conducted in May and was well attended. Following the neighborhood meeting, both the architect/developer (Tobin Dougherty) and planner (Rob Wood – Millennium) followed up with multiple neighbors to discuss the project further. The project revisions shown on the Site Plan/ Tentative Map (included herein) are primarily due to comments received at DRC, meetings with neighbors, and studies/reports conducted by various professionals. Our team looks forward to providing this project to the community.

HOMES AT
GILDED SPRINGS
Walk to Town Living

City Of Grass Valley Planning Division

RE: 27 Lot / Home - Gilded Springs Subdivision Planning Submittal
Architectural Build Out and Home Design Outline.

Project Statement: The proposed submittal is an Architecturally designed subdivision, a walk to town living community with 27 new homes.

- Small Cottage style homes ranging from 1450 SF to 1750 SF designed to be spatially efficient sized homes, with open interior spaces, window orientation for view and solar gain, front porch for community & outdoor living.

- Larger, spacious porch homes ranging from 1800 SF to 2050 SF with sloped ceilings, dormer light inlets, high efficiency heating & air systems. Optional two story with a bonus room design and front porch design outdoor living area.

- Estate Home, the largest of the proposed designs ranging from 2175 SF to 2500 SF, Two Story version with daylight basement or bonus room. A single story, 4 bedroom design with street facing front porch and yard accessible living area.

- All homes are designed and detailed using the most current energy efficient construction and insulation technics. These will be technologically advanced with all creature comforts of home, along with exterior designs that are era historic develop details, elevations with colors & textures of the surrounding vernacular architecture. We look forward to our design presentation.

Sincerely,
Tobin T. Dougherty Architect
Gilded Springs Partners LLC

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