CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study & Mitigated Negative Declaration – 1812 E Main Street/110 West Olympia Drive

West Olympia Drive Hotel Development Review and Use Permit

(18PLN-16)

SCH#_____

November 6, 2020

TABLE OF CONTENTS

INITIAL STUDY *AND MITIGATED NEGATIVE DECLARATION*

1812 East Main Street/110 West Olympia Drive – Olympia Drive Hotel Development Review and Use Permit

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 two-story, 74 room hotel project (West Olympia Hotel) located at 1812 E Main Street/110 West Olympia Drive. 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 **November 6, 2020** and ending close of business on **December 7, 2020**. The Initial Study may be viewed at the City of Grass Valley Community Development Department at the following link: https://www.cityofgrassvalley.com/document-central/initial-studies-proposed-negative-declarations

Written comments on this Initial Study/Mitigated Negative Declaration may also be addressed as noted below:

Project title: 1812 E Main Street/110 West Olympia Drive – Olympia Drive Hotel Development Review and Use Permit (**18PLN-16**)

Lead agency name and address:

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

Contact person, phone number, and e-mail:

Lance E. Lowe, AICP, Principal Planner
125 E. Main Street
Grass Valley, CA 95945
530-274-4712
lancel@cityofgrassvalley.com

Project Location and Site Description:

The project is located at the northwest corner of East Main Street and West Olympia Drive at 1812 East Main Street/110 Olympia Drive (APNs: 035-300-20 & 21). The project site contains ±2.6 acres consisting of 2 legal parcels. The project site is in Section 23, Township 16N, Range 8E of the City of

Grass Valley 7.5-minute USA quadrangle M.D.B. & M. (***Exhibit A*** *- Vicinity Map and* ***Exhibit B*** *- Aerial Photograph*). Approximate coordinates of the center of the site are 39° 23′ 62″ north and -121° 03′ 95″ west.

Parcel APN: 035-300-020 contains four (4) single family homes. Parcel APN: 035-300-021 contains seven (7) small cabins/cottages. The parcel slopes range from 5% to 45% towards East Main Street and West Olympia Drive, generally from the north and northwest side of the properties. Both properties have large pine, black oak, cedar, and other trees scattered throughout. The surrounding area is primarily commercial with low density residential homes to the north and west. East Main Street is a two-lane roadway with shoulders on both sides of the street with curb, gutter and sidewalk on the south side. The East Main Street/Nevada City Highway, Brunswick Road/West Olympia Street intersection is a four-way signal-controlled intersection. West Olympia Drive is a two-lane roadway with approximate 12.5-foot travel lanes. The travel lanes are marked at the intersection of West Olympia Drive and Brunswick Road. The remainder of the roadway is unmarked.

Surrounding Land Uses:

The property is surrounded by development, primarily low-density residential to the north and west with high intensity commercial uses consisting of fueling stations and fast food restaurants located to the south and east (**Exhibit B** - *Aerial Photograph*).

Project Objective:

The 74-room hotel project is anticipated to serve travelers visiting the Grass Valley area. The project contributes to the relatively low transient occupancy accommodations in the Grass Valley area, particularly when large numbers of visitation occurs due to regional events (i.e. County fair, concerts, etc.).

Project sponsor's name and address:

Hilbers M&M Limited Partnership
770 N Walton Avenue, Suite 100
Yuba City, CA 95993

Genesis Engineering
960 McCourtney Road, Suite C
Grass Valley, CA 95949
Attn: Sean M. O'Neill

PROJECT DESCRIPTION

Two entitlements are required for the project including a Development Review Permit and Use Permit:

Development Review Permit - The project is in the Office Profession (OP) Zone. The Office Professional (OP) Zone permits Hotels contingent upon approval of a Development Review Permit (i.e. Design Review) for site plan and architectural building design in accordance with the City's Design Guidelines, Development Code Standards and Municipal Code.

Use Permit - In the OP Zone, a Use Permit is required for Hotels per Table 2 - 10 subject to the design standards contained in Section 17.72.060 of the City's Development Code.

The project plans dated December 23, 2019, include the following details:

Site Plan & Setbacks - The two-story, 74 room hotel is located in the center of the site with parking located in the rear and west side. The building is setback approximately ±49 feet from the east property line fronting West Olympia Drive and ±49 to ±66 feet from the front property line fronting East Main Street. To the west, the building sits ±61 to ±72 feet from the property line. In the rear, setbacks are ±98 to ±131 feet from the north property line. The project complies with the City's setbacks for the OP Zone, which are 15 feet in the front; 10 feet on an interior side; 15 feet on a street side yard; and, 10 feet in the rear abutting a residential zone.

Access & Circulation - Access to the property is proposed at two locations each containing decorative paving. One access is located on East Main Street and includes a 28-foot driveway. The second driveway is located on West Olympia Drive and includes a 25-foot wide driveway. All the internal roads are 24-25-foot-wide, which provide two-way traffic.

Full road improvements will be required along the property frontages, including East Main Street, West Olympia Drive, and Annex Avenue. The proposed improvements also include curb, gutter, and paving on the eastern side of West Olympia Drive up to Annex Avenue.

Parking - A total of 76 on-site parking spaces are provided, including 4 ADA accessible parking spaces; 2 Electric Vehicle spaces; 9 van pool spaces; and, 4 motorcycle spaces. The parking space dimensions are 9 feet by 18 feet with backing distances of 24-25 feet in compliance with City Parking Standards.

Table 3-3 of the City's Development Code requires 1 space for each unit, plus 2 spaces for the manager or owner for the hotel requiring a total of 76 parking spaces.

Landscaping - Landscaping is provided around the perimeter of the site. Total landscaped area of the ±2.6-acre (±114,127 square foot) site represents ±1.3 acres (±57,924 square feet) or 50% of the total site. The landscaping includes existing trees to be preserved along Brunswick Road and along the north and west property lines, ground cover, decorative entryway shrubs, low shrubs, and decorative trees.

Hotel Architectural Design - In addition to the 74 lodging rooms, the hotel includes registration, breakfast, fitness center, pool, and laundry area facilities. The total square footage of the building is ±39,520 square feet with ±19,760 square foot on each floor. The building has similar architectural design and material elements as other buildings in the Brunswick Basin, including:

- "Allura" pre-stained fiber-cement Lap Siding - 7" exposure/Cedar color on wall and gable ends;
- Re-sawn Plywood siding with wood batts on walls;
- Corrugated Steel with Charcoal Gray Kynar finish on pop-outs and recessed walls;
- Combination of 7/12 gable with 4/12 shed roofs;
- Corrugated metal eyebrow roofs over windows facing East Main Street;
- Standing seam, steel roof and corrugated metal accent roofs all with galvalume finish;

- Cantilevered walls, varying wall planes and drive-through Porte Cochere;
- Wood accent features consisting of a trellis, shed roofs with outlookers; and,
- Gooseneck wall lighting.

Building Heights - The finished floor of the building is ±2,563 above Mean Sea Level (MSL). Building heights are ±34 feet above finished grade to the ridge at the west end of the site and ±30 feet above finished grade to the ridge at the east end of the site at the corner of W Olympia Drive/Brunswick Road. The tower element located at the front of the building is ±42 feet in height above finished grade.

Maximum building heights in the OP Zone are 2 stories and 35 feet. Section 17.030.050 allows architectural features such as a spire, theater scenery loft or tower to exceed the height in the zone by 25 feet or a total of 60 foot in height.

Lighting - Lighting for the project site includes parking lot pole lighting, pedestrian bollard fixtures and gooseneck wall pack fixtures on the building. The parking lot lights are less than 18 feet in height. Bollard fixtures are located along the pedestrian paths. Exterior wall lighting fixtures are located at building entryways along the north and east elevations. The photometric plan is generally consistent with the City's lighting requirements with respect to light intensity and spillover onto adjoining properties. All lighting fixtures contain shields to direct lighting downward.

Fencing/Walls - A six-foot masonry wall is proposed to be installed along the north and west property lines separating the single-family dwellings from the hotel and related facilities.

Grading and Retaining Walls - The project site slopes from north to south approximately 46.5 feet (±45 percent grade). To comply with Americans with Disabilities Act (ADA) requirements, the site must be graded relatively flat with slopes less than 5% gradient. Accordingly, ±15,325 cubic yards of cut are required with ±4.865 cubic yards of fill resulting in an export of ±10,460 cubic yards of soil.

To accommodate the slopes, the project includes rockery walls along the north and south sides of the property. The southern rockery wall along East Main Street shows a height of ±6 feet. The rockery wall doubles as a monument sign. The retaining wall shores up 2:1 slopes below and above the retaining wall resulting in the finished floor of the hotel approximately 17 - 23 feet above the sidewalk at the southwest and southeasterly ends of the property respectively fronting East Main Street.

The rockery walls along the north end of the property show a 4 to 6-foot-high wall at the north eastern end of the property. As noted above, 2:1 slopes are proposed atop of the retaining wall with the finished grade at the northern end of the property ±8 to ±16 feet above the retaining walls.

Tree Removal - An Arborist Report and Supplemental Arborist Report was prepared by Nicole Harrison, Certified Arborist dated April 12, 2017 and February 6, 2020 respectively. According to the reports, the property contains 84 tress that are subject to the City of Grass Valley's Tree Ordinance. Of the 84 trees, 57 trees are considered significant of which 39 or 68% will be removed. Overall, a total of 58 trees or 69% of the trees will be removed for the project. A Tree Preservation Plan is included for the project plans with recommendations to preserve the remaining trees on-site. Most of the trees to

be preserved are located along East Main Street property frontage and along the north and west property lines.

Drainage - A preliminary drainage study has been prepared for the project by *Genesis Engineering dated March 5, 2019*. The preliminary hydrologic design includes detention and post construction stormwater quality design due to the increase in runoff from post development construction. The existing site primarily runs from north to south and ends up on the street frontage gutter pan and exits through the storm drain inlet at the intersection of Brunswick Road and East Main Street. The 10 year and 100-year storms were analyzed to determine peak flows.

For the post developed site, *Contech CDS Separator* or similar for treatment and *Stormtech SC-740 Chambers* for storage for most of the site will be utilized. For a small portion of the eastern side of the site, a bio retention basin will be used. The Stormtech chambers will be placed on a bed of rock to allow percolation into the soil which creates enough storage to handle both the 10 year and 100-year storm events. The site is broken into 3 areas identified as Drainage Management Areas (DMA) described below. Runoff and final drainage outfall offsite is the same as the pre-developed site.

DMA 1 - Northeast portion of the site consisting of ±17,201 sq. ft. with ±4,131 sq. ft. of impervious surface. This DMA will drain into a small bio-retention basin for infiltration into the soil and will allow release into the storm drain system downstream.

DMA 2 - Will serve most of the site consisting of the hotel, landscaping and the majority of the parking lot. This drainage area consists of ±70,204 sq. ft. with ±47,330 sq. ft. of impervious surfaces. This DMA will drain to a *Contech CDS* separator or similar facility before entering into *Stormtech SC-740* underground storage pipes to allow infiltration and to meet hydromodification requirements.

DMA 3 - This is the southerly landscape/natural ground area that contains zero impervious area and ±23,948 sq. ft. of pervious ground. This area will be considered a self-treating area as it receives no impervious runoff and will just sheet flow towards Brunswick Road where it will enter the street gutter along Brunswick Road before entering the City's municipal storm drainage system.

The underground Stormtech chambers will also be connected to a drainage field inlet for emergency release. The outlet within the drainage field inlets will be raised to allow for the detention and infiltration into the soil and will provide the release on larger storm events.

As shown with a 100-year storm event, the pre-developed site has a total of 1.16 cubic feet per second (c.f.s.) release offsite and the proposed design will have 1.10 c.f.s. release meeting the City's requirements of not releasing more than the current pre-developed site.

Utilities - *Water Supply:* The subject property will be connected to Nevada Irrigation District (NID) water lines that will be extended to serve the site. The nearest water lines are located along both East Main Street at the center of the site. Comments from NID indicate that the applicant has received an updated fire flow letter. Additionally, NID has water lines within East Main Street and West Olympia Drive to serve the project.

Sanitary Sewer: The City of Grass Valley provides sanitary sewer. The nearest sanitary sewer connection is located along East Main Street, which will be extended to serve the project site.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located along both West Main Street and West Olympia Drive. 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 Office Professional (OP), according to the *City of Grass Valley 2020 General Plan*. The OP classification provides for concentrations of free-standing offices and large office complexes. The designation is intended to facilitate both offices and supporting activities and land uses.

The West Olympia Drive Hotel property was evaluated 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 of the CEQA Guidelines for Air Quality, Light and Glare, Traffic and Open Space. Accordingly, the environmental analysis provided herein for the West Olympia Drive Hotel Project is limited to the site-specific effects on the environment which are peculiar to the property in accordance with Section 21083.3 of California Environmental Quality Act (CEQA). Section 21083.3 (b) limits the CEQA analysis of the project 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 show will be more significant than described in the prior environmental impact report."

Zoning Designation

The property is within the Office Professional (OP) Zone District. The OP Zone is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the downtown. The OP Zone implements and is consistent with the Office and Professional land use designation of the General Plan. Per Table 2-10, a hotel requires approval of a Use Permit subject to the Findings in Section 17.72.060 of the City's Development Code.

Offsite Improvements

No offsite improvements are proposed or anticipated as part of the proposed West Olympia Hotel project.

EXHIBIT A –VICINITY MAP

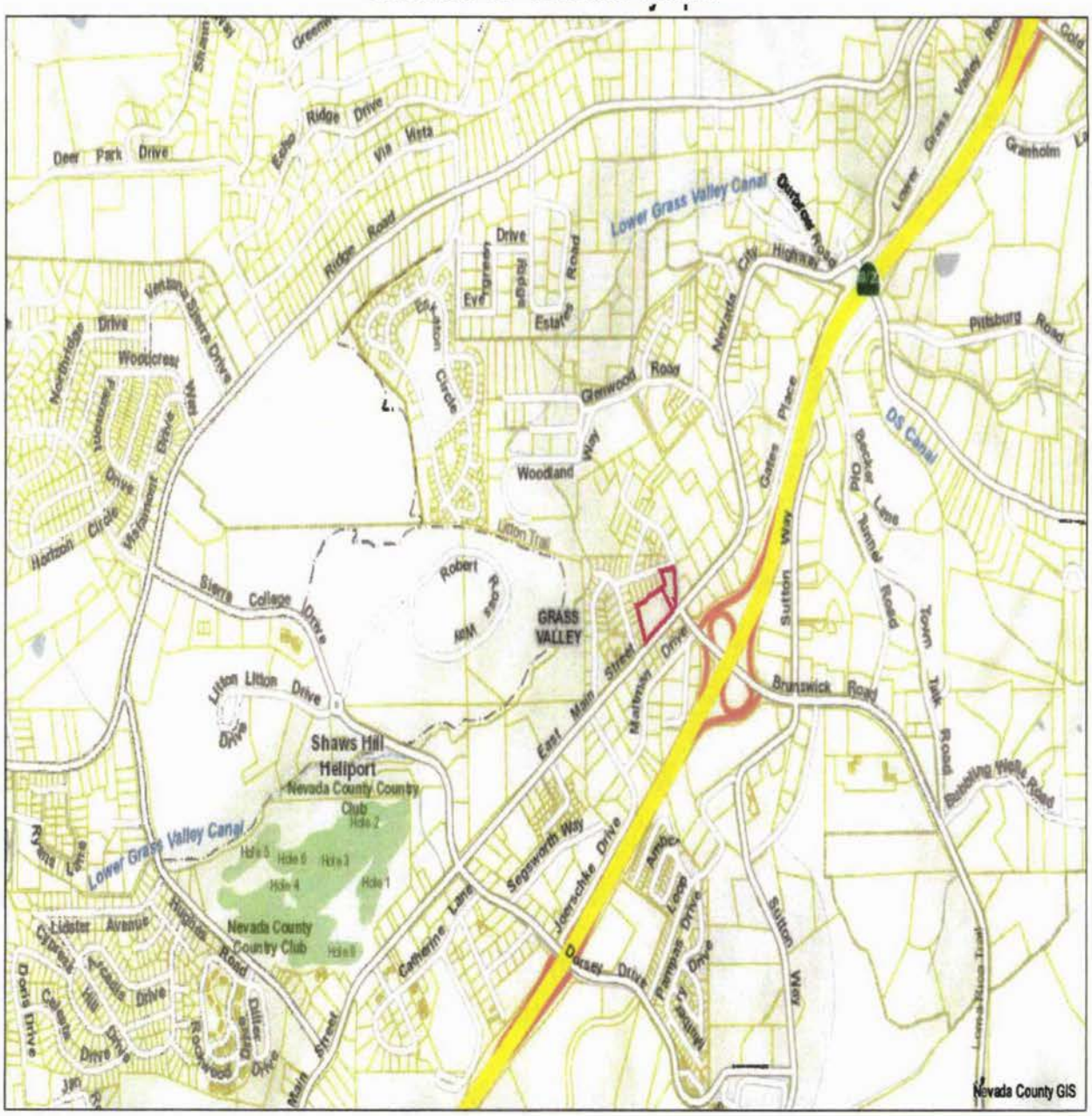
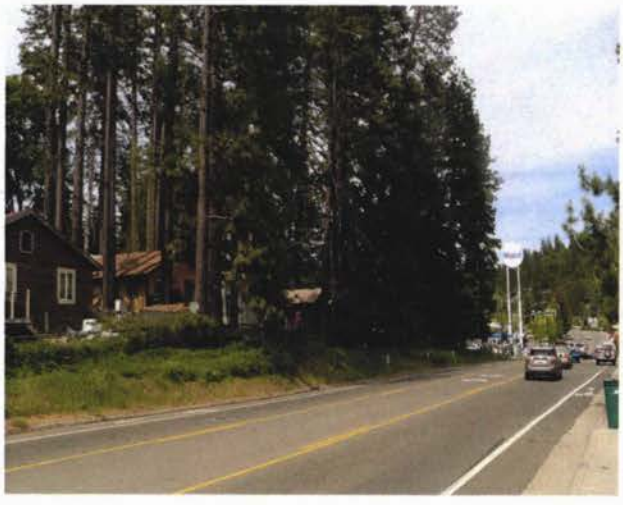


