

Proposed **Mitigated Negative Declaration**

In accordance with the California Environmental Quality Act, the City of Grass Valley has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that 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 Negative Declaration has been prepared.

LEAD AGENCY: City of Grass Valley
125 East Main Street
Grass Valley, CA. 95945

Contact: Daniel D. Chance
Associate Planner
(530) 274-4333

PROJECT APPLICANT: Grass Valley Self Storage LLC.
Rosemary Jensen
3450 Sacramento Street, #621
San Francisco, CA. 94118
Phone (530) 887-2800

Contact: Jon Delling
Phone: (916) 381-8080

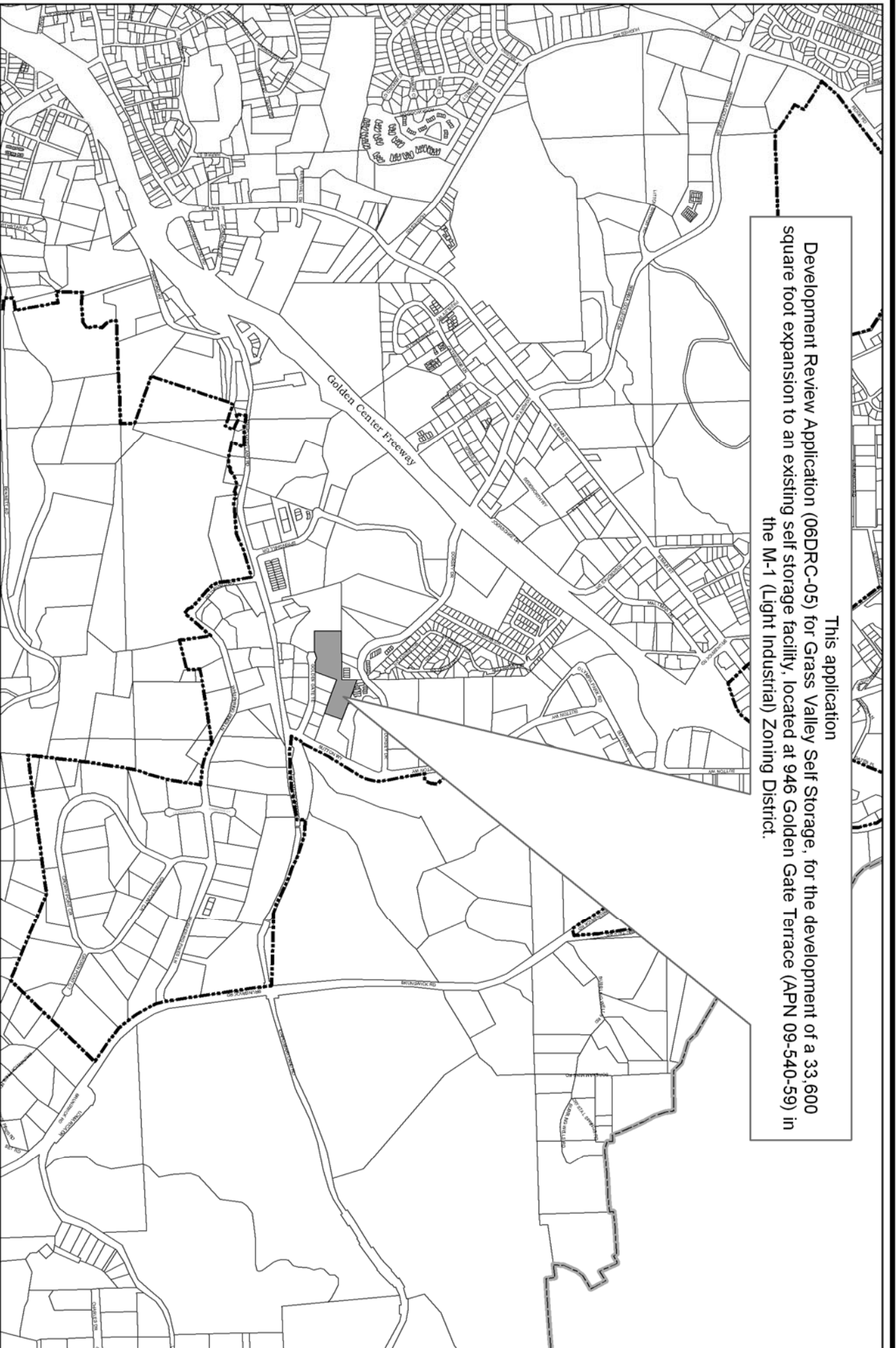
PROJECT LOCATION: The project is located 946 Golden Gate Terrace, westerly of Sutton Way, City of Grass Valley in Nevada County. This location corresponds to Assessor's Parcel 09-540-59.

PROJECT DESCRIPTION: The project, Development Review (06DRC05) application for Grass Valley Self Storage to construct a 33,600 square foot expansion that includes two story self storage facility in six separate structures on 1.68 acres.

REVIEW PERIOD: April 6, 2006 to May 6, 2006



This application
 Development Review Application (06DRC-05) for Grass Valley Self Storage, for the development of a 33,600 square foot expansion to an existing self storage facility, located at 946 Golden Gate Terrace (APN 09-540-59) in the M-1 (Light Industrial) Zoning District.



City of Grass Valley

Location Map
 Application 06DRC-05



CITY OF GRASS VALLEY
ENVIRONMENTAL CHECKLIST FORM

1. **06DRC05**

2. **Lead Agency name and address:** City of Grass Valley, Community Development Department
125 East Main Street
Grass Valley, CA 95945

3. **Date of Initial Study Preparation:** March 31, 2006

4. **Representative:** Jon Delling
Mark III Engineering Contractors
5101 Florin-Perkins Road
Sacramento, CA. 95826
(916) 381-8080

Applicant: Grass Valley Self Storage, LLC
Rosemary Jensen
3450 Sacramento Street, #621
San Francisco, CA. 94118
Phone (415) 387-9382

5. **Description of project:** The applicant proposes construction of a 33,600 square foot; two story self storage facility in six separate structures. The proposed development is an expansion to Grass Valley Self Storage facility located at 946 Golden Gate Terrace. The current size of the Grass Valley Self Storage facility is approximately 43,580 square feet with a manager's residence. With the expansion the total square feet to the facility increases to approximately 77,180 square feet. The roofing material would be metal. The exterior building materials include metal siding and metal doors along the west and east elevations; metal siding along the south elevation; and wood lap siding, shingles and trim along the north elevation. In addition, the north elevations also include composition shingle roof and windows, with shutters, to provide an appearance reflecting those residential structures to the north. The layout of the structures would be laid out in such way that the access to second story would be on one side and access to the first floor would be on the other side, with the use of topography. The storage facility would provide approximately 125 to 150 units. The access to the site is from Golden Gate Terrace through the existing storage facility. The project includes a driveways through-out the site to access each of the units. The project includes a drainage easement located in the south eastern corner of the property. The drainage easement would be conditioned to provide on-site detention.

The development of the project identified 59,563 square feet of impervious surfaces (building area at 16,800 square feet and surfaced area at 41,863 square feet) and 14,665 square feet of pervious surfaces (landscaping areas). Development of the project would require 8,470 cubic yards of cut and 900 cubic yards of fill.

6. **Surrounding land uses and setting:** The 1.68 acre site is located northerly of Golden Gate Terrace and westerly of Sutton Way. The site is currently vacant. The site consists of non-native weeds and grasses over a majority of the site. The lot slopes downward to the east. Slope gradients are approximately ten percent across the site. Elevations range from 2,627 feet above mean sea level (MSL) on the northwestern property boundary, to approximately 2,566 MSL at the southeastern property boundary. The drainage of a majority of the site flows to the south east to towards Sutton Way into Olympic Creek and the Wolf Creek Watershed.

The General Plan identifies the land use designation of the site as Manufacturing/Industrial. The property is currently zoned M-1 (Light Industrial) Zoning District. The proposed expansion of the storage facility is consistent with the City of Grass Valley General Plan Land Use Designation and the Zoning Ordinance.

Access to the site is from an existing driveway from Golden Gate Terrace through the existing storage facility. Surrounding uses consist of a truck repair and heavy equipment storage to the east, a retirement center to the north, high density residential to the northwest, manufacturing and industrial uses to the south and the existing storage facility to the west. The project site is located in the City limits of Grass Valley.