EXHIBIT B – AERIAL PHOTOGRAPH

EXHIBIT C – SITE PHOTOGRAPHS



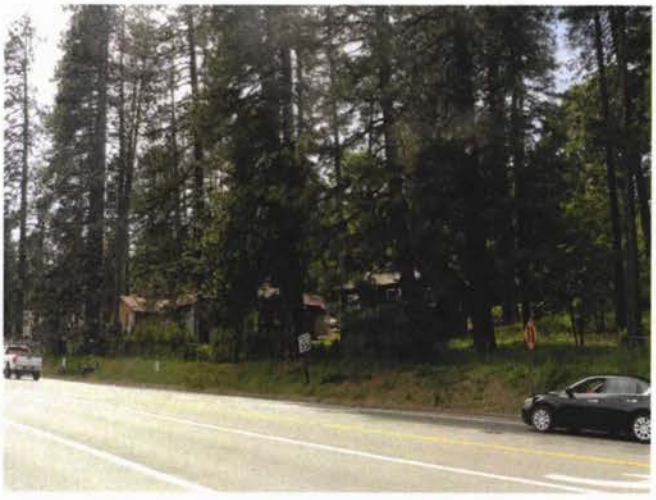


EXHIBIT D – SITE AND LANDSCAPE PLAN

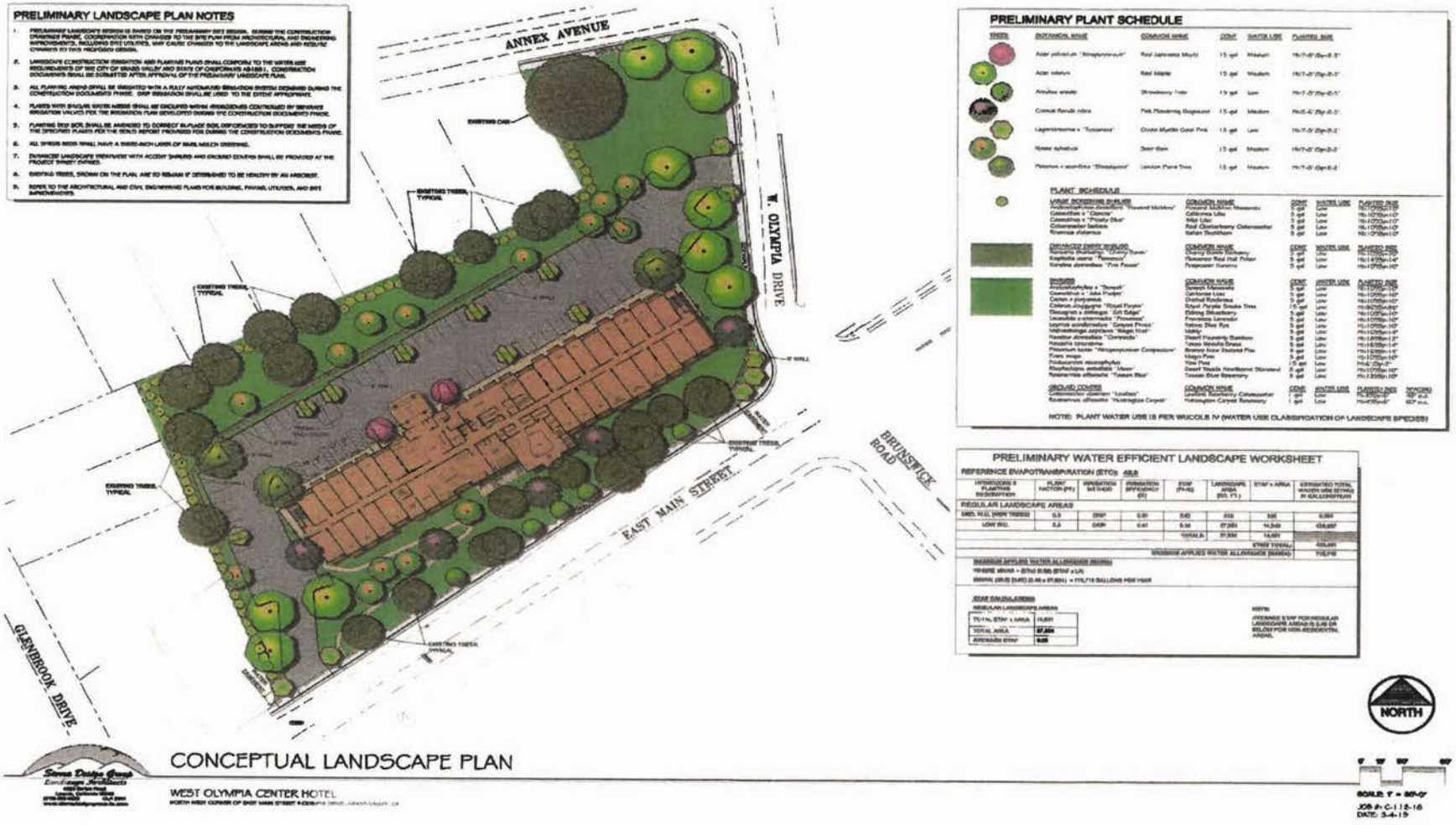


EXHIBIT E – EAST MAIN STREET ELEVATION

Regulatory Setting and Required Agency Approvals

- 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, Building Plan Approvals and annual compliance inspections.

- Regional Water Quality Control Board (RWQCB) – A Storm Water Pollution Prevention Plan (SWPPP) shall be approved by the RWQCB in accordance with the Clean Water Act.

- Northern Sierra Air Quality Management District (NSAQMD) – A Dust Mitigation Plan shall be approved by NSAQMD.

- California Department of Forestry and Fire Protection (CADFFD– A Timber Harvest Permit Exemption (for less than 3-acre conversion) from (CADFFD).

- Nevada County Environmental Health – Improvement Plan, Building Plan Approvals, Major Food Facility Plan reviews and annual health department inspections.

- Department of Toxic Substance Controls – Soil sampling and disposal of Aerially Deposited Lead (ADL) along the property frontage of East Main Street, if applicable.

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 & Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☐ Greenhouse Gases Emissions	☒ Hazards& Hazardous Mat.
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Utilities/Service Systems
☐ Wildfire	☐ Mandatory Findings of Significance	☐ None

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

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

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

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

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

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

Lance E. Lowe, AICP, Principal Planner — Date 11/03/2020

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

SETTING

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

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

The two parcels contain 11 single family homes/cottages that will be demolished to accommodate the hotel. The project site and area are visually characterized by development, primarily low-density residential uses to the north and west with commercial uses adjoining the project site to the south and east.

The project site has ±400 feet of frontage along East Main Street and ±200 feet on West Olympia Drive. According to the project plans, an estimated 57 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 ±2.6-acre project site.

Sources of existing light in the project area are streetlights, residential lighting, parking lot lighting and signage. Other sources of light and glare include vehicles traveling along East Main and West Olympia Drive.

IMPACTS

a)&b) From its low-density residential use, the development of a two-story 74-room hotel and related improvements would alter public views from both East Main Street and West Olympia Drive.

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

The proposed project would alter the visual character and quality of the site from very low-density single-family dwellings within a forested site. For motorists, bicyclists, and pedestrians travelling on East Main Street, the proposed project would alter views to the north. However, the project proposes to retain many of the pine and other trees fronting East Main Street. Moreover, additional landscaping is proposed to be planted to reduce potential aesthetic impacts.

In the project vicinity, East Main Street, has a predominately a high intensity commercial appearance with offices, fast food restaurants and similar type uses. To the north and west are low density residential uses that border the parking lot and have views of the hotel building. The hotel building itself is approximately 2,594 feet above mean sea level (amsl) in height adjoining the north and west properties respectively. Annex Avenue at the east end of the site is 2,598 amsl and 2,606 amsl at the west end of the site or 4 to 12 feet above the ridge of the hotel. Accordingly, the views from the private residences on Annex Avenue are approximately 10 to 18 feet above the hotel building.

Generally, new development, if not carefully designed, can result in adverse impacts on sites visible to public view. The property has been designated for urban development in the City's General Plan for office and related uses. Hotels are permitted uses in the Office Professional Zone pending approval of a Use Permit. 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 should be consistent in terms of scale, design, and materials. To this end, the Office Professional Zone contains building setback, height and lot coverage requirements to ensure that buildings do not impinge upon adjoining land uses.

The architectural detailing of commercial facilities in the area includes natural materials of the Gold Rush Genre. Specifically, Burger King and Arco AM/PM were recently renovated with exterior architectural detailing consistent with the City's Design Guidelines. The architectural design for the West Olympia Drive Hotel project includes materials and architectural detailing consistent and compatible with the neighboring architecture of these commercial facilities in the neighborhood as outlined in the Project Description. As such, the proposed infill hotel project is not anticipated to substantially degrade the existing visual character or quality of the site and its surroundings.

Of the ±84 trees identified in the Arborist Report, the project is anticipated to remove ±57 or 67% of the trees from the site. The City's Community Design Guidelines suggests a 20% tree retention for development projects in the City. This project proposes to retain 33% of the trees onsite primarily along East Main Street, which exceeds the City's Design Guidelines goal of preserving 20%. According to the preliminary landscape plans, the developer is proposing to plant an additional fifty (50) trees around the perimeter of the site. Additionally, shrubs and ground cover are to be planted along the street frontages and north and west property lines thereby further reducing visual impacts. At maturity, the trees (i.e. *London Plane, Sour Gum, Crape Myrtle, Pink Flowing Dogwood, Strawberry Tree, Red Maple and Red Japanese Maple*) will be 20 to 100 feet in height thereby further shielding the public views from adjoining properties.

Although the replanting will not make up for the trees removed, the additional trees and landscaping will soften the appearance of the hotel development on neighboring properties, passing motorists and pedestrians alike. These impacts are considered less than significant.

d) A photometric plan has been prepared by *Lighting Systems* for the project showing the lumens and fixture type and location. Lights to be installed on the hotel project site include parking lot lighting, bollard pedestrian lighting and building lighting. The lighting fixtures contain down shields thereby directing light downward. Accordingly, light spillover is not anticipated to cause a significant impact to neighboring properties. Additionally, vehicles entering the driveway on West Olympia Drive will create additional nighttime lighting. However, considering the elevation difference between the hotel and adjoining residences, the lights are not directly impacting adjoining uses. These potential lighting impacts are 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 project is situated in an area that has been designated and zoned for office professional use by the *City of Grass Valley 2020 General Plan* and *Development Code* respectively. With the exception of the project site, the project area has been largely built out in accordance with the City's General Plan land use designations. The site has historically been used for low density residential use since 1939 and 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 84 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 office professional uses and is surrounded by similar developed commercial and 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. No impact will occur.

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

Although, the project is slated to remove ±57 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.* In compliance with the City's Tree Ordinance, the applicant shall be required to mitigate for the loss of trees by either replanting on site or with the payment of an in-lieu fee or combination thereof. 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) area. 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 project will require excavation and grading work to accommodate the new project. Dust generated by grading and construction activities could have a potential to create short-term air quality impacts.

The NSAQMD has adopted standard regulations and mitigation measures 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 thresholds of significance for PM-10 and the precursors to ozone, which are reactive organic gases (ROG) and nitrogen oxides (NOx) as shown on Table 1 below. 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 has been slated for urban development according to the City General Plan and Zoning. The project will not conflict with or obstruct implementation of an air quality plan prepared by NSAQMD. No impact will occur.

b)&d) 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, 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 and precipitation conditions as well as soil moisture content. In its developed condition as a hotel project, air pollutant emissions would be generated by, but not limited to, gas appliances, gas-powered landscaping equipment, and vehicle exhaust.

To quantify project emissions, *the California Emission Estimator Model (CalEEMod) Version 2016.3.2,* emissions modeling program was used to estimate air pollutant emissions associated with the 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 Reactive Organic Gases/Volatile Organic Compounds (ROG/VOC), the daily emissions are below the Level A thresholds indicating the project requires standard air quality mitigations relating to grading. For VOC/ROG emissions, which are at Level B thresholds, the project would require a specific mitigation requiring the use of Low VOC coatings and paints. The sole reason for the ROG/VOC emissions exceeding Level A thresholds is from the application of architectural coating and paints. For example, the total daily ROG/VOC emissions are estimated at 93.93 lbs/day. Of this total, 93.7 lbs/day or 99.7% are attributed to architectural coatings and paints. The remaining emissions are from off-road construction equipment, which is negligible. **Table 1** quantifies air quality impacts resulting from the project.

Table 1 – Air Quality Impacts
Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	93.93	17.44	6.63	14.34
Project Operational Impacts	2.75	7.68	2.50	13.65
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 Level A significance thresholds.

Although construction and operation of the proposed project would not exceed NSAQMD significance thresholds, NSAQMD's standard mitigation measures for projects with Level A impacts would be imposed thereby minimizing project emissions. A specific mitigation is also applied to Level B architectural coatings and paints requiring low VOC paintings and coatings. Such conditions are considered appropriate to apply to the proposed project to promote maintenance of air quality in the region. The standard mitigation measures 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, it is expected that implementation of NSAQMD's standard mitigation measures, as noted below during project construction and operation, would ensure that impacts associated with the project would remain less than significant.

AQ 1 – Mitigation Measure:

Adverse impacts to air quality resulting from the proposed project would remain less than significant with the following mitigation measures.

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.*

With implementation of NSAQMD's recommended mitigation measures, the proposed project's emissions are not anticipated to conflict with or obstruct implementation of an air quality plan, 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 mitigation measures for Level A & B projects.

e) The proposed project is not anticipated to produce any objectionable odors in its finished condition that would affect a substantial number of people.

Initially, construction activities associated with the proposed project, such as paving and painting, are likely to temporarily generate objectionable odors. However, these odor-generating construction activities are temporary, and are only likely to be detected by a small number of residents nearest the project site. Therefore, impacts from temporary project-related odors are considered less than significant.

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

SETTING

The biological communities identified on the project site are broadly classified, whenever possible, into alliances and associations as described in *A Manual of California Vegetation (Sawyer et al., 2009)*. Five land cover types exist on the project site. The majority of the site is comprised of McNab cypress woodland with smaller portions consisting of ponderosa pine forest, Fremont Cottonwood woodland, and ruderal/developed lands.

The project site contains 11 single family dwellings and related uses. With exception of the trees noted above, the site is predominately developed and therefore, grasslands, vegetation and other habitat types have been significantly disturbed/altered.

The Grass Valley area is host to many wildlife species. Documented rodent species include the deer mouse, western harvest mouse, California meadow vole, Botta's pocket gopher and beaver. These populations provide a constant food source for predatory species such as the coyote, bobcat, and gray fox, as well as for several raptors. In addition, the Grass Valley area also supports limited potential winter habitat for the bald eagle in the form of riparian habitats.

The Federal Endangered Species Act and California Endanger Species Act provide legal protection for plant and animal species in danger of becoming extinct. The *California Department of Fish and Wildlife* analyzes projects for possible impacts to species as well as their habitats. The *California Native Plant Society* helps to determine which plant species and habitats should be listed as special status species under the *California Endangered Species Act.*

IMPACTS

a) The *CDFG Natural Diversity Data Base* revealed six sensitive potentially located within the Grass Valley area including: Stebbin's Morning Glory, Pine Hill Flannelbush, Red-anthered Rush, Follett's Monardella, Scadeen Flat Checkerbloom, California Horned Lizard, Blacktail Deer and Wetlands.

Considering the site is an urban infill site currently developed with eleven (11) residential dwellings, roads and accessory uses, the site is not suitable habitat for the above noted species.

However, the existing trees, shrubs, and grasslands within the project area contain suitable habitat for nesting raptors and *Migratory Bird Treaty Act (MBTA)* and *California Department of Fish and Wildlife (CDFW)* protected nesting bird species. The breeding season for most protected birds in the vicinity of the project area is generally from March 1 to August 30. Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of any avoidance, minimization, or mitigation measures. However, construction or development activities during the breeding season could disturb or remove occupied nests of migratory birds or raptors and would require the implementation of a pre-construction survey within 250 feet of the disturbance area within the project area for nesting migratory birds and raptors prior to development.

With respect to the potential of protected birds identified above, the applicant has indicated that grading activates will likely commence during the breeding season (March 1 through August 30). Should the applicant decide to perform tree and land disturbance activities during the breeding season, 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 occur during the nesting season (March 1 through August 30) a pre-construction nesting bird survey shall be completed by a qualified biologist, within 250 of any potential nesting migratory birds and raptors habitat. If nesting raptors or migratory birds are identified during surveys, active nests should be avoided, and a no disturbance or destruction area shall be established until after the nesting season or a wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the

disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.

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

b)-c)Riparian and aquatic communities are represented by several creeks in the Grass Valley area, namely, the lower portion of Wolf Creek, Squirrel Creek and South Fork Wolf Creek. The project site does not contain wetland riparian habitat. The project will not have an impact on riparian habitat or other sensitive communities or federally protected wetlands. No impact will occur.

d) Known migratory deer ranges outlined in the *Nevada County General Plan* were reviewed for deer migration corridors, critical range, and critical fawning areas. The project area is not located in any know major deer corridors, known deer holding areas, or critical deer fawning areas. Per the *Migratory Deer Ranges Nevada County General Plan map*, the project is in an area of potential Deer Winter Range. The field survey did not record any observations of deer. The project area does not contain any known major deer migration corridors, known deer holding areas, nor critical deer fawning areas. No impact will occur.

e) Prior to removing the 57 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 and mitigation for migratory raptors has been satisfied. Mitigation for the removal of trees shall be completed in accordance with *Chapter 12.36.085 of the City's Development 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 Section 12.36.200 of the *City's Development Code*. As a result of the City's tree permitting and tree protection requirements, this impact is considered less than significant.

f) The property is slated for urban development according to the *City of Grass Valley General Plan* and *Development Code*. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur.

V. CULTURAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

TRIBAL CULTURAL RESOURCES –

Would the project:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: ?

d) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
e) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

SETTING

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 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.

Generally, environmental conditions within the region have remained stable throughout the past 8-10,000 years, although minor fluctuations in overall precipitation and temperature regime have been documented and may have influenced prehistoric patterns of land use and settlement.

All the Area of Potential Effect (APE) was subjected to intensive pedestrian survey by means of walking parallel transects, spaced at 10-meter intervals. In searching for cultural resources, the surveyor considered the results of background research and was alert for any unusual contours,

soils changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites.

Disturbance to the ground surface is generally moderate throughout the APE. Construction of several buildings, graded access, landscaping and buried utilities, have all contributed to both surface and subsurface disturbances within the APE.

IMPACTS

a)&b) According to the *Cultural Resources Inventory Survey prepared by Sean Michael Jensen dated April 18, 2020*, there is no evidence that the subject property was developed prior to 1939. Aerial photographs depict a residence within the northeastern portion of the APE as early as 1939, while later aerial images and topographic maps depict 12 buildings within the APE as early as 1950. Further, title searches indicate that the property has been subject to placement of both water lines and sanitary sewer lines, with water line easements created in 1932, 1947, 1969 and 1971, and sewer line easements created in 1969 and 1971.

As noted, the site consists of eleven (11) single family homes. Overall, the site occupies the majority of the APE and is further distinguished by graded access roads, electrical power lines and abandoned garages/shed foundations. The eleven (11) residential buildings are further described and evaluated below as buildings 110, 120, 130, 150 and 1, 2, 5, 6, 7, 8 and 9 in the *Cultural Resource Inventory Survey* prepared for the project (See **Attachment 2** – *Historic Property Inventory Data Sheets*).

Building 110: Situated near the intersection of East Main Street and West Olympia Drive, this building consists of a single-family residence, generally square in plan, and extending approximately 32 feet in length and 26 feet in width. Situated on a post and pier foundation, the building is covered with 6-inch tongue and groove horizontal siding and plywood skirting wraps covering the lower portion of the building's supports. A small "carriage" garage, or basement access is situated on the south end of the east wall and is covered with two swinging doors. Rafters are hidden behind a closed soffit, and the roof exhibits a quasi-hipped element near the ridge ends. The roof itself is covered with contemporary asphalt composition shingles. A covered porch has been added to the building's north side and a brick chimney is visible near the center of the building. The front door is situated in a small notched front porch on the buildings southeast end, and a rear door is situated on the north side. Window frames are contemporary vinyl varieties.

Building 120: Sits approximately 65 feet north of 110, and immediately south of 130, this building consists of a single-family residence generally square in plan and extending approximately 30 feet in both length and width. Situated on a combination of concrete stem wall and post and pier foundation, the building is covered with 4-inch tongue and groove horizontal siding, and plywood skirting wraps. The roof is covered with contemporary asphalt composition shingles and is supported by 2 inch by 4-inch exposed rafters. A covered porch is situated on the west side and a metal chimney is visible near the center of the building. Window frames are contemporary vinyl and aluminum varieties.

Building 130: Situated immediately north of 120, this building consists of a single-family residence generally rectangular in plan and extending approximately 35 feet in length and 24 feet in width. Situated on a combination of concrete stem wall and post and pier foundation, the building is covered with 3.5-inch ship-lapped horizontal siding. The roof is covered with contemporary asphalt composition shingles supported by 2 inch by 4-inch exposed rafters, with gable ends at the east and west. Window frames are contemporary vinyl varieties.

Building 150: Situated approximately 30 feet northeast of 130 this building consists of a single-family residence generally rectangular in plan and extending approximately 30 feet in length and 24 feet in width. Situated on a post and pier foundation, the building is covered with 4-inch tongue and groove horizontal siding and plywood skirting wraps. The roof is covered with contemporary asphalt shingles and is supported by 2-inch by 4-inch exposed rafters with gable ends at the east and west. Window frames are contemporary vinyl varieties.

Building 1: Situated near the southwest corner of the APE 30, this building consists of a small, single family residence, generally rectangular in plan and extending approximately 30 feet in length and 22 feet in width. Situated on a combination foundation of concrete slab, stem wall, and post and pier, the building is covered with horizontal faux log siding. The roof is covered with contemporary asphalt composition shingles and a covered porch is situated at the entrance on the north wall. A small deck is located on the building's south side. Window frames are contemporary vinyl varieties.

Building 2: Situated a short distance northeast of Building 1 this building consists of a small single-family residence generally rectangular in plan and extending approximately 26 feet in length and 22 feet in width. Situated on a stem wall slab foundation, the building is covered with contemporary plywood siding. The roof is covered with contemporary asphalt composition shingles and a covered porch is situated at the entrance on the west wall. A small deck is located on the building's south side. Window frames are contemporary vinyl varieties.

Building 5: Situated a short distance east of Building 2 this building consists of a small single-family residence generally square in plan and extending approximately 22 feet on each side. Situated on a concrete stem wall foundation, the building is covered with contemporary plywood siding. The roof is covered with contemporary asphalt composition shingles and a covered porch is situated at the entrance on the north wall. A small deck is located on the buildings south side. Window frames are contemporary aluminum varieties.

Building 6: Situated a short distance east of Building 5, this building consists of a small single-family residence generally rectangular in plan and extending approximately 24 feet in length and 20 feet in width. Situated on a concrete stem wall foundation the building is covered with 3.5-inch ship-lapped horizontal siding with contemporary plywood skirting along the lower portion of the building's perimeter. The roof is covered with contemporary asphalt composition shingles and supported by 2 inch by 4-inch exposed rafters. A covered and enclosed porch is situated at the entrance on the north wall. A small deck is located on the building's south side. Window frames are contemporary aluminum varieties.

Building 7: Situated a short distance east of Building 6 this building consists of a small, single family residence generally square in plan and extending approximately 24 feet on each side. Situated on a concrete stem wall foundation, the building is covered with contemporary plywood siding. The roof is covered with contemporary asphalt composition shingles and supported by 2-inch by 4-inch exposed rafters. A covered porch is situated at the entrance on the north wall. A small deck is located on the buildings' south side. Window frames are contemporary vinyl varieties and brick chimney is visible in the center portion of the building.

Building 8: Situated approximately 60 feet north-northwest of Buildings 5 and 7, this building consists of a single-family residence extending approximately 36 feet in length and 24 feet in width. The building consists of a square building with a rectangular addition on the north side. Situated on a combination concrete slab, stem wall and post and pier foundation, the building is covered with 3.5-inch ship-lapped horizontal siding. The roof is covered with contemporary asphalt composition shingles and supported by 2-inch by 4-inch exposed rafters. A covered porch and deck are situated at the entrance on the south wall. Window frames are contemporary vinyl varieties.

Building 9: Situated approximately 25 feet northwest of Building 3, this building consists of a small, single family residence generally square in plan and extending approximately 34 feet on each side. Situated on a concrete stem wall foundation, the building is covered with contemporary Hardi-board siding. The roof is covered with contemporary asphalt composition shingles and supported by 2-inch by 4-inch exposed rafters. The building entrance is situated on the north wall. Window frames are contemporary vinyl varieties.

Based upon the above building descriptions, specific application of the criteria to historic sites results in the following conclusions:

1) The site is not associated with events that have made significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. While residential and commercial activities where undertaken on the property, there is no evidence that any of these buildings ever made broader contributions to history.

2) This site is not associated with the lives of persons important to local, California or national history. Examination of existing property ownership documentation and records confirms that there is no evidence that any individuals that owned the property constructed the existing buildings or resided at this site have made significant contributions to state or local history.

3) Aerial images from 1939 show that by that date a residence is located a short distance west of West Olympia Drive and north of East Main Street generally conforming to the location of Building 110. Future aerial images depict additional buildings within the APE. However, these seven buildings do not appear on the 1939 aerial images and thus likely post-date the photo. Regardless, there generally appears to be four distinct buildings types present within the APE. Building 110 displays various structural differences from its closest neighboring buildings (120, 130, and 150). Building 8 appears

older and distinct from its closest neighboring buildings (1, 2, 5, 6, 7 and 9). In short, there appears to be a temporal and design disconnect among the various buildings. Based on existing inventory data maintained by the *North Central Information Center*, numerous examples of residential structures of these various architectural styles exist in the City, County, region, and state. Clearly, this site is not at all rare in the California inventory nor does this site represent a distinctive type or a distinguishable entity whose components may lack individual distinction.

For these reasons, this site is recommended not eligible per *California Register of Historic Resources (CRHR)* Criteria 3 and this site would not appear to be potentially significant per the CEQA criteria under Public Resources Code (PRC) Section 5024.1. Criteria 3 embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

4) Data recovery work involving this site could not be expected to provide unique or unusual additional information over and above that which exists in the existing site record prepared. There are no subsurface accumulations for which further evaluation or recordation might be considered appropriate. Under these circumstances, further research in the form of data recovery or additional detailed recording would not likely further the understanding of the site.

   For these reasons, this site is recommended not eligible per CRHR Criterion 4 and this site would not appear to be potentially significant per the CEQA criteria under PRC 5024.1. Criteria 4 means the site or structures have yielded, or may be likely to yield, information important in prehistory or history.

While the site would not appear to be under the evaluation criteria, the issue of site integrity must be addressed. The site represents a mid-20th century eclectic complex of small residences. Consequently, the various episodes of construction, along with other contemporary modifications over the past several decades have rendered this site not eligible for inclusion in the CRHR.

Existing records of the *North Central Information Center (NCIC)* document that all the present APE had been subject to previous archaeological investigation, and that no prehistoric or historic-era sites had been documented within the APE. As well, the present effort included an intensive-level pedestrian survey conducted by *Sean Michael Jensen, M.A.* The pedestrian survey failed to identify any prehistoric or historic-era sites within the APE. Additionally, no evidence of historic use or occupation was observed within the APE.

Based on the specific findings detailed in the Cultural Resources Survey and Cultural Inventory, no significant historical resources, or unique archaeological resources are located in the APE.

c)-e) No evidence of prehistoric use or occupation was observed within the APE. The absence of such materials might best be explained by more suitable habitation settings at nearby

locales, as well as the significant degree of disturbance to which the entire property has been subjected.

Consultation was undertaken with the *Native American Heritage Commission (NAHC)* regarding sacred land listing for the property, including an information request letter dated October 28, 2019. The NAHC responded indicating that a search of their Sacred Lands files returned negative results.

Consultation was also conducted with the *United Auburn Indian Community (UAIC)* in accordance with AB 52. Considering the existing developed site coupled with the findings of the Cultural Resources Inventory Survey prepared for the project, AB 52 Consultation was not requested for the project.

Although much of the area has been disturbed with past construction activities, evidence of human burial or scatted human remains related to prehistoric occupation of the area could be inadvertently encountered anywhere within the project area during future construction activity or other actions involving disturbance to the ground surface and subsurface components. In the event of such an inadvertent discovery, the County Coroner would have to be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the *Native American Heritage Commission* and the project proponent(s) regarding 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.

Despite negative findings of the Cultural Resource Inventory Survey, the following mitigation measure will be required for the project in the case of inadvertent discovery:

CUL 1 – Mitigation Measure:
Inadvertent Discoveries – If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, are discovered, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may include, but is not limited to, processing materials for reburial, minimizing handling 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 Tribal Cultural Resources (TCR's) to be appropriate or respectful and requests materials not be permanently curated, unless requested by the Tribe.

If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur.

CUL 2 – Mitigation Measure:

Inadvertent Discoveries – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Nevada County Coroner has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact by telephone within 24 hours, the Native American Heritage Commission in accordance with Section 5097.98 of the Public Resources Code.

VI. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	☐	☐	☒	☐

SETTING

Electricity and natural gas are the two primary forms of energy used in the City and are provided by *Pacific Gas and Electric (PG&E).* Grass Valley has already implemented programs that have resulted in or will lead to benefits in the form of energy efficiency, renewable energy, and water efficiency.

Energy conservation standards for new residential and commercial buildings were originally adopted by the *California Energy Resources Conservation and Development Commission* in June 1977 and have been updated periodically since (Title 24, Part 6 of the California Code of Regulations). In general, Title 24 requires the design of building shells and building components to be energy efficient. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

In July 2008, the *California Building Standards Commission* adopted the nation's first green building standards. The *California Green Building Standards Code* (Part II, Title 24) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations). Part 11 establishes

voluntary standards on planning and design for sustainable site development, energy efficiency (in excess of California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

IMPACTS

a)&b) The project is subject to compliance with Title 24 energy efficiency standards and Green Building Codes adopted by the City. Approved building plans shall be in accordance with Title 24 and Green Building Standards for energy efficiency standards.

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Due to the Green Building recycling and Title 24 energy provisions, these impacts are considered less than significant.

VII. GEOLOGY AND SOILS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	☐	☐	☐	☒

SETTING

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south direction along the eastern portion of California. The terrain of Nevada County is distinctly characterized by two features of the Sierra Nevada. The western third of the County is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east.

The Glenbrook area has gabbro and diabase, while Miocine-Pliocene volcanic rocks are found at the northwest area along Deadman Flat Road and at the east end of the Planning area around the Nevada County Air Park.

Grass Valley is not within an Alquist-Priolo zone. However, ground movement can be felt in Grass Valley from earthquakes at intermediate distances and from distant earthquakes.

There are several mapped faults within a fifty-mile radius of the City of Grass Valley. A fault is defined as "a planar or gently curving fracture in the earth's crust across which there has been relative displacement". When movement occurs along a fault, the energy generated is released as waves, which causes ground shaking. Ground shaking intensity varies with the magnitude of the earthquake, the distance from the epicenter and type of rock or sediment through which seismic waves move.

Based on the *2010 Fault Activity Map of California* prepared by the *California Geological Survey*, the nearest faults within a 50 mile radius of the subject property with historic ruptures or those mapped surface displacements of Holocene age or younger (i.e. younger than 11,700 years before present) are the Cleveland Hill Fault (26 miles northwest) the Mohawk Valley Fault (45.5 miles northeast), the Polaris Fault (46 miles east-northwest) and the West Tahoe Fault (49.5 miles southeast).

The nearest faults with mapped surface displacements dated between Late Pleistocene and Holocene time (i.e. between 11,700 and 700,000 years before present), are the Wolf Creek Fault (11 miles south-southwest), the Giant Gap Fault (12.5 miles east), the Spenceville-Deadman Fault (14 miles southwest), the Swan Ravine Fault (23 miles northwest), the Bear Mountains Fault Zone (26 miles south) and the Dogwood Peak Fault (34.5 miles north-northeast).

In summary, the Grass Valley area is rated as a low-intensity earthquake zone. A low-intensity zone is defined by the *United States Geological Survey* as an area that is likely to experience an earthquake measuring 5.0 to 5.9 on the Richter scale and a maximum intensity of VI or VII on the *Modified Mercalli scale.*

IMPACTS

a) According to the *2008 Ground Motion Interpolator* prepared by the *California Geologic Survey*, the earthquake peak ground acceleration that has 2 percent probability of being exceeded in 50 years for the property is 0.304g, and the earthquake peak ground acceleration that has 10

percent probability of being exceeded in 50 years for the property is 0.166g. This is a relatively low level of ground shaking for California.

Construction within the City of Grass Valley is required to conform to the current edition of the California Building Code (CBC) which is based on the *International Building Code*. The CBC incorporates numerous more detailed and/or more stringent regulations to reflect conditions specific to the seismic and other conditions specific to California. The CBC includes specific measures for excavation, foundations, and retaining walls and regulates grading activities, including drainage and erosion control and construction on expansive soils. Due to Building Code requirements, this impact is less than significant.

b) Although the project site has a slope of approximately 5 to 45 percent, once graded, the site is required to be seeded as soon as possible to allow vegetation to become established prior to and during the rainy season. In addition, grading that results in greater than one acre of soil disturbance or in sensitive areas requires the preparation of a site-specific storm water pollution prevention plan to be approved by the State Regional Water Quality Control Board. As part of the pollution prevention plan, Best Management Practices (BMPs) are implemented to ensure that erosion does not occur. This impact is less than significant.

c)-d) Aiken-Cohasset association soils are present on the project site. Aiken-Cohasset association soils exhibit gently sloping to steep well-drained loams and cobbly loams formed over andesitic conglomerate and metabasic rock. Soil depths in this association are about 42-60 inches or more. Aiken-Cohasset association soils have permeabilities in the range of 0.2 to 0.6 inches per hour (moderately slow permeabilities).

The project is also located in an area of Low Risk for landslides. To date, a site-specific Geotechnical Report has not been prepared for the project. However, the soils of the property are not anticipated to present unstable soil conditions due to development of the site and area. Prior to grading activities, a Geotechnical Report shall be prepared concurrently with improvement plans for approval by the City of Grass Valley Engineering Division. Provided the recommendations of the Geotechnical report are followed, impacts resulting from geologic and soil conditions are less than significant. As such, the following mitigation measure will reduce this potential impact to a less than significant level:

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 Nevada Irrigation District (NID) and City of Grass Valley utilities for both water and sewer. Therefore, this potential impact is not applicable. No impact will occur.

f) The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as paleontological resources are not at the site. No impact will occur.

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

SETTING

The City of Grass Valley has not conducted a greenhouse gas emissions inventory or adopted a Climate Action Plan, performance standards, or a GHG efficiency metric. However, the City of Grass Valley has adopted an *Energy Action Plan* and the 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).

The *United States Environmental Protection Agency (EPA)* identifies the following four primary constituents that represent the greenhouse gas emissions of most importance:

1. Carbon Dioxide (CO2): CO2 is primarily generated by the burning of fossil fuels. Other sources including burning of solid waste and wood products.
2. Methane (CH4): CH4 is emitted from incomplete combustion of forest fires, landfills, livestock and animal land uses, and leaks in natural gas lines.
3. Nitrous Oxide (N20): N20 is produced by agricultural and industrial activities.
4. Fluorinated Gases (HFCs and PFCs): These gases are emitted from industrial activities and refrigerants uses in both stationary refrigeration and mobile air conditioning.

The US EPA estimates nearly 85% of the nation's GHG emissions are comprised of carbon dioxide. For most non-industrial developed projects, motor vehicles make up the bulk of GHC emissions. According to the California Air Resources Board, the primary GHG emitted by vehicles are CO2, CH4, H2O, and HCFs.

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. Additionally, *California Air Resources Board (CARB)* has not yet adopted any tools to measure the impact of a specific project on global warming. 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 emission, 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 increases in vehicle miles traveled, energy use, and solid waste disposal. According to the *CalEEMod* program conducted for the project, the following air quality impacts are anticipated with the proposed West Olympia Hotel project.

Table 1 – Air Quality Impacts
Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	93.93	17.44	6.63	14.34
Project Operational Impacts	2.75	7.68	2.50	13.65

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 adopted by NSAQMD. In addition, the following project components and California Green Building requirements apply to the proposed project:

- Commercial 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, showers and facets shall be low flow.
- Construction waste management forms shall be completed including recycling and/or reuse of 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*.
- The project shall be constructed in accordance with Title 24 Energy efficiency standards.
- Solar readiness shall be required for the building.
- As an infill project in proximity to services and highway access, it is anticipated that reduced vehicle trips will result than otherwise would have occurred from a project located more remotely.

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

IX. HAZARDS AND HAZARDOUS MATERIALS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with a adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

SETTING

Based upon a search of the *Nevada County's Environmental Health Department's* website, the proposed project site is not listed in any database of hazardous materials sites. Hazardous materials stored and used onsite and on surrounding properties would be associated with common construction and household chemicals used. However, these chemicals are purchased legally and do not constitute a public health hazard.

The Grass Valley City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's closest fire station is located on Sierra College Drive, which is staffed 24 hours a day. This station is located just over ±0.5 miles from the project site.

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

IMPACTS

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impact will occur.

b) According to the *Phase I Environmental Site Assessment* prepared for the project, East Main Street was historically Highway 49 before the current section of the highway through Grass Valley was built prior to 1973. As such, Aerially Deposited Lead (ADL) from the combustion of

leaded gasoline used in automobiles prior to 1986 may have impacted the adjacent surface soil that parallels East Main Street. Soils adjacent to East Main Street may contain high concentrations of ADL. Disturbance of these soils could expose people in the area to airborne inorganic lead. Soil samples of the area have not been taken but could potentially contain lead concentrations that would be considered higher than acceptable levels. This is considered a potentially significant impact. However, the potential impact will be reduced to a less than significant level with the following mitigation measure:

HAZ 1 – Mitigation Measure:
Soil sampling shall be conducted for Aerially Deposited Lead (ADL) along the property frontage of East Main Street (Old Highway 49). Any soils to be excavated shall be handled in accordance with all federal, state and local regulations. At a minimum, the following shall be implemented:

1. *Stockpile the excavated soil in the areas identified as containing elevated concentrations of lead. Obtain one four-point composite soil sample for each 155 cubic meters of excavated soil and have the samples analyzed for Total Threshold Limit Concentrations (TTLC) and Soluble Threshold Limit Concentrations (STLC) lead;*

2. *If the soil analysis indicates the soil is considered hazardous waste and it is to be reused at the project site, the soil will be handled in accordance with the California Department of Toxic Substance Control requirements that include at a minimum placing the lead-containing soil at least 5 feet above the maximum water table elevation and covered with at least 1 foot of non-hazardous soil. The contractor shall prepare and submit to the City for approval a project-specific Lead Compliance Plan to prevent or minimize worker exposure to lead while handling material containing Aerially Deposited Lead. The Lead Compliance Plan shall contain the elements listed in Title 8, California Code of Regulations, Section 1532.1(e)(2)(B). The Lead Compliance Plan shall include perimeter air monitoring incorporating upwind and downwind locations as shown on the plans or as approved by the project geotechnical engineer. Monitoring shall be by personal air samplers using National Institute of Safety and Health Method 7082. Sampling shall achieve a detection limit of 0.05 ph/m³ of air per day. Daily monitoring shall take place while the contractor clears and grubs and performs earthwork operations. A single representative daily sample shall be analyzed for lead. Results shall be analyzed and provided to the geotechnical engineer within 24 hours. Average lead concentrations shall not exceed 1.5 pg/m³ of air per day. If concentrations exceed this level, the contractor shall stop work and modify the work to prevent release of lead. Monitoring shall be done under the direction of and the data shall be reviewed by and signed by, a certified industrial hygienist.*

3. *If the soil analysis indicates the soil is considered hazardous waste and it is to be disposed, the soil shall be transported to and disposed of at a Class I Disposal Site. The Contractor shall prepare and submit to the City for approval an Excavation and Transportation Plan, which establishes the procedures the contractor will use to comply with requirements for excavating, stockpiling, transportation, and placing (or disposing) of material containing Aerially Deposited Lead. The plan shall conform to the regulations of the DTSC and Cal-OSHA, including the Health and Safety Code, division 20, Chapter 6.5 (California Hazardous Waste Control Act); Title 22, California Code of Regulations, division 4.5 (Environmental Health Standards for the Management of Hazardous Waste); and Title 8, California Code of Regulations. Material excavated from these areas shall be transported by a hazardous waste transporter registered with the DTSC using the required procedures for creating a manifest for the material. The vehicles used to transport the hazardous*

material shall conform to the current certifications of compliance of the DTSC. The contractor shall provide to the City copies of the manifests.

With incorporation of the above noted mitigation measures, these potential impacts are less than significant.

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 *Phase I Environmental Site Assessment* identifies the location of potentially hazardous sites within 1 mile and ¼ mile radius from the subject property. There are 0 sites on the subject property, 33 sites within a 1/8-mile radius of the subject property, 43 sites between a 1/8 and ¼ mile radius of the subject property. 13 sites between a ¼ and ½ mile radius of the subject property, 6 sites between a ½ and 1-mile radius of the subject property, and 5 additional Orphan Summary Sites. Although there are sites in the vicinity of the project, the project site itself is not located on a site which is included on a list of hazardous materials sites. Therefore, this potential impact is less than significant.

e)&f) The project site is located approximately ±1 mile (as the crow flies) from the Nevada County Airport. As required by the Public Utilities Code, the Airport Land Use Commission adopted the *Nevada County Airport Land Use Compatibility Plan*. The compatibility plan's function is to promote compatibility between the airport and surrounding land uses with respect to height (e.g. height of structures), safety (e.g. number of persons per acre), and noise (e.g. noise sensitive land uses). According to the *Nevada County Airport Land Use Compatibility Plan*, the project site is located immediately outside of the area of influence. As a project located just outside of the Area of Influence of the Nevada County Airport Land Use Compatibility Plan, the Compatibility Plan does not apply.