7. Other public agencies whose approval is required:

- (1) **City Encroachment Permit - Grass Valley Engineering Department (274-4350)**
- (2) **Sewage Disposal - Grass Valley Engineering Department (274-4350)**
- (3) **Water Connection – Nevada Irrigation District (273-6185)**
- (4) **Building Permit - Grass Valley Building Department (274-4340)**
- (5) **Grading Permit - Grass Valley Engineering Department (274-4350)**

REFERENCES: The following references used in preparing this report has not has 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 (530) 274-4330.

- o City of Grass Valley 2020 General Plan
- o City of Grass Valley 2020 General Plan EIR
- o Project Plans (reduced plans attached)
- o Phase I Environmental Site Assessment Report for Grass Valley Self Storage, prepared by Orswell & Kasman, Inc. on June 17, 2005

ATTACHMENTS:

- * Vicinity/Location Map
- * Plan Package of Project

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:

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy/Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: On the basis of this initial evaluation:

- I find that he proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A 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 significant effect (s) 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 the attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORTS 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature _____ Date _____

Printed Name _____ For Planning Division

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is generally provided 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 projects 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 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 EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant level (mitigation measures from Section XVII, “Earlier Analyses”, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
I. LAND USE AND PLANNING. <i>Would the proposal:</i>				

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Conflict with general plan designation or zoning?				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?				X
c) Be incompatible with existing land use in the vicinity?				X
d) Affect agricultural resources or operation (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)				X
e) Disrupt or divide the physical arrangement of an established community?				X

I. LAND USE AND PLANNING RESPONSES:

Impact Discussions: The project consists of a 33,600 square foot, two story self storage facility. The General Plan land use designation for the property is Manufacturing/Industrial. The property is currently zoned M-1 (Light Industrial) zoning district. The 1.68 acre lot with a proposed self storage facility is consistent with the Light Industrial zoning district and the Manufacturing/Industrial land use designation as identified in the 2020 General Plan.

Review of the proposed project determined no significant increase in provided services or an impact on existing infrastructure. The proposed self storage facility is consistent with land use that has taken place in the immediate area. Recent development in the immediate area includes similar sized industrial and commercial uses.

No significant impact on land use is anticipated with this project. No mitigation measures would be required for the land use section.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
II. POPULATION AND HOUSING. <i>Would the proposal:</i>				
a) Cumulatively exceed official regional or local population projections?				X
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
c) Displace existing housing, especially affordable housing?				X

II. POPULATION AND HOUSING RESPONSES:

Impact Discussions: The project proposes a self storage facility. No significant impact on housing and population is

anticipated with this project. No mitigation measures would be required for the population and housing section.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
III. GEOLOGIC PROBLEMS. <i>Would the proposal result in or expose people to potential impacts involving:</i>				
a) Fault rupture?				X
b) Seismic ground shaking?				X
c) Seismic ground failure, including liquefaction?				X
d) Seiche, tsunami, or volcanic hazard?				X
e) Landslides or mudslides?				X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			X	
g) Subsidence of land?				X
h) Expansive soils?				X
i) Unique geologic or physical features?				X

III. GEOLOGIC RESPONSES:

Environmental Setting: The 1.68 acre site is located northerly of Golden Gate Terrace. The site is currently vacant. The Nevada County Soil Survey identifies the soil on the property as “Rock outcrop-Dubakella complex, 5-50 percent slopes.” The erosion hazard with this site is moderate to high, runoff is medium to rapid, and permeability is slow. The site is located near the contact between Miocene-Pliocene volcanic rocks (andesitic pyroclastic rocks) and Mesozoic and Paleozoic gabbro associated with the Lake Combie Complex. There are no identified active fault lines on the property. The City of Grass Valley is located in the low intensity zone for earthquake severity.

The proposed project consists of a 33,600 square foot addition to a self storage facility. Being a storage facility, and not having any habitable facilities on the proposed addition, the potential for significant geologic hazards is unlikely. A Geotechnical Report will be required for making recommendations for the design and construction of the building, retaining walls and pavement. The report would identify any restrictions to the development based on the evaluation of both the soils and the geologic make-up, and prepare specific recommendations addressing any identified limitations. The intent of the Geotechnical Report is to identify standards for construction of the facility based on the geologic make-up.

The site is suitable for the proposed improvements, with the incorporation of the recommendations and design criteria in the Geotechnical Report. The development of the site requires implementation of the geotechnical recommendations as part of the building and grading permits to insure the development would not result in exposing people or property to geologic hazards such as ground failure, or similar hazards.

The lot generally slopes downward to the southeast towards Sutton Way. The average gradient of the site is 5% to 15%. The development of the project requires 8,470 cubic yards of cut and 900 cubic yards of fill. The grading requires the exportation of approximately 7,570 cubic yards of grading material.

Impacts: The project as proposed may have short-term and long-term geologic impacts. The short-term impacts would include erosion associated with grading and development of the project. Adequate measures should be incorporated into the grading plan to minimize this short-term risk. The long term impacts would include potential impacts to the structures from settling due to inappropriate compaction or soils. Implementation of the recommendations in a geotechnical report would address these issues to a less than significant impact.

The City Engineer shall condition the project requiring the developer to post a cash bond with the City for erosion and temporary drainage and/or sedimentation control of the project site as determined appropriate by the City Engineer. The conditions shall include detailed grading, permanent erosion control and landscaping plans to be submitted for review and approval by the Engineering Department, prior to commencing site grading, and all erosion control measures shall be implemented in accordance with the approved plans. The conditions shall include specific recommendations for erosion control associated with grading and construction of this project between the months of October and April.

The City Engineer shall condition the project to have a detailed engineering plan be prepared for the site to accommodate project development. Those geotechnical measures shall be incorporated into project grading and construction. The detailed engineering plan shall be incorporated into project grading and construction, which would provide further detailed review by the geotechnical engineer, consistent with the geotechnical report.

With the inclusion of the City’s standard conditions for grading and erosion control the project would not have a significant impact.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
IV. WATER. <i>Would the proposal result in:</i>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			X	
b) Exposure of people or property to water related hazards such as flooding?				X
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?				X
d) Changes in the amount of surface water in any water body?				X
e) Changes in currents, or the course or direction of water movements?				X
f) Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?				X
g) Altered direction or rate of flow of groundwater?				X
h) Impacts to groundwater quality?				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?				X

IV. WATER RESPONSES:

Impact Discussions: The FIRM map produced by the Federal Emergency Management Agency did not identify the project site as being located in the 100-year floodplain. The development of the project identified 58,663 square feet of impervious surface which equates to approximately 80% of the 73,180 square foot (1.68 acres) project site. With the additional impervious surfaces, the project may result in increased concentrated storm water runoff. The project would include new stormwater drainage improvements as part of the project. The project includes a stormwater detention basin in the southern portion of the property. A majority of the stormwater from the developed areas will be directed to flow into on-site stormwater detention facilities located on the property. The size of the stormwater detention facility would be designed so as to maintain pre-development stormwater runoff. A NPDES Permit will be required for the erosion control issues.

Impact: The project would include directing on-site runoff into Olympic Creek and into the Wolf Creek watershed. The runoff from the site may contain grease, oil and other petroleum by-product, as well as other sediments that may have the potential of impacting the Wolf Creek watershed. The project would require the adequate grease separation and sediment collection of the run off prior to flowing into the watershed. The City would require grease, oil and other petroleum by-product separators be installed at the drainage inlets to prevent the pollutants from entering the stormwater detention area.

The City Engineer shall condition the project requiring a detailed engineered drainage plan to be submitted for the review and approval by the City Engineer. The drainage plan shall be designed so that off-site concentrated storm water flows will be equal to or less than pre-development conditions for a model storm event as determined by the City Engineer. Drainage improvements shall be constructed in accordance with the approved engineered drainage plan. The site drainage system shall incorporate sand/oil separators, or other approved methods to prevent site contaminants impacting the Wolf Creek watershed.

The City Engineer shall condition the project requiring a detailed engineered drainage plan that incorporates “Best Management Practices” to address short-term impacts of on-site sediments, including silt, sand and mud flowing into the Wolf Creek drainage during construction. This plan shall provide approved methods to keep sediment disturbed during construction, and approved by the City Engineer.