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. These impacts are less than significant.

g) The Grass Valley region has a generally high potential for wildland fires of devasting intensity. This is due to the presence, particularly in less urban settings, of heavier timber, woodland and brush, the occurrence of steep slopes, dry weather conditions and human activity. Generally vegetative areas over 8% slope are considered as fire hazardous (*County of Nevada 1995*).

Existing City standards for development provide adequate access, fire flows, and other facilities to maintain an appropriate level of fire protection. Specifically, the project is required to comply with the California Building Code and California Fire Code. Based upon these standards, the project is not anticipated to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fire. This impact is less than significant.

X. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on or off site;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or,	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to protect inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

SETTING

The City of Grass Valley is located within the Wolf Creek drainage basin in the Bear River Watershed. The Bear River Watershed covers an area of 300 square miles; situated between two larger watersheds, the Yuba to the north and the American to the south. The Bear River watershed is a part of the larger Sacramento River Hydrologic Region and the City also falls within the Mountain Counties Hydrologic region overlay zone.

The south fork of Wolf Creek and Little Wolf Creek drain the eastern and southern portion of the City and discharge into Wolf Creek in the central Grass Valley area. Wolf Creek tributaries located within the City include French Ravine, Rhode Island Ravine, Slide Ravine, Murphy Hill, Matson

Creek, South Fork Wolf Creek, Little Wolf Creek, Unnamed Ravine, Woodpecker Ravine and Olympia Creek.

IMPACTS

a) According to the project plans, a total of ±15,325 cubic yards of soil are anticipated to be excavated with fill accounting for ±4,865 cubic yards resulting in an export of ±10,460 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* (RWQCB) for projects disturbing over 1 acre. Standard mitigation measures requiring a NPDES permit from the RWQCB will effectively reduce potential impacts to a less than significant impact.

HDRO 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 the deposit.*

b) The proposed project will be connected to the Nevada Irrigation District (NID) municipal water supply. Correspondence from NID representatives have indicated that the applicant has received an updated fire flow letter and that NID has waterlines within East Main Street and West Olympia Drive that are available for service.

According to NID, the water connection of the 74-room hotel is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is less than significant.

c) 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 underground and above ground drainage systems that are sized to capture the 24-hour storm event throughout the site.

Water quality treatment methods include storm water drainage to be collected and routed through gutters in the street that will direct runoff to the bioretention treatment areas, which are sized according to City standards.

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 result in substantial erosion, increase the amount of surface runoff or create runoff that would exceed the capacity of existing infrastructure. These impacts are less than significant.

d) The subject property is not within an area of the 100-year flood plain according to FEMA Map panel number 06057C0631E dated February 3, 2010.

The Grass Valley region is not subject to tsunami or seiche zones and the risk of release of pollutants due to protected inundation is not present. No impact will occur.

e) The project site has been slated for office and related type development according to the *City of Grass Valley General Plan*. The project is subject to the water conservation measures of the City's adopted water conservation in landscaping standards and low flow fixtures in the Uniform Plumbing and Green Building Code standards. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact will occur.

XI. LAND USE AND PLANNING —	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SETTING

The ±2.6-acre site is an infill office professional parcel surrounded by development, primarily low-density residential to the north and west with high intensity commercial uses consisting of fueling stations and fast food restaurants located to the south and east.

IMPACTS

a) The project site is surrounded by urban development on all sides and is therefore considered in-fill development with commercial designs consistent with the neighborhood. The project will not physically divide an established community. No impact will occur.

b) Multiple 2020 General Plan policies, goals and objectives support both in-fill development economic 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 environmental impacts associated with peripheral growth.
4-LUG	Protect and enhance the character of established single-family neighborhoods.
9-LUO	Preservation of existing neighborhoods.
10-LUO	Protection of present quality of life.
6-LUG	Promote jobs/housing balance within the Grass Valley region in order to facilitate pleasant convenient and enjoyable working conditions for residents, including opportunities for short home to work journeys.
15-LUO	Reduction in the number of vehicle miles driven.
16-LUO	An improved quality of life for those working in Grass Valley Planning Area.
7-LUG	Create a healthy economic base for the community, including increasing employment opportunities through attraction of new and compatible industry and commerce and through retention, promotion and expansion of existing businesses.
16-LUP	Maintain zoning that promotes protection of existing single-family residential areas from inappropriate encroachments.
3-CDG	Assure that new development is sensitive to and strengthens the existing built and natural environment.
11-CDO	Infill development that is consistent with historic development patterns in terms of scale, design and material.
13-CDO	High quality streetscape and building design in all new development.

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 Office Professional Zoning designation. No impact will occur.

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

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

XIII. NOISE— Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

XIII. NOISE—	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

SETTING

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

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

Two composite noise descriptors are in common use today: Ldn and CNEL. The Ldn (Day-Night Average Level) is based upon the average hourly noise level over a 24-hour day, with a +10-decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.) noise values. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures.

The CNEL (Community Noise Equivalent Level), like Ldn, is based upon the weighted average hourly noise over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hours. The CNEL was developed for the *California Airport Noise Regulations* and is normally applied to airport/aircraft noise assessments. The Ldn descriptor is a simplification of the CNEL concept, but the two will usually agree, for a given situation, within 1dB. Like the noise levels, these descriptors are also averaged and tend to disguise short-term variations in the noise environment. Because they presume increased evening or nighttime sensitivity, these descriptors are best applied as 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 along East Main Street, noise from customers using the fueling stations, fast food drive-thru teller noise, overhead airplane noise and common noises associated with residential uses.

IMPACTS

a) The project includes earthwork construction and hotel construction that will generate additional noise in the commercial and residential neighborhood. Earthwork construction is anticipated to be completed in one phase. Likewise, hotel construction will also occur in one phase. During the initial construction phase, noise from construction activities (dozers, graders, etc.), will occur. 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.

The nearest sensitive receptors are the residential uses located adjoining the project to the north and west approximately 60 feet from where the parking lot and related improvements will be constructed.

Equipment used for the project and the dBA at 50 feet 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 be restricted to occur between normal working hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and not at all on Sunday and legal holidays.

According to the State's General Plan Guidelines and City General Plan Noise Element, noises which are generally less than ±65 dB CNEL are normally acceptable for outdoor low-density residential uses considering 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) over a 24-hour period. Although, the type of equipment used may intermittently exceed ±65 dB, during the working hours from 7:00 a.m. to 6:00 p.m., the evening hours will not be impacted by the project. 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 and other construction equipment, that are located as far as practical from nearby homes. When such equipment must be located near adjacent residences to the north and west, project grading and improvement plans shall include provisions to provide acoustical shielding of such equipment. Shielding shall be to the satisfaction of the City Engineer.

b) The project includes the use of equipment capable of producing ground borne vibration or ground borne noise levels such as dozers, graders and backhoes. However, construction of the project is expected to employ the most significant vibration-reducing construction equipment. The most significant equipment relative to generation of vibration includes dozers, loaded

trucks, etc. The nearest residential land use is approximately ±60 feet where grading cuts and fills are proposed. As noted, the project includes 15,325 cubic yards of cut and 4,865 cubic yards of fill.

According to the *Federal Transit Authority* assessment of construction projects, use of heavy equipment generates vibration levels ranging from 0.003 to 0.089 inches per second at a distance of 25 feet.

For purposes of this analysis, 0.2 inches per second is used as a damage criterion since it applies to engineered timber construction similar to the existing residential buildings in the area. The nearest single-family dwelling is ±60 feet away. At ±60 feet, the residential vibration from construction equipment with the highest vibration potential anticipated is 0.00123 to 0.03649 or 0.19877 to 0.16351. This is below the damage criteria of 0.2 for engineered timber construction. Therefore, this potential impact is considered a less than significant impact.

Equipment	PPV at 25 feet (Inches Per Second)
Large bulldozer	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003

c) As the crow files, the project is located approximately 1 mile from the City of Grass Valley Municipal Airport. The project is located immediately outside of the *Nevada County Airport Area of Influence*. Due to the distance from the Nevada County Airport, noise impacts associated with the airport are considered less than significant.

XIV. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

SETTING

The proposed project is located in an area of low-density residential and commercial use. The land use designation for the project site is Office Professional (OP) according to the *City of Grass Valley General Plan*. The zoning designation is similarly Office Professional (OP). Such land uses are not generally growth inducing.

The project site is an infill site slated for Office Professional Use according to the General Plan. As such, the population growth anticipated with development of the site has been anticipated and accounted for in the Certified City of Grass Valley General Plan EIR.

IMPACTS

a) The project is anticipated to employ an estimated ±20 persons. Moreover, at full occupancy (which may occur on rare occasion) of the 74-room hotel, the project would have an estimated occupancy of ±200 transient persons. The addition of 20 employees and 200 transient persons is not anticipated to induce substantial population growth in an area, either directly or indirectly. This impact is less than significant.

b) The CEQA Threshold of Significance questions whether the project will displace a substantial number of people or housing, necessitating the construction of replacement housing elsewhere? By definition according to Webster's Dictionary, "substantial" - means large in number or yield.

In order to develop the site, the project will require demolition of eleven (11) single family residences. According to the City's adopted 2019 -2027 Housing Element, the City has an estimated 6,696 housing units consisting of 2,981 single family dwellings, 233 single attached units, 3,043 multiple family dwellings, and 439 mobile homes. The demolition of eleven homes represents 0.0016427 percent of the City's housing stock.

The average household size in the City of Grass Valley is 2.08 persons. The demolition of 11 single family homes is therefore anticipated to displace an estimated ±23 persons. Based upon these figures, the project will not displace substantial numbers of existing people and housing necessitating the construction of replacement housing or people elsewhere. This potential impact is less than significant.

XV. PUBLIC SERVICES —	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐

XV. PUBLIC SERVICES —	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

SETTING

The proposed project area is within the City of Grass Valley; 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 24 FTE sworn members and 3 FTE civilian staff. Based upon Grass Valley's population of 12,860 the department's ratio of police officers per 1,000 residents is 1.9.

- *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 Joes, Milnnie, 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.

The applicant will be required to pay the City's impact fees for commercial development, including fees for police, fire and Quimby Act (park) fees. The fees collected by the City are used to augment fire, police, parks and other public facilities. Accordingly, impacts to fire protection, police protection, schools, parks, or other public facilities will have a less than significant impact on the City's public services.

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

SETTING

The City owns and maintains eight park/recreation facilities. These include two parks currently classified as "community parks": Condon Park and Memorial Park. Two of the eight parks, Morgan Ranch and Matino Park, are in the process of being developed. 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 includes: 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 Matino 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 Park, 7.95 acres; Hennessy School, 3 acres.

IMPACTS

a)&b) The West Olympia Hotel project is anticipated to employ ±20 persons. Moreover, at full occupancy the project is anticipated to generate an estimated ±200 persons. As noted, the project will be subject to City of Grass Valley development fees including Quimby Act fees (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. This impact is less than significant.

XVII. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

SETTING

The project site is an infill property that has been slated for development according to the City's General Plan, General Plan EIR and Development Code. The project site is bound by East Main Street to the south and West Olympia Drive to the east. Brunswick Road intersects with East Main Street to the east connecting with State Route 49/20 located approximately 650 feet to the east and intersects with Brunswick Road.

East Main Street – East Main Street is an east/west arterial roadway from Downtown Grass Valley connecting with Nevada City. Fronting the project site, East Main Street consists of one merge lane traveling east; two east/west travel lanes; a left turn lane onto West Olympia Drive; and, a right turn lane to Brunswick Road and State Route 49/20. The improvements are within an approximate 75-foot right-of-way. The speed limit is posted at 35 mph.

West Olympia Drive – West Olympia Drive is a local residential street consisting of two 12.5-foot lanes within a 35-foot right-of-way. Both sides of West Olympia Drive are without curb, gutter and sidewalk. No parking is permitted on either side of the roadway. The speed limit is not posted near the project site.

Brunswick Road – Brunswick Road is an east/west arterial roadway connecting with State Route 174 to the south. Fronting the project site, Brunswick Road consists of five travel lanes; 3 northbound consisting of a right turn lane, through lane onto West Olympia Drive and a left turn lane onto East Main Street; and, two southbound lanes towards State Route 49/20. The improvements are within an approximate 75-foot right-of-way. The speed limit is posted at 35 mph.

State Route 49/20 – State Route 49/20 is a freeway under the jurisdiction of the *State Department of Transportation (Cal-trans)*; designed to Caltrans standards. Improvements to these facilities are planned and implemented through a cooperative effort of Caltrans, the Nevada County Transportation Commission, Nevada County, The City of Grass Valley and Nevada City.

As of July 1, 2020, Senate Bill 743 went into effect. SB 743 is now the appropriate metric for assessing transportation impacts. SB 743 was codified in *Public Resources Code Section 21099* and required changes to the CEQA Guidelines. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. To that end, the *Office of Planning and Research (OPR)* proposed, and the *California Natural Resource Agency* certified and adopted, changes in the CEQA Guidelines that identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. Consequently, the past practice of automobile delay, as measured by "Level of Service" and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA.

IMPACTS

a) The project would generate temporary construction traffic initially. However, this would be temporary and would not materially alter the traffic volumes along East Main Street, Brunswick Road or surrounding roadways.

From a General Plan perspective, based upon trip generation rates identified in the *10th Edition of the Institute of Transportation Engineers (ITE)* transportation generation rates manual, trip generation rates for hotels have an average of 8.17 average trips per day per room; 0.60 trips in the a.m. peak hour per room; and, 0.53 trips in the p.m. peak hour per room inclusive of employees. Accordingly, the following trips are calculated for the West Olympia Hotel project: 605 average daily trips, 44 a.m. peak hour trips, and 39 p.m. peak hour trips.

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 already been anticipated in the cumulative impact totals of the City's General Plan buildout and accounted for in the Levels of Service analysis on East Main Street, Brunswick Road, Olympia Drive and nearby roadways and intersections.

However, the General Plan notes that increased traffic at build out of the General Plan citywide 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 unincorporated Nevada County. That is, 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 Nevada County.

As noted in the City's 2020 General Plan, the City intends to mitigate any roadway deficiencies through the collection of local and regional impact fees to finance its *Capital Improvement Program (CIP)*. The City of Grass Valley collects development impact fees prior to building permit issuance to fund their Capital Improvement Program. The mitigation fee programs ensure that future development will pay their fair share of traffic impact fees to partially fund

the construction of planned transportation improvements identified in the City's Capital Improvement Program.

The 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.

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 project. This impact is less than significant.

b) Initial comments dated July 27, 2018, received from Caltrans on a larger 99-room hotel note that the hotel is likely to create a significant impact to traffic. The Brunswick Road Interchange is a very busy place. The traffic study for the Dorsey Marketplace shows LOS D for the existing condition, so future growth in the area is expected to degrade that LOS. This development should consider the interconnected signalized intersections along Brunswick Road: 1) East Main Street/Nevada City Highway; 2) Westbound Ramps/Maltman Drive; 3) Eastbound Ramps; and, 4) Sutton Way. No freeway segment is required.

Hotels draw from out-of-the-area travelers, not nearby neighborhood, so it is expected to see heavy use of the eastbound off-ramp in the trip distribution. There are limited options for improvements to most of the interchange - as it is mostly built out - but there are two available improvements that are moderate in cost that should be considered at this off-ramp:

1. Widen the off-ramp to provide a greater length of separate left-turn and right-turn lanes. This will shorten the length of the queue, which will in turn improve operations at the signal, and for the interchange overall.

2. Widen to provide a second left-turn lane. Duel left-turn lanes would also improve intersection operations and the new #1 lane left-turn would accommodate visitors to the hotel.

Although East Main Street is outside of the Caltrans right-of-way, Caltrans recommends that the City of Grass Valley consider requiring some widening of East Main Street. There are two lanes southwest of the Brunswick Road intersection to receive the duel left-turn lanes. The shorter merge length available will likely be inadequate to meet future demand and should be extended. Ideally, the widening of East Main Street would be along the entire frontage, ending with a right turn lane into the hotel.

More recent Caltrans comments dated March 18, 2020, on the reduced 74-unit hotel project note that in addition to the previous comments provided July 27, 2018, Caltrans also has the following recommendations. The counts are not currently at the level to require the dual left turn improvements noted above, but are very close and this project may create the additional counts in the very near future. Accordingly, the City of Grass Valley may want to consider the following improvements:

1. Widening of East Main Street to receive the dual turn lanes from Brunswick Road; and,
2. To reduce Vehicle Miles Traveled (VMT), please consider adding a transit stop nearby and providing shuttle service for hotel patrons.

To these ends, widening is proposed along East Main Street and four transit stops are in the project vicinity.

Section 15064.3 of the CEQA Guidelines, explains that a "lead agency may use models to estimate a project's vehicle miles traveled. CEQA generally defers to lead agencies on the choice of methodology to analyze impacts. Specifically, Section 15064.3, subdivision (a), states, "For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project". Here the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks.

To assist in the determination of significance, lead agencies rely on "thresholds of significance". The CEQA Guidelines define a "threshold of significance" to mean "an identifiable quantitative, qualitative, or performance level of a particular environmental effect, non-compliance with which means the effect normally will be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant". Lead agencies have the description to develop and adopt their own or rely on thresholds recommended by other agencies "provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence". To date, the City of Grass Valley has not adopted thresholds of significance for VMT.

In rural areas of non-MPO counties (i.e. areas not near established or incorporated cities or towns), fewer options may be available for reducing VMT, and significance thresholds may be best determined on a case-by-case basis.

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

The project is an infill site located in proximity to transit stops. Specifically, there are four transit stops on East Main Street: two located in front of the Fowler Shopping Center approximately 1,000 feet to the east and two located west of the project site at the junction of Glenbrook Drive and East Main Street approximately 500 feet from the project site. The project is therefore consistent with CEQA Section 15064.3 for Vehicle Miles Traveled.

Additionally, from a CEQA perspective, VMT can be measured in a variety of ways depending on whether the intent is to capture the amount of vehicle travel generated by a project (i.e. number of vehicle trips multiped by their corresponding trip lengths) or a project's effect on VMT within a defined study area. Project effect information is more meaningful for VMT analysis because land use projects and land use plans often influence the vehicle travel associated with neighboring land uses. VMT is a preferred metric for environmental effects

because it captures how a project influences the environment related to fuel consumption and emissions while also serving as an indicator of potential impacts to pedestrians, bicyclists, transit riders, and travel safety.

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

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

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

The West Olympia Hotel project was evaluated through the screening process provided by the *Nevada County Transportation Commission (NCTC)*. The following results were verified, based upon project specific screening:

- The project is in Travel Analysis Zone (TAZ) 153. (The number of the travel analysis zone from Nevada County Travel Demand Model in which the parcel is located)
- TAZ 153 VMT is 7.4 miles per vehicle (The metric average for the entire TAZ)
- Subarea VMT is 27.2 miles per vehicle (the VMT metric average for the entire subarea)
- % Difference is -72.8% (compares TAZ results to subarea results; positive values indicate TAZ results are greater than the subarea; 0% indicates TAZ and subarea results are equal; and, negative values indicate TAZ results are less than the subarea)

Total VMT per Service Population
- Threshold 23.3 (the maximum VMT metric to pass screening)
- Within a low VMT Yes (The project passes VMT screening)

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

Furthermore, the project would provide new sidewalks along the project frontage. In addition, pedestrian walkways would be provided throughout the project site. Thus, the proposed project would improve the pedestrian network on-site and in the project area.

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

c) The eastern ingress/egress connecting with West Olympia Drive is located ±150 feet from the intersection of East Main Street and West Olympia Drive on a 30 percent grade. However, the connection complies with City standards with respect to distance from the intersection and grade access considering the new connection to West Olympia Drive will not exceed ADA slope requirements of 5% grade.