With the inclusion of the City’s standard conditions for drainage and incorporation of “Best Management Practices” the project would not have a significant impact.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
V. AIR QUALITY. <i>Would the proposal:</i>				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?				X
b) Expose sensitive receptors to pollutants?			X	
c) Alter air movement, moisture, or temperature, or cause any change in climate?				X
d) Create objectionable odors?				X

V. AIR QUALITY

Environmental Setting: The 1.68 acre site is located on the northerly of Golden Gate Terrace. The site is currently vacant. Development of the site requires grading of approximately 8,470 cubic yards for changing the topography to facilitate the structures and requires the movement of a significant amount of materials.

Impact Discussions: The overall air quality in Nevada County is good but two known air quality problems exist, the Ozone and Suspended Particulate Matter (PM-10). Nevada County is considered to be “non-attainment” for both pollutants. PM-10 in Grass Valley meets federal ambient ozone standards but exceeds 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. The PM-10 is usually associated with dust generated during construction. The project will require excavation work to accommodate the building pads and roadways. Dust generated by grading and construction activities could have a potential to create short-term air quality impacts. The use and operation of the business will not generate pollutants, odors or impact air movement in the immediate area. Even though this is an expansion of an existing business, the project is not expected to generate significant additional vehicular traffic which will increase local vehicle emissions. The project is located within the Northern Sierra Air Quality Management District (NSAQMD). The NSAQMD has adopted standard regulations and mitigation measures for projects that exceed certain air quality threshold levels to address and mitigate both long and short-term emissions. The NSAQMD will require an analysis to determine what tier the project falls within. Those tiers are divided into three areas. Depending on which of the tiers the project falls within, the NSAQMD will apply that level of mitigation.

As noted in Section III, the project site has ultramafic or serpentine rock, and naturally-occurring asbestos is expected to be encountered during site grading. Section IX, includes the standard mitigation measure that requires an Asbestos Dust Mitigation Plan. This plan will need to be submitted to the NSAQMD and approved by the District before grading and construction operations commence.

The development of the property could have the potential of significantly impacting air quality during construction, and be mitigated with the following requirements to further reduce air quality impacts:

1. Mitigation Measure: Prior to issuance of a grading permit, a Dust Mitigation Plan shall be submitted 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:

- The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
- All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent 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.
- 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.
- 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.
- All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
- Paved streets adjacent to the project shall be swept or washed 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.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
VI. TRANSPORTATION/CIRCULATION. <i>Would the proposal create:</i>				
a) Increase vehicle trips or traffic congestion?				X
b) hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
c) Inadequate emergency access or access to nearby uses?				X
d) Insufficient parking capacity onsite or offsite?				X
e) Hazards or barriers for pedestrians or bicyclists?				X
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
g) Rail, waterborne or air traffic impacts?				X

VI. TRANSPORTATION/CIRCULATION RESPONSES:

Impact Discussions: The project consists of an addition of 33,600 square foot, two story self storage facilities to an existing self storage facility located northerly of Golden Gate Terrace. The intent of the structure is to self service storage. The egress and ingress to the site would be from Golden Gate Terrace with a driveway through the existing self storage facility and accessing the proposed addition.

Review of the Institute of Traffic Engineers, Trip Generation Manual determined a self storage facility trip generation would be based on square footage of the facility. With a total square footage of 33,600 the total number works out to approximately 8 PM peak hour vehicle trips. Due to the relatively low PM peak hour vehicle trips the project was not required to prepare a traffic analysis.

At 8 PM peak hour vehicle trips the project is consistent with City’s traffic threshold policy for identified critical intersections. The number of trips would not impact the PM peak hour conditions at any identified critical intersection. The project would be required to pay the City and Regional traffic impact fees that fund necessary intersection improvements at identified critical Intersections, those fees would be based on the 8 PM peak hour trips. With the collection of the local and regional fees, the project would not have a significant impact on the transportation and circulation in the area and region.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
VII. BIOLOGICAL RESOURCES. <i>Would the proposal result in impacts to:</i>				

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?				X
b) Locally designated species (e.g., heritage trees)?				X
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?				X
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)?				X
e) Wildlife dispersal or migration corridors?				X

VII. BIOLOGICAL RESOURCES RESPONSES:

Impact Discussions: The project is located on 1.68 acres. The site is currently vacant. The majority of the project site consists of previously disturbed soils. The site surface consists of non-native weeds and grasses over the site. No significant trees exist on the site. No wetlands or riparian habitats have been identified on the property. Special status plant and animal species are known to occur within the Grass Valley area and could occur onsite, however the site has been significantly impacted through previous grading on the site, and unlikely to provide adequate habitat for identified special status plant and animal species in the area.