The project will not substantially increase hazards due to a geometric deign feature (e.g. sharp curves or dangerous intersections or incompatible uses (e.g. farm equipment). This impact is less than significant.

d) The project will be constructed in accordance with City of Grass Valley Fire Department Standards in accordance with the latest edition of the Uniform Fire Code. Compliance with minimum fire code standards will ensure that adequate emergency access is maintained. This impact is less than significant.

XVIII. UTILITIES AND SERVICE SYSTEMS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's protected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SETTING

Drainage from and around the project site includes natural swales, ditches and storm water infrastructure. Historical drainage from the project site followed natural topography and flowed south toward East Main Street.

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 Nevada Irrigation District (NID) via existing water lines that were installed following development in the project area. According to the General Plan EIR and comments provided by NID, water supplies are adequate to supply growth anticipated in the General Plan, which included the project site.

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

IMPACTS

a) The project will be served by existing utilities fronting the project site. The project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects. All new infrastructure shall be placed underground per City standards. These impacts are less than significant.

b) As noted in the Hydrology and Water Quality Section of this Initial Study, NID water supplies are adequate to serve the proposed development. The applicant shall pay the requisite connection fees and install the water lines in accordance with NID standards. This impact is considered less than significant.

c) New sewer connections are proposed with the project and will be served via the extension of existing utilities on the property along East Main Street and West Olympia Drive.

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. This potential impact is less than significant.

d)&e) The proposed project will be served by a landfill with enough permitted capacity to accommodate the project's solid waste disposal needs. The proposed project will comply with federal, state, and local statutes and regulations related to solid waste. This impact is considered less than significant.

XIX. WILDFIRE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

XIX. WILDFIRE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage changes?	☐	☐	☒	☐

SETTING

The Grass Valley region has a generally high potential for wildland fires of devasting intensity. This is due to the presence, particularly in less urban settings, of heavier timber, woodland and brush, the occurrence of steep slopes, dry weather conditions, and human activity. Generally, vegetative areas of over 20% slope are considered as fire hazardous areas. The City limits have a distinct urban/wildland interface area. The greatest threat for wildfire hazards is from those that may originate outside the City. Historical data on wildfires in or near Grass Valley is kept on the Firehouse Reporting Data System. Because of the extended urban/wildland interface area, the City has participated in regional efforts to reduce wildfire risks to the City. These efforts include participation in *Nevada County's Local Hazard Mitigation Plan* and the *Fire Safe Council of Nevada County* Community Wildfire Protection Plan. Nevada County OES and the Fire Safe Council also maintain historical fire records.

IMPACTS

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. No impact will occur.

b)-c)The project will be constructed in accordance with the current edition of the California Building Code and Uniform Fire Code. The project will not exacerbate wildfire risks and thereby expose project occupants to pollution concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or on-going impacts to the environment. All utilities serving the site shall be installed underground in accordance with City of Grass Valley Development Standards. These impacts are considered less than significant.

d) The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. This impact is considered less than significant.

XX. 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.

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

- City of Grass Valley 2020 General Plan and General Plan EIR
- City of Grass Valley Community Design Element
- City of Grass Valley Development Code
- U.S. Department of Agriculture
- City of Grass Valley Municipal Code
- Northern Sierra Air Quality Management District
- California Emission Estimator Model (CalEEMod) Version 2016.3.2
- Endangered Species Act (ESA)
- California Endangered Species Act (CESA)

- Migratory Bird Treaty Act (MBTA)
- California Department of Fish and Wildlife (CDFW)
- Nevada County General Plan
- California Building Code
- Uniform Fire Code
- United States Environmental Protection Agency
- Nevada County Airport Land Use Compatibility Plan
- California Air Resources Board
- Mineral Management Element of the City's General Plan, dated August 24, 1993
- Community Noise Equivalent Level
- 10th Edition of the Institute of Transportation Engineers Transportation Rates
- Caltrans Design Manual
- 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 06057C0631E dated February 3, 2010
- Online soil survey maps and data from USDA - http://websoilsurvey.nrcs.usda.gov
- Phase I Environmental Site Assessment Prepared by Gularte dated March 12, 2020
- Cultural Resources Survey Prepared by Sean Michael Jensen dated April 18, 2020
- Air Quality and Greenhouse Gas Impacts Analysis Prepared by the City of Grass Valley Community Development Department dated March 18, 2020
- City of Grass Valley Capital Improvement Program
- Preliminary Drainage Study Prepared by Genesis Engineering dated March 5, 2019
- Office of Planning and Research (OPR)

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Aerial Photograph
Exhibit C – Site Photographs
Exhibit D – West Olympia Hotel Site Plan/Landscape Plan
Exhibit E – West Olympia Hotel Elevation

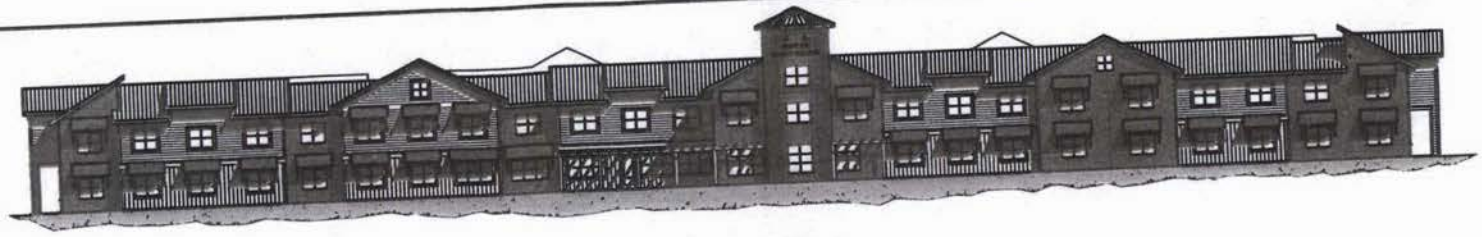
TABLE

Table 1 – Air Quality Impacts

ATTACHMENT

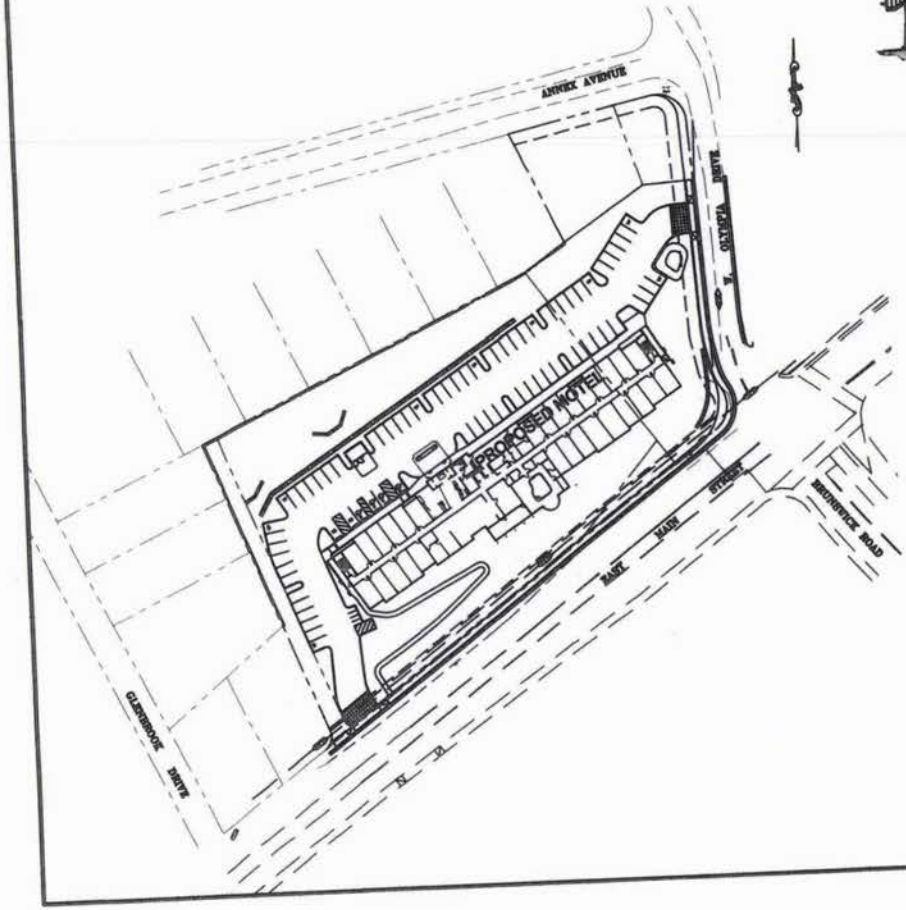
Attachment 1 – West Olympia Hotel Project Plans dated December 23, 2019
Attachment 2 – Hotel Property Inventory Data Sheets

ATTACHMENTS



- SOUTH ELEVATION - (FRONT - MAIN STREET)

- WEST ELEVATION - (LEFT SIDE)



SHEET INDEX:

CV–1	COVER SHEET COLORED PERSPECTIVE
LS–1	CONCEPTUAL LANDSCAPE PLAN
NO–1	NEIGHBORHOOD OVERVIEW
H–1	COLORED HOTEL ELEVATION
H–2	HOTEL ELEVATIONS–NORTH & EAST
H–3	HOTEL ELEVATIONS–SOUTH & WEST
H–4	HOTEL FLOOR PLAN
PS–1	PRELIMINARY SITE & UTILITY LAYOUT
PG–1	PRELIMINARY GRADING PLAN
PCS–1	PRELIMINARY CROSS SECTIONS
PG 1	BRUNSWICK HOTEL LIGHTING PLAN

printed 12-23-19

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GENESIS ENGINEERING
560 McCourtney Rd., Ste. C
Grass Valley, CA 95949
office (530) 740-1300 ext 101
email: sean@genesisengineering.us

HILBERS M&M LP
WEST OLYMPIA HOTEL
COVER SHEET

CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

DESIGN BY:	AGENCY CHECK BY:
DRAWN BY:	SHEET
CHECKED BY: S.M.O.	CV–1 OF 1

- WEST OLYMPIA CENTER -

HILBERS M&M LP

EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20. 35-300-21

PRELIMINARY LANDSCAPE PLAN NOTES

1. PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
2. LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS OF THE CITY OF GRASS VALLEY AND STATE OF CALIFORNIA'S AB1881. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN.
3. ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE. DRIP IRRIGATION SHALL BE USED TO THE EXTENT APPROPRIATE.
4. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
5. PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOILS REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
6. ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
7. ENHANCED LANDSCAPE TREATMENT WITH ACCENT SHRUBS AND GROUND COVERS SHALL BE PROVIDED AT THE PROJECT STREET ENTRIES.
8. EXISTING TREES, SHOWN ON THE PLAN, ARE TO REMAIN IF DETERMINED TO BE HEALTHY BY AN ARBORIST.
9. REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDING, PAVING, UTILITIES, AND SITE IMPROVEMENTS.

PRELIMINARY PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE
	Acer palmatum 'Atropurpureum'	Red Japanese Maple	15 gal	Medium	Ht.7-8' /Sp.2-3'
	Acer rubrum	Red Maple	15 gal	Medium	Ht.7-8' /Sp.2-3'
	Arbutus unedo	Strawberry Tree	15 gal	Low	Ht.7-8' /Sp.2-3'
	Cornus florida rubra	Pink Flowering Dogwood	15 gal	Medium	Ht.5-6' /Sp.2-3'
	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	15 gal	Low	Ht.7-8' /Sp.2-3'
	Nyssa sylvatica	Sour Gum	15 gal	Medium	Ht.7-8' /Sp.2-3'
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	15 gal	Medium	Ht.7-8' /Sp.2-3'

PLANT SCHEDULE

LARGE SCREENING SHRUBS	COMMON NAME	CONT	WATER USE	PLANTED SIZE
Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	Low	Ht.10'/Sp.10'
Ceanothus x 'Concha'	California Lilac	5 gal	Low	Ht.10'/Sp.10'
Ceanothus x 'Frosty Blue'	Wild Lilac	5 gal	Low	Ht.10'/Sp.10'
Cotoneaster lactaus	Red Clusterberry Cotoneaster	5 gal	Low	Ht.10'/Sp.10'
Rhamnus alaternus	Italian Buckthorn	5 gal	Low	Ht.10'/Sp.10'

ENHANCED ENTRY SHRUBS	COMMON NAME	CONT	WATER USE	PLANTED SIZE
Berberis thunbergii 'Cherry Bomb'	Cherry Bomb Barberry	5 gal	Low	Ht.10'/Sp.10'
Keyhollia ovata 'Flamenco'	Flamenco Red Hot Poker	5 gal	Low	Ht.14'/Sp.14'
Nandina domestica 'Fire Power'	Firepower Nandina	5 gal	Low	Ht.10'/Sp.10'

SHRUBS	COMMON NAME	CONT	WATER USE	PLANTED SIZE
Arctostaphylos x 'Sunset'	Sunset Manzanita	5 gal	Low	Ht.10'/Sp.10'
Ceanothus x 'Julia Phelps'	California Lilac	5 gal	Low	Ht.10'/Sp.10'
Cistus x purpureus	Orchid Rockrose	5 gal	Low	Ht.10'/Sp.10'
Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	15 gal	Low	Ht.36'/Sp.36'
Elaeagnus x ebbingei 'Gilt Edge'	Ebbing Silverberry	5 gal	Low	Ht.10'/Sp.10'
Lavandula x intermedia 'Provence'	Provence Lavender	5 gal	Low	Ht.10'/Sp.10'
Leymus condensatus 'Canyon Prince'	Native Blue Rye	5 gal	Low	Ht.10'/Sp.10'
Muhlenbergia capillaris 'Regal Mist'	Muhly	5 gal	Low	Ht.14'/Sp.14'
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	5 gal	Low	Ht.10'/Sp.12'
Nassella tenuissima	Texas Needle Grass	5 gal	Low	Ht.14'/Sp.14'
Phormium tenax 'Atropurpureum Compactum'	Bronze New Zealand Flax	5 gal	Low	Ht.14'/Sp.14'
Pinus mugo	Mugo Pine	5 gal	Low	Ht.10'/Sp.10'
Podocarpus macrophyllus	Yew Pine	15 gal	Low	Ht.6' /Sp.2'
Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorne Standard	5 gal	Low	Ht.10'/Sp.10'
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal	Low	Ht.12'/Sp.10'

GROUND COVERS	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING
Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	Low	Ht.3"/Sp.2'	4.5' o.c.
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	Low	Ht.4"/Sp.4'	60" o.c.

NOTE: PLANT WATER USE IS PER WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES)

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO): 48.0

HYDROZONE # PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
REGULAR LANDSCAPE AREAS							
MED. W.U. (NEW TREES)	0.5	DRIP	0.81	0.62	540	335	9,984
LOW W.U.	0.2	DRIP	0.81	0.25	57,384	14,346	426,937
				TOTALS	57,924	14,681	
						ETWU TOTAL:	436,901
					MAXIMUM APPLIED WATER ALLOWANCE (MAWA):		775,718

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

WHERE MAWA = (ETo) (0.62) (ETAF x LA)

MAWA: (48.0) (0.62) (0.45 x 57,924) = 775,718 GALLONS PER YEAR

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

TOTAL ETAF x AREA	14,681
TOTAL AREA	57,924
AVERAGE ETAF	0.25

NOTE:
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

NORTH

CONCEPTUAL LANDSCAPE PLAN

Sierra Design Group
Landscape Architects
8307 Barton Road
Loomis, California 95650
(916) 652-9023 CLA 2994
www.sierradesigngroup-la.com

WEST OLYMPIA CENTER HOTEL
NORTH WEST CORNER OF EAST MAIN STREET & OLYMPIA DRIVE, GRASS VALLEY, CA

0' 15' 30' 60'
SCALE: 1" = 30'-0"

JOB #: C-112-18
DATE: 3-4-19

printed 12-23-19

REVISIONS		
DATE	DESCRIPTION	BY

GENESIS ENGINEERING

HILBERS M&M LP
WEST OLYMPIA HOTEL
NEIGHBORHOOD OVERVIEW

CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

DESIGN BY:
AGENCY CHECK BY:
DRAWN BY:
CHECKED BY: S.M.O.
SHEET NO-1 OF 1

- SOUTH ELEVATION - (FRONT - MAIN STREET)

- WEST ELEVATION - (LEFT SIDE)

TYPICAL EXTERIOR BUILDING MATERIALS

SIDING:
FIBER-CEMENT LAP SIDING: "ALLURA" PRE-STAINED FIBER-CEMENT LAP SIDING - 7" EXPOSURE / CEDAR COLOR
RESAWN PLYWOOD SIDING WITH WOOD BATTS
CORRUGATED STEEL, GREY KYNAR FINISH

EYEBROW BRACKET:
3x3 TUBE STEEL, POWDER COATED

TRIM, FRIEZE AND BANDS:
2x AND 5/4 WOOD, PAINTED

WINDOWS:
STOREFRONT MILL FINISH ALUMINUM, ALUMINUM HORIZONTAL SLIDERS

WINDOW AND DOOR TRIM:
5/4x8 CASING

WOOD ACCENT FEATURES:
TRELLIS: 6x6 WOOD POSTS, 8x WOOD BEAM, 8x WOOD BRACKETS, 4x WOOD PURLINS, POST & BEAM FEATURES: 8x WOOD

ROOFING:
STANDING SEAM STEEL, GALVALUME FINISH
CORRUGATED METAL EYEBROW ROOFS, GREY KYNAR FINISH

NOTES:
ALL EXTERIOR WOOD TO BE PAINTED

REVISIONS	BY

DENNIS ANDERSEN • ARCHITECT
530-305-0749 d_andersen01@hughes.net

WEST OLYMPIA CENTER
FOR
HILBERS M&M LP
EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN	D.A.
CHECKED	
DATE	4/1/19
SCALE	1/16" = 1'-0"
SHEET	EXTERIOR ELEVATIONS
OF	SHEETS

- NORTH ELEVATION - (REAR)

- EAST ELEVATION - (RIGHT SIDE)

TYPICAL EXTERIOR BUILDING MATERIALS

SIDING:
FIBER-CEMENT LAP SIDING: "ALLURA" PRE-STAINED FIBER-CEMENT LAP SIDING - 7" EXPOSURE / CEDAR COLOR
RESAWN PLYWOOD SIDING WITH WOOD BATTS
CORRUGATED STEEL, GREY KYNAR FINISH

EYEBROW BRACKET:
3x3 TUBE STEEL, POWDER COATED

TRIM, FRIEZE AND BANDS:
2x AND 5/4 WOOD, PAINTED

WINDOWS:
STOREFRONT MILL FINISH ALUMINUM, ALUMINUM HORIZONTAL SLIDERS

WINDOW AND DOOR TRIM:
5/4x6 CASING

WOOD ACCENT FEATURES:
TRELLIS: 8x8 WOOD POSTS, 8x WOOD BEAM, 8x WOOD BRACKETS, 4x WOOD PURLINS, POST & BEAM FEATURES: 8x WOOD

ROOFING:
STANDING SEAM STEEL, GALVALUME FINISH
CORRUGATED METAL EYEBROW ROOFS, GREY KYNAR FINISH

NOTES:
ALL EXTERIOR WOOD TO BE PAINTED.

REVISIONS | BY

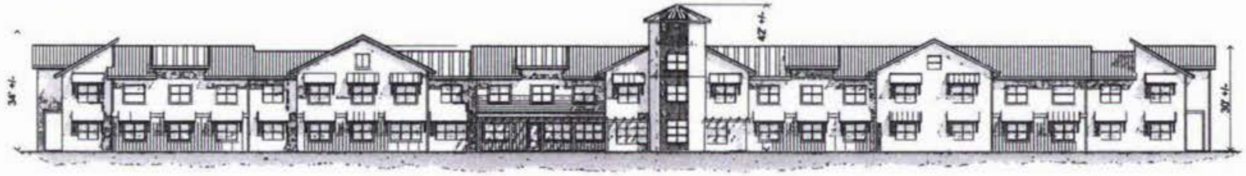
DENNIS ANDERSEN • ARCHITECT
ARCHITECTURE RENDERINGS CAD/3D
530-385-8749 d_andersen01@hughes.net

C-23857

STATE OF CALIFORNIA

WEST OLYMPIA CENTER
FOR
HILBERS M&M LP
EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN
D.A.
CHECKED
DATE
5/16/2019
SCALE
#Project ID
SHEET
EXTERIOR ELEVATIONS
OF SHEETS



- SOUTH ELEVATION - (FRONT - MAIN STREET)

- WEST ELEVATION - (LEFT SIDE)

TYPICAL EXTERIOR BUILDING MATERIALS

SIDING:
FIBER-CEMENT LAP SIDING: "ALLURA" PRE-STAINED FIBER-CEMENT LAP SIDING - 7" EXPOSURE / CEDAR COLOR
RESAWN PLYWOOD SIDING WITH WOOD BATTS
CORRUGATED STEEL, GREY KYNAR FINISH

EYEBROW BRACKET:
3x3 TUBE STEEL, POWDER COATED

TRIM, FRIEZE AND BANDS:
2x AND 5/4 WOOD, PAINTED

WINDOWS:
STOREFRONT MILL FINISH ALUMINUM, ALUMINUM HORIZONTAL SLIDERS

WINDOW AND DOOR TRIM:
5/4x6 CASING

WOOD ACCENT FEATURES:
TRELLIS: 6x6 WOOD POSTS, 8x WOOD BEAM, 8x WOOD BRACKETS, 4x WOOD PURLINS, POST & BEAM FEATURES: 8x WOOD

ROOFING:
STANDING SEAM STEEL, GALVALUME FINISH
CORRUGATED METAL EYEBROW ROOFS, GREY KYNAR FINISH

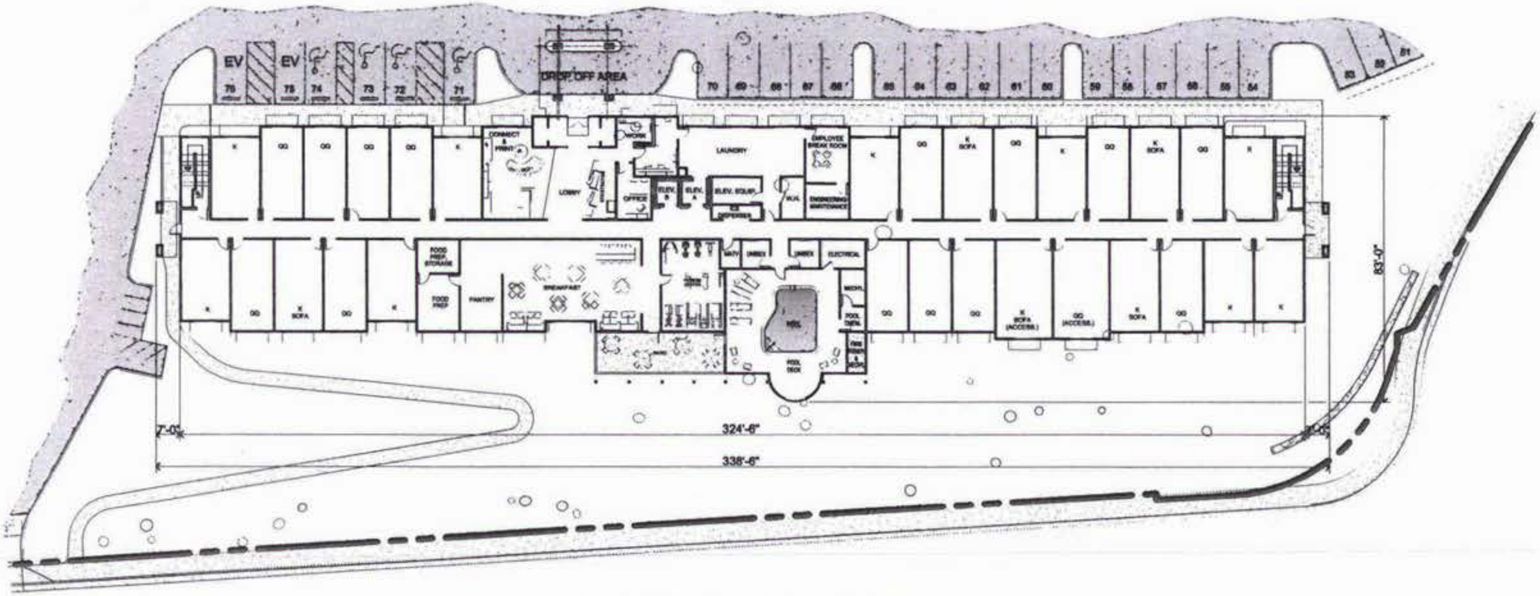
NOTES:
ALL EXTERIOR WOOD TO BE PAINTED.

REVISIONS	BY

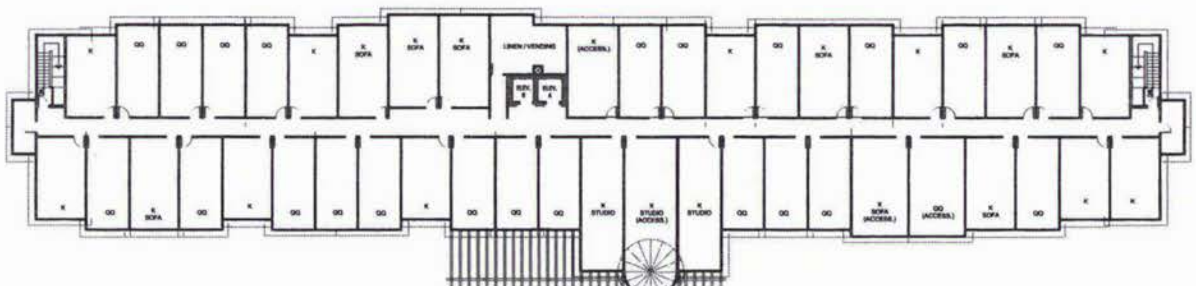
DENNIS ANDERSEN • ARCHITECT
ARCHITECTURE · RENDERINGS · CAD/D
530-305-6749 d_andersen01@hughes.net

WEST OLYMPIA CENTER
FOR
HILBERS M&M LP
EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN D.A.
CHECKED
DATE 5/16/2019
SCALE
#Project ID
SHEET
EXTERIOR ELEVATIONS
OF SHEETS



-FIRST FLOOR PLAN-



-SECOND FLOOR PLAN-

ROOM TABULATION			
ROOM TYPE	1ST FLOOR	2ND FLOOR	TOTAL
QUEEN-QUEEN	14	22	36
QUEEN-QUEEN (ACCESS.)	1	1	2
KING	9	10	19
KING (ACCESS.)	-	1	1
KING-SOFA	4	7	11
KING-SOFA (ACCESS.)	1	1	2
KING-STUDIO	-	2	2
KING-STUDIO (ACCESS.)	-	1	1

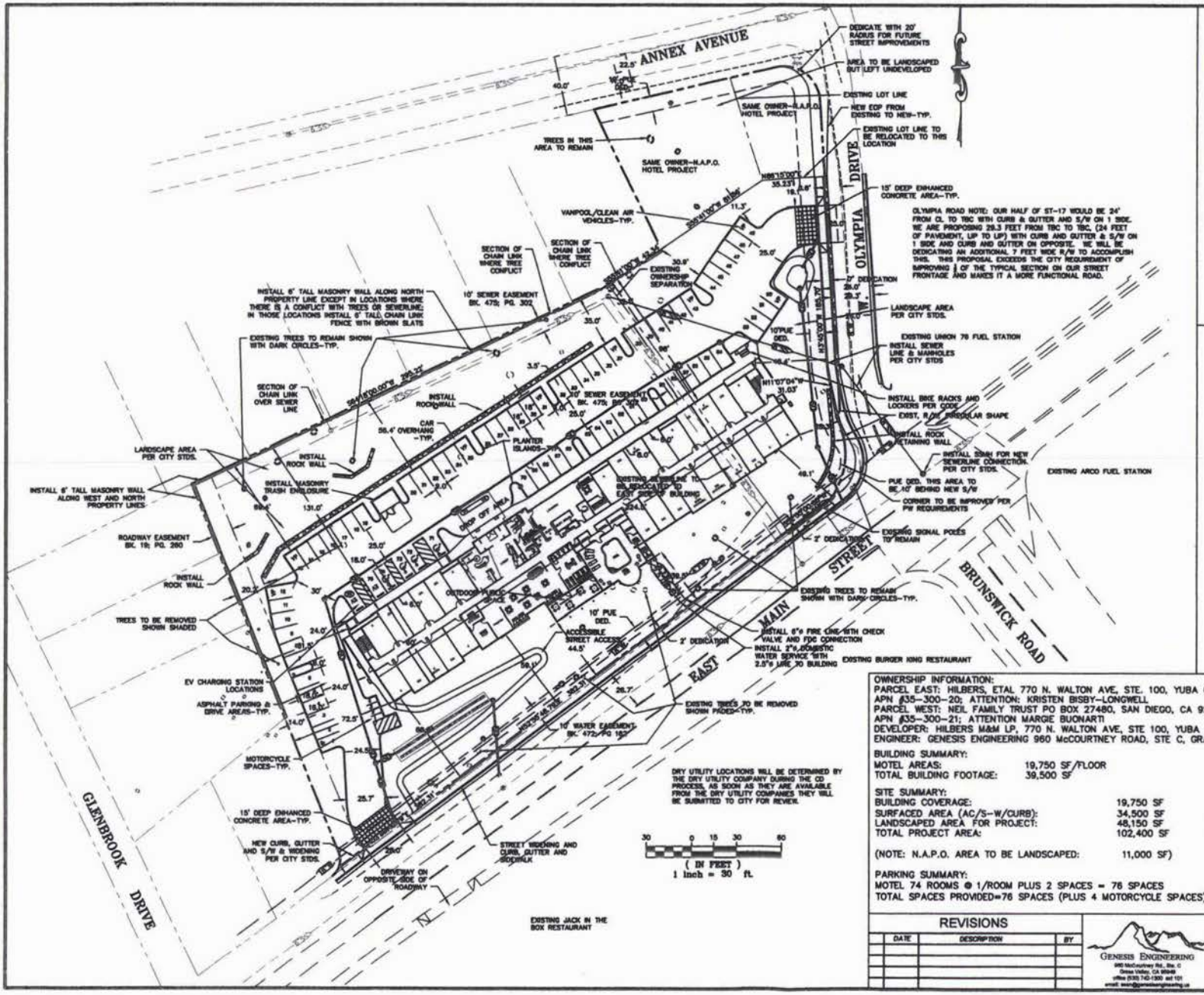
REVISIONS | BY

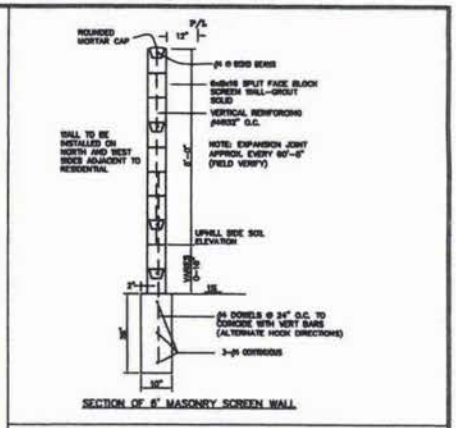
DENNIS ANDERSEN • ARCHITECT
ARCHITECTURE RENDERINGS CAD/ID
530-305-6749 d_andersen91@hughes.net

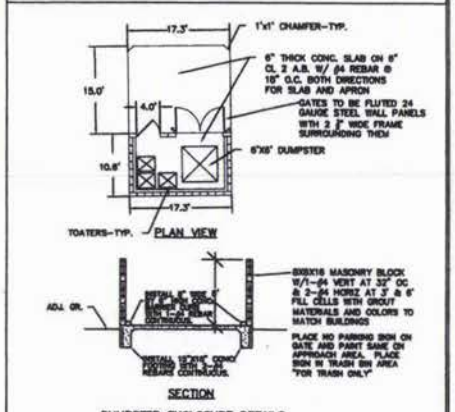
LICENSED ARCHITECT
C-23857
STATE OF CALIFORNIA

WEST OLYMPIA CENTER
FOR
HILBERS M&M LP
EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN
D.A.
CHECKED
DATE
5/16/2019
SCALE
1/16" = 1'-0"
#Project ID
SHEET
FLOOR PLANS
OF SHEETS







OWNERSHIP INFORMATION:
PARCEL EAST: HILBERS, ETAL 770 N. WALTON AVE, STE. 100, YUBA CITY, CA 95993 530-673-2947
APN 035-300-20; ATTENTION: KRISTEN BISBY-LONGWELL
PARCEL WEST: NEIL FAMILY TRUST PO BOX 27480, SAN DIEGO, CA 92128 530-913-3201
APN 035-300-21; ATTENTION MARGIE BUONARTI
DEVELOPER: HILBERS M&M LP, 770 N. WALTON AVE, STE 100, YUBA CITY, CA 95993 530 673-2947; ATTENTION: KURT HILBERS
ENGINEER: GENESIS ENGINEERING 960 McCOURTNEY ROAD, STE C, GRASS VALLEY, CA 95901 530-742-1300 EXT 101; ATTENTION SEAN

BUILDING SUMMARY:

MOTEL AREAS:	19,750 SF/FLOOR
TOTAL BUILDING FOOTAGE:	39,500 SF

SITE SUMMARY:

BUILDING COVERAGE:	19,750 SF	19.3% OF SITE
SURFACED AREA (AC/S-W/CURB):	34,500 SF	33.7% OF SITE
LANDSCAPED AREA FOR PROJECT:	48,150 SF	47% OF SITE
TOTAL PROJECT AREA:	102,400 SF	100% OF SITE
(NOTE: N.A.P.O. AREA TO BE LANDSCAPED:	11,000 SF)	

PARKING SUMMARY:
MOTEL 74 ROOMS @ 1/ROOM PLUS 2 SPACES = 76 SPACES
TOTAL SPACES PROVIDED=76 SPACES (PLUS 4 MOTORCYCLE SPACES)

printed 12-23-19

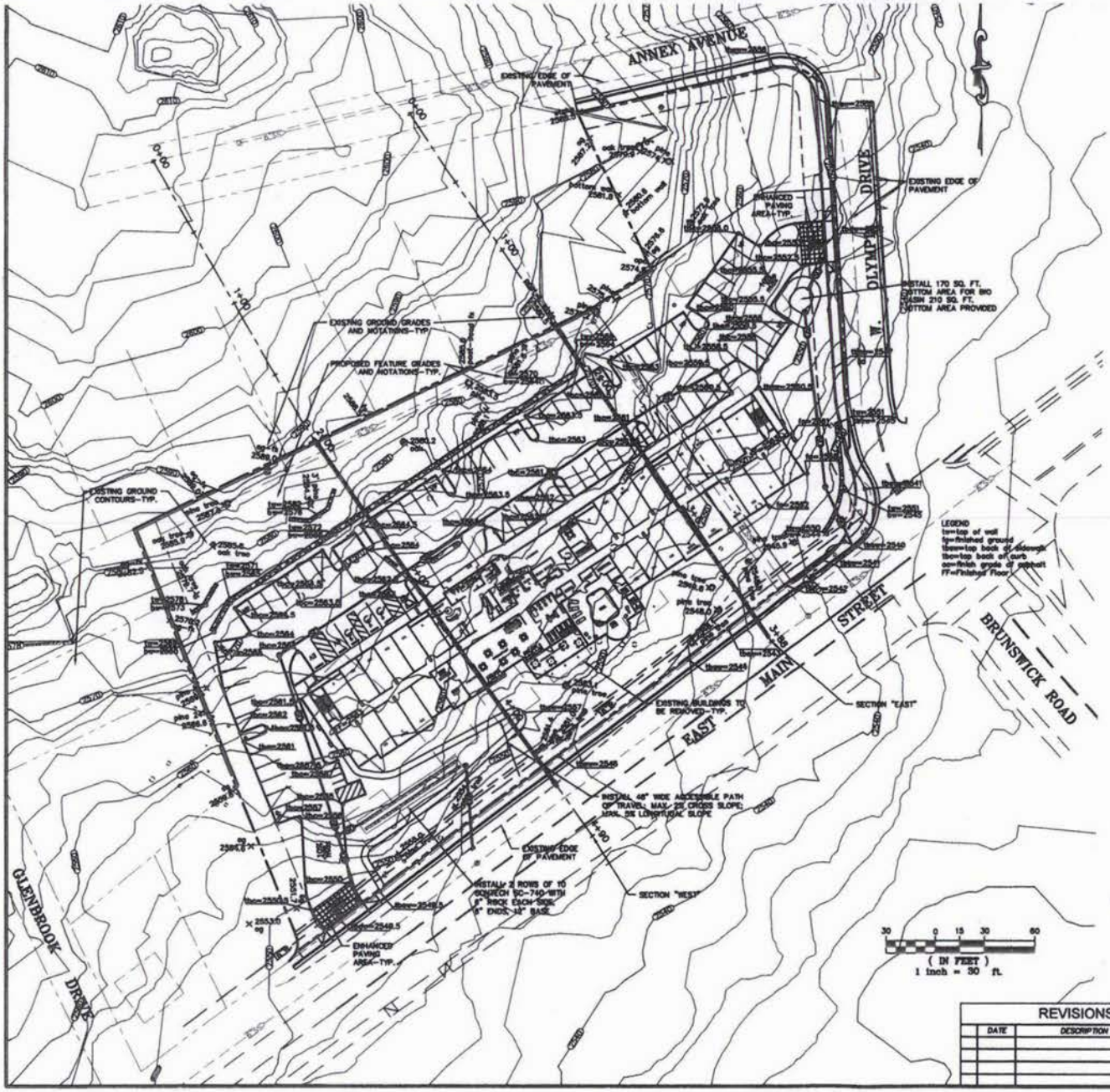
REVISIONS

DATE	DESCRIPTION	BY

GENESIS ENGINEERING
960 McCourtney Rd., Ste. C
Grass Valley, CA 95945
office (530) 742-1300 ext 101
email: sean@genesisengineering.us

HILBERS M&M LP
WEST OLYMPIA HOTEL
PRELIMINARY SITE & UTILITY LAYOUT
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

DESIGN BY:
AGENCY CHECK BY:
DRAWN BY:
CHECKED BY: S.M.O.
SHEET PS-1 OF 1

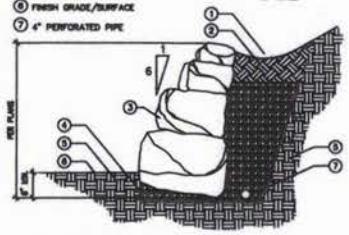


LEGEND

1. DRAINAGE SWALE TO OUTLET OR AREA DRAIN. 1% FLOW LINE MINIMUM
2. 6" MIN. AMENDED SOIL FOR PLANTING
3. ANGULAR BOULDERS
4. ¾"–1 ½" COMPACTED GRANULAR FILL
5. NATIVE SOIL
6. FINISH GRADE/SURFACE
7. 4" PERFORATED PIPE

NOTES:

- USE ANGULAR BOULDERS TO FACILITATE STRUCTURAL INTEGRITY
- WALL BATTER FROM VERTICAL TO BE 6:1
- ANGLE OF REPOSE TO BE 3:1
- ANGLES AND DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE STATED IN CIVIL DRAWINGS, SOILS REPORTS ETC.
- WALL NOT TO EXCEED 5' IN HEIGHT
- FROM BOTTOM OF FOOTING TO TOP OF WALL



SECTION

"ROCK" RETAINING WALL

BLDR-ORSTK

SCALE: NTS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
volume calcs	1.000	1.000	117562.31 Sq. Ft.	15325 Cu. Yd.	4865 Cu. Yd.	10460 Cu. Yd.<Cut>
Totals			117562.31 Sq. Ft.	15325 Cu. Yd.	4865 Cu. Yd.	10460 Cu. Yd.<Cut>

printed 12-23-19

REVISIONS		
DATE	DESCRIPTION	BY

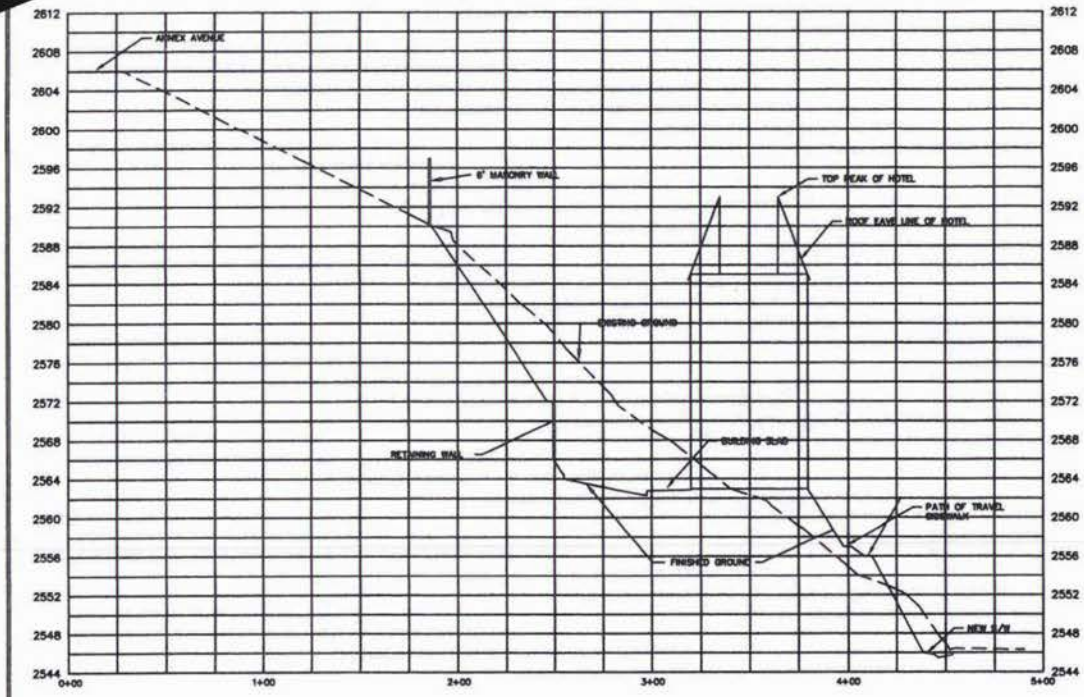
GENESIS ENGINEERING
960 McCourtney Rd., Ste. C
Grass Valley, CA 95949
office (530) 743-1300 ext 101
email: ewen@genesisengineering.us

HILBERS M&M LP
WEST OLYMPIA HOTEL
PRELIMINARY GRADING PLAN

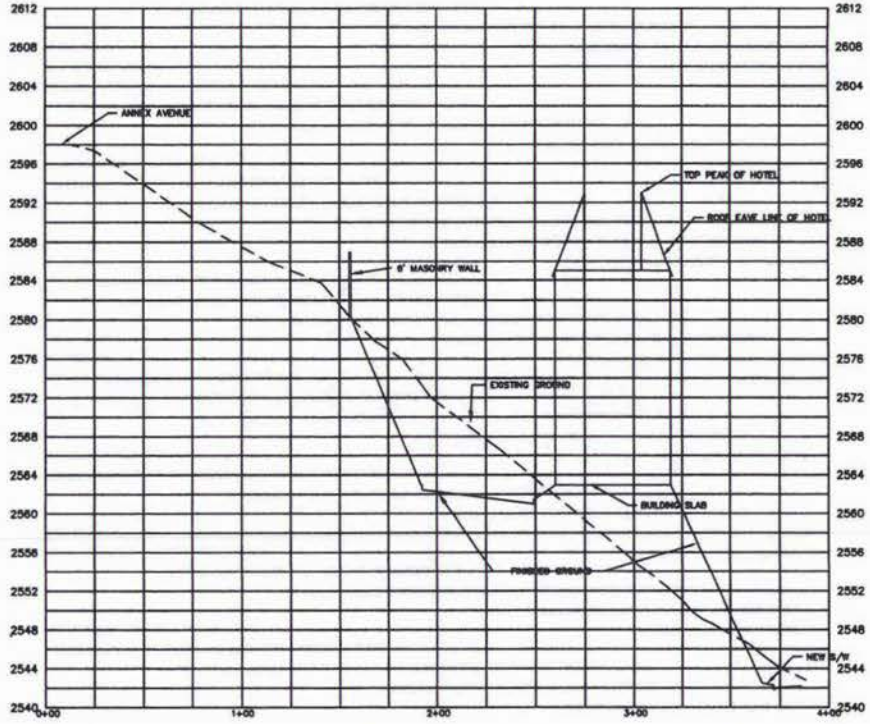
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

DESIGN BY:
AGENCY CHECK BY:
DRAWN BY:
CHECKED BY: S.M.O.
SHEET PG-1 OF 1

WEST CROSS SECTION PROFILE



EAST CROSS SECTION (1) PROFILE



printed 12-23-19

REVISIONS		
DATE	DESCRIPTION	BY

GENESIS ENGINEERING
990 McCourtney Rd., Ste. C
Grass Valley, CA 95949
office (530) 743-1300 ext 101
email: wes@genesisengineering.us

HILBERS M&M LP
WEST OLYMPIA HOTEL
PRELIMINARY CROSS SECTION

CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

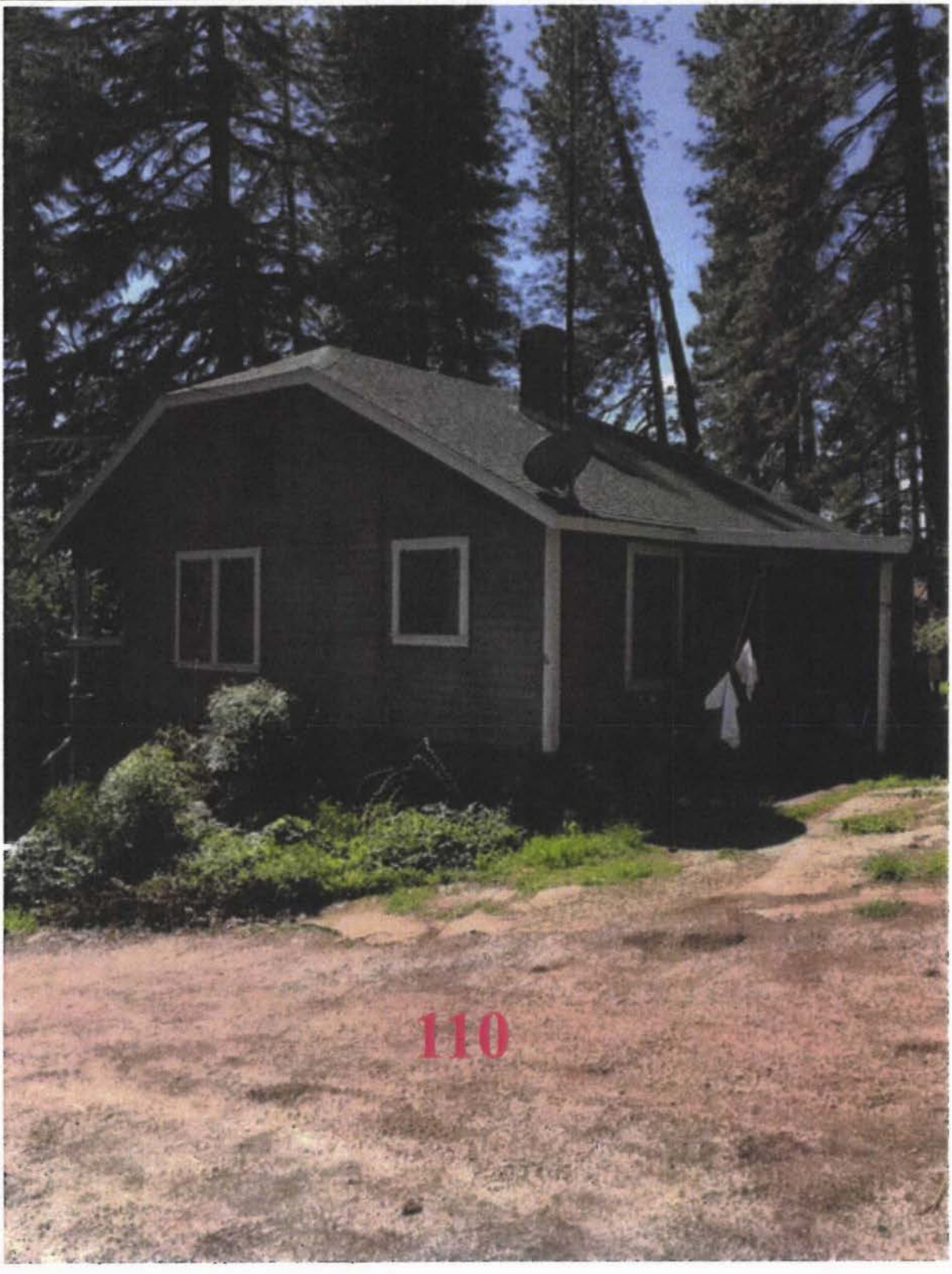
DESIGN BY:	AGENCY CHECK BY:
DRAWN BY:	SHEET
CHECKED BY: S.M.O.	PCS-1 OF 1

State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

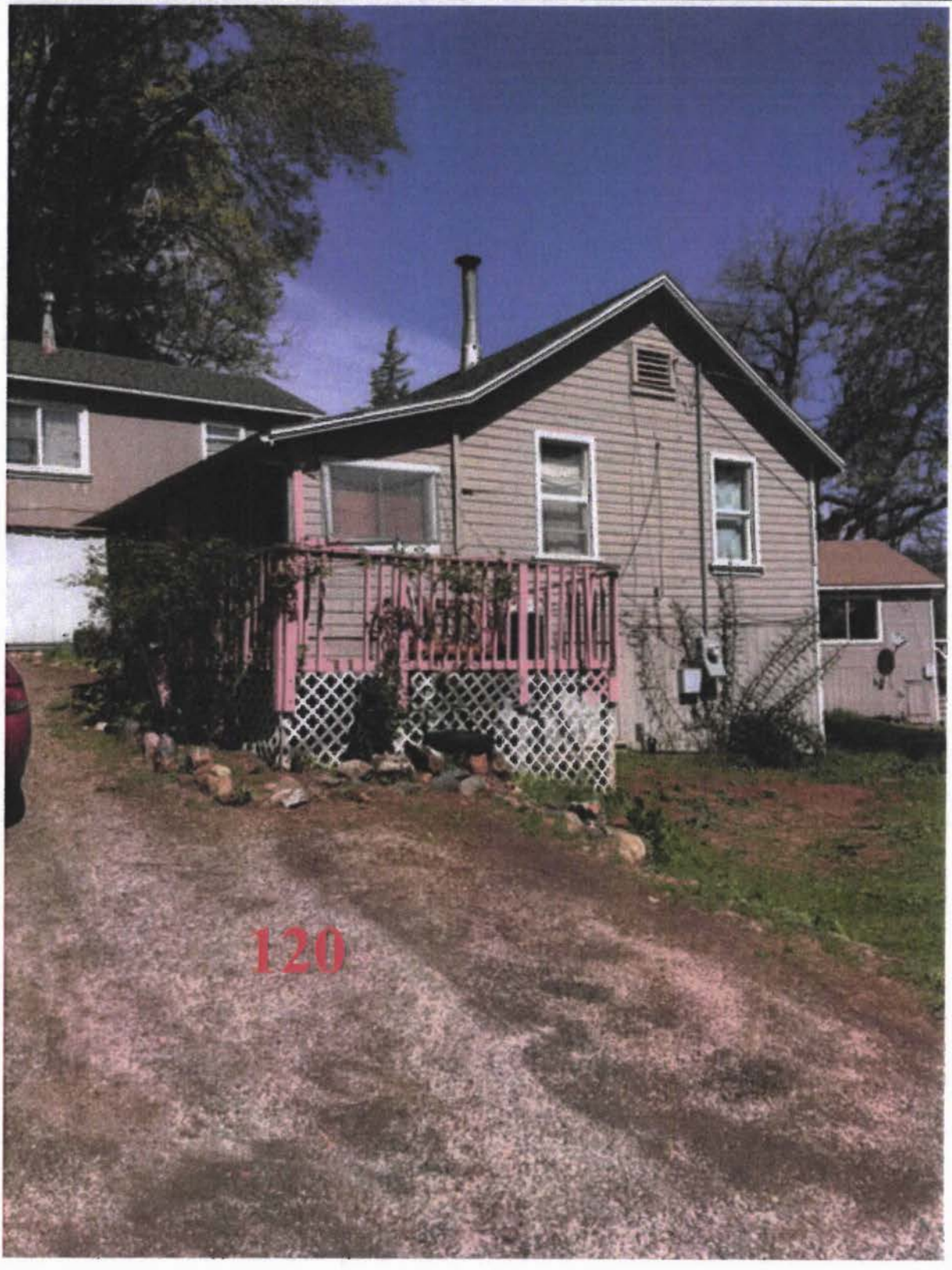


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

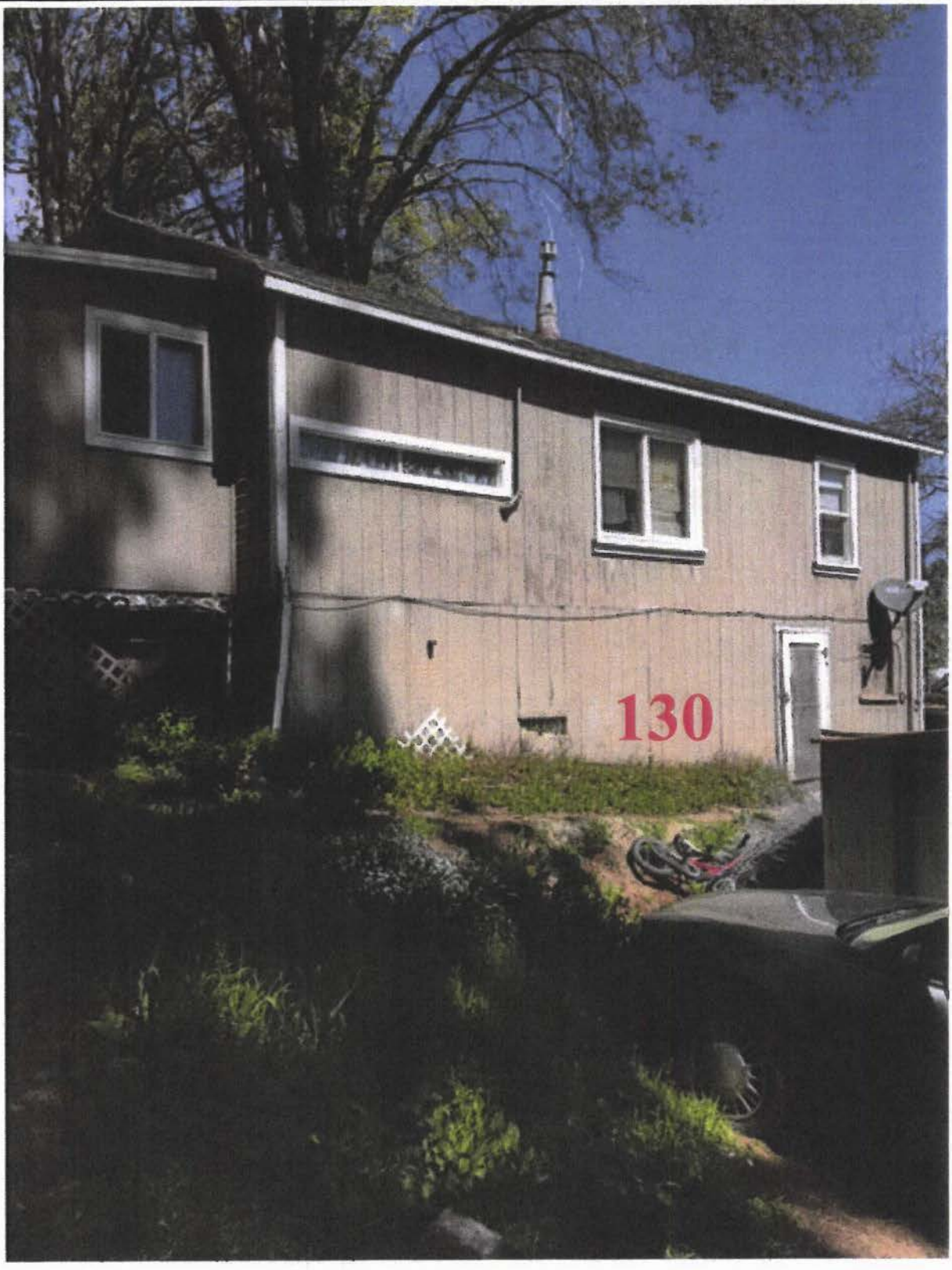


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

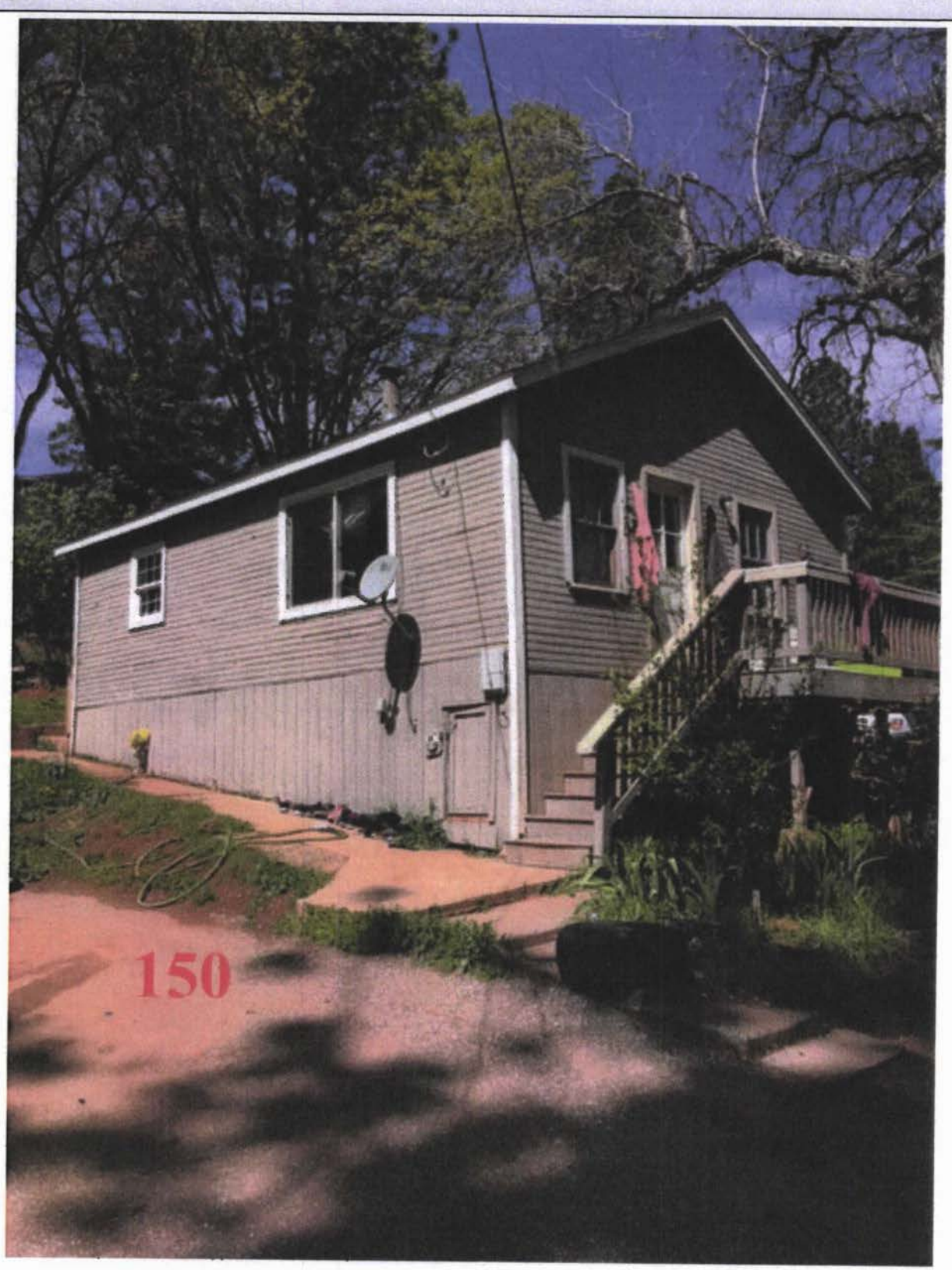


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of



State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

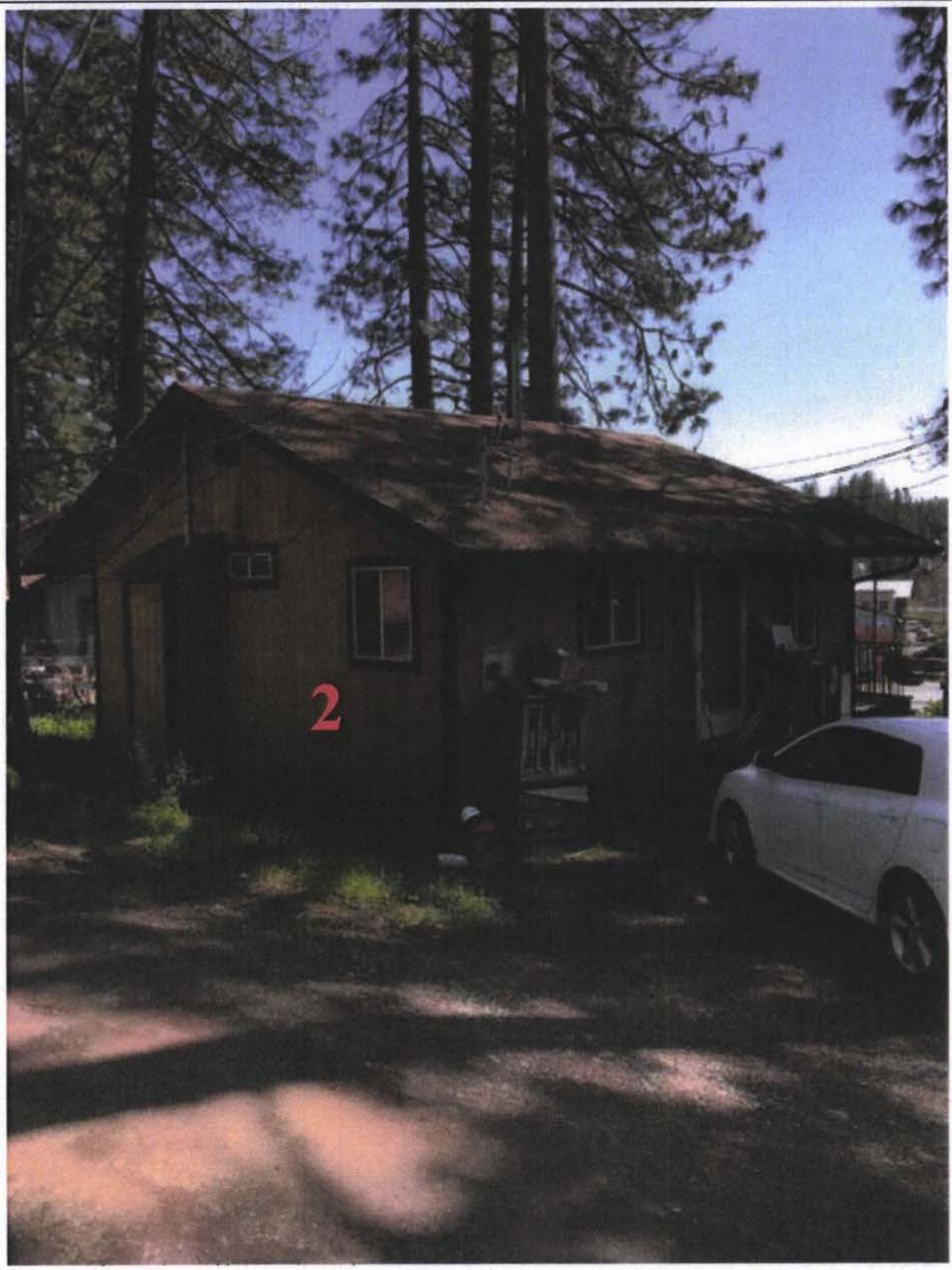
Property Name: 4651 West Olympia Drive
Page of

State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

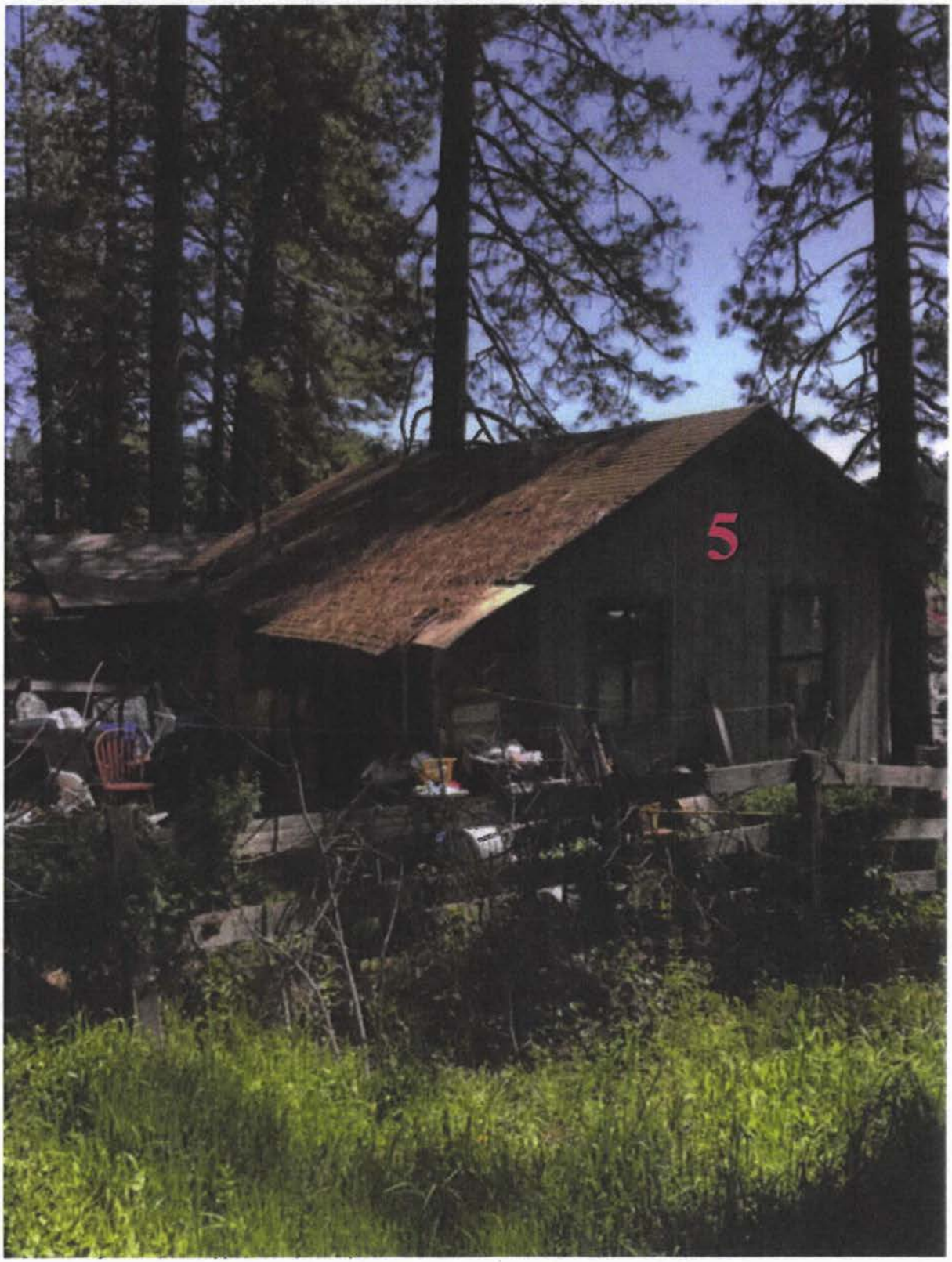


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

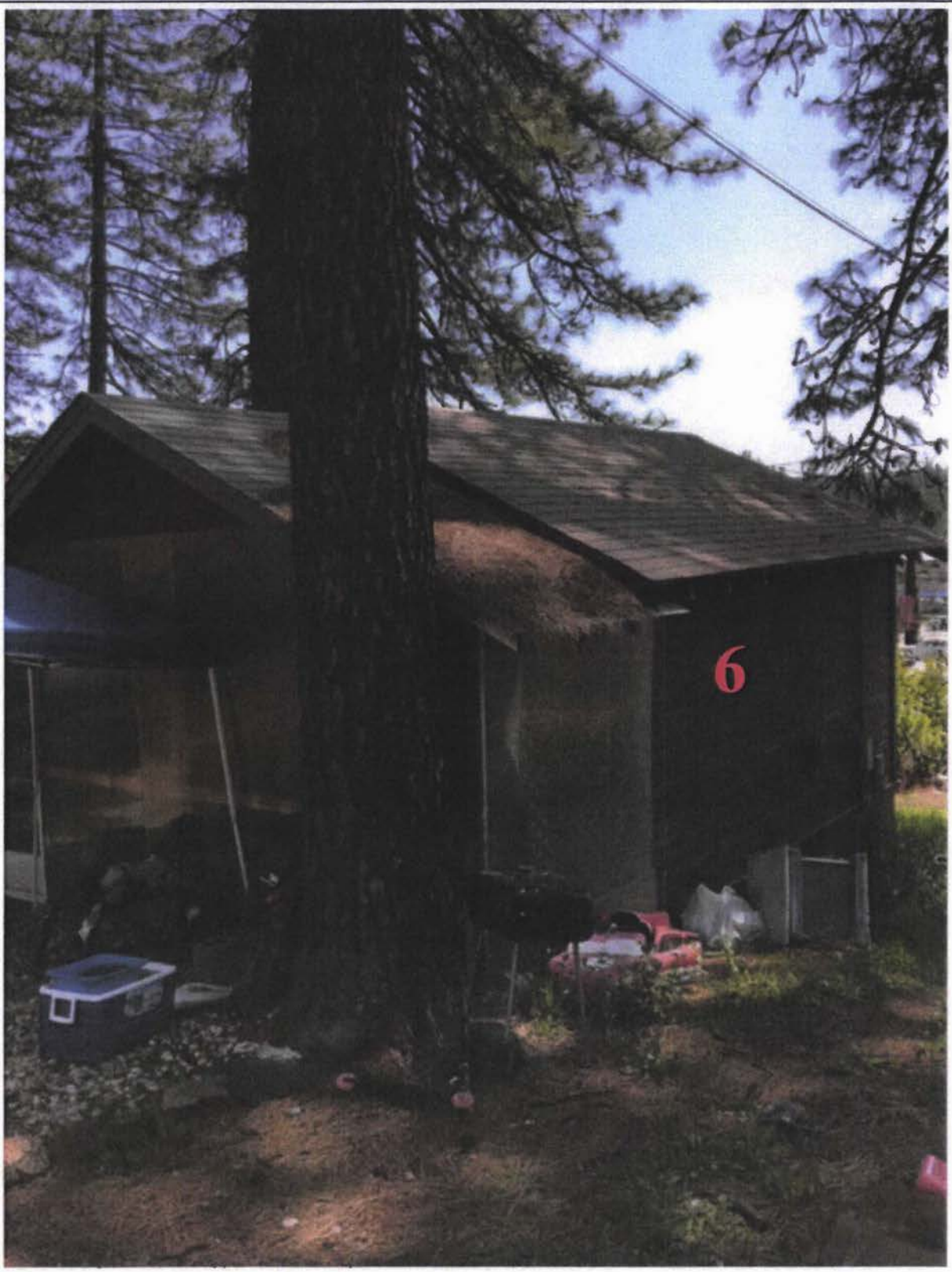


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

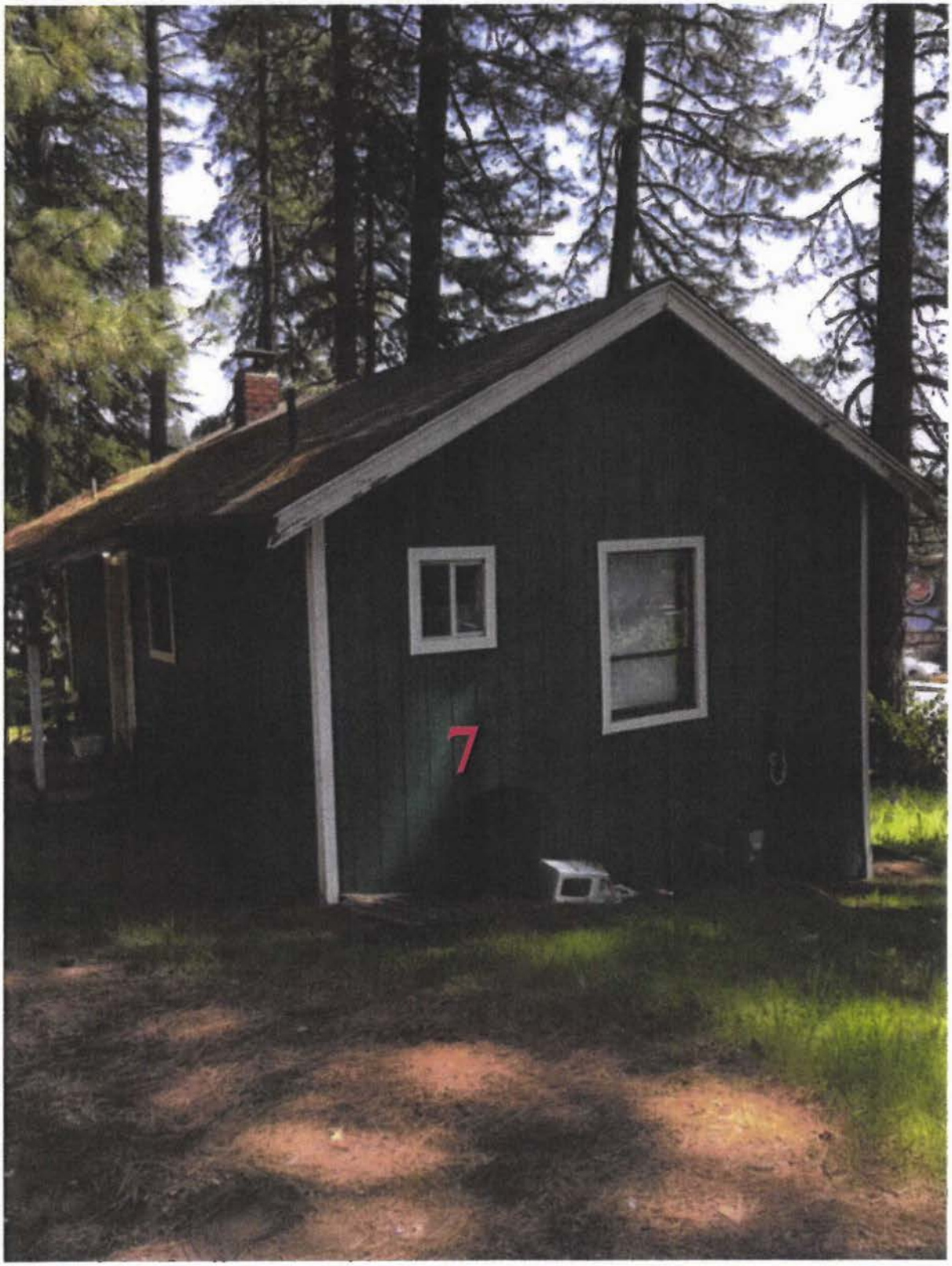


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of

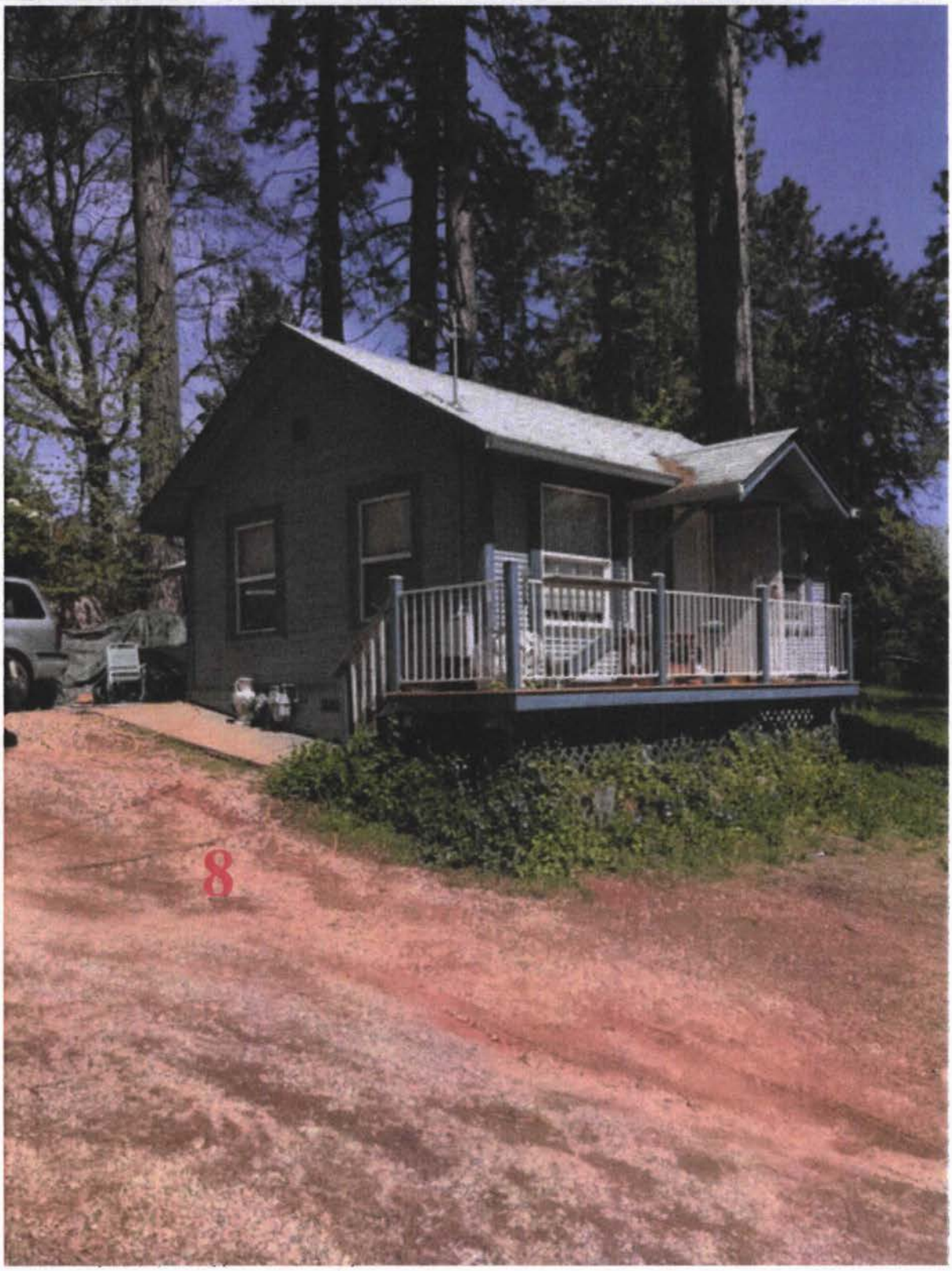


State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of



State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# P-29-
HRI #
Trinomial CA-NEV-

CONTINUATION SHEET

Property Name: 4651 West Olympia Drive
Page of