Proposed Project

The implementation of the proposed project would require disturbance to the project site, including vegetation clearing, grading, paving, and trenching associated with site preparation, roadway construction, and building construction. Grading and construction is proposed to occur on approximately 95% of the 73,338 square foot (1.68 acre) project site.

Potential Impacts

The proposed development will not impact natural vegetation and wildlife habitats. The site has been significantly disturbed over time reducing the potential for special status plant species on-site.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
VIII. ENERGY AND MINERAL RESOURCES. <i>Would the proposal:</i>				
a) Conflict with adopted energy conservation plans?				X
b) Use nonrenewable resources in a wasteful and inefficient manner?				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?				X

VIII. ENERGY AND MINERAL RESOURCES RESPONSES:

Impact Discussions: The project is expected to result in the use of timber, metal, petroleum products and other natural resources for the proposed site improvements. No significant impact on Energy/Resource use is anticipated. No mitigation measures would be required for the energy and mineral resource section.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
IX. HAZARDS. <i>Would the proposal involve:</i>				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?				X
b) Possible interference with an emergency response plan or emergency evacuation plan?				X
c) The creation of any health hazard or potential health hazard?			X	
d) Exposure of people to existing sources of potential health hazards?			X	
e) Increased fire hazard in areas with flammable brush, grass, or trees?				X

IX. HAZARDS:

Impact Discussions: The development of the commercial structure on the site is not expected to result in a risk of accidental explosion or release of hazardous substances as long as proper construction methods are used. Construction methods will be monitored by the Building Department during construction. The project had a Phase I Environmental Site Assessment Report prepared for the site on June 17, 2005 for the property. The assessment reviewed the historic use of the site and immediate area to determine the potential for hazardous material on site. The assessment determined the potential for hazardous material on site unlikely.

However, the assessment report identified the potential ultramafic rock in the immediate area. The project site has the potential of have naturally occurring serpentine, ultramafic rock or naturally occurring asbestos. An Asbestos Dust Mitigation Plan would need to be submitted to the Northern Sierra Air Quality Management District (NSAQMD) and approved by the District before grading and construction operations commence. If serpentine, ultramafic rock or naturally occurring asbestos are identified on the property, implementation of the Asbestos Dust Mitigation Plan would reduce the potential risk to human health to an acceptable level.

With the implementation of the mitigation measure, if necessary, the project would not have a significant impact associated with health hazards.

2. Mitigation Measure: If naturally occurring asbestos is located onsite, the project developer shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105. The Asbestos Dust Mitigation Plan shall include the provisions of the Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan. The Asbestos Dust

Mitigation Plan shall also include any additional measures required by the State of California or the Northern Sierra Air Quality Management District. The Asbestos Dust Mitigation Plan shall be approved by the Northern Sierra Air Quality Management District prior to issuance of any grading permits.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
X. NOISE. <i>Would the proposal result in:</i>				
a) Increases in existing noise levels?				X
b) Exposure of people to severe noise levels?				X

X. NOISE:

Impact Discussions: The project site is located near some residential land uses that could be considered a noise sensitive land uses. The senior housing facility, apartments and condominiums located to the north and northwest of the subject property may be impacted during the construction of this project. Temporary noise will occur during construction. The City has established hours for construction which will minimize the neighbor’s exposure to the construction noise. Once completed, the project can be expected to create noises that would be consistent with those residential areas. No significant impact associated with noise is anticipated with this project. No mitigation measures would be required for the noise.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XI. PUBLIC SERVICES. <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Maintenance of public facilities, including roads?				X
e) Other government services?				X

XI. PUBLIC SERVICES RESPONSES:

Impact Discussions: The project is located within the City of Grass Valley, and would be served by the City of Grass Valley fire and police protection. With proper fire prevention measure the project is not expected to significantly impact Fire Department services. Payment of new development fees will address the project’s impact on City Fire and Police Department Services.

No significant impact on public services is anticipated with this project. No mitigation measures would be required for the public services section.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XII. UTILITIES AND SERVICE SYSTEMS. <i>Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</i>				
a) Power or natural gas?				X
b) Communications systems?				X
c) Local or regional water treatment or distribution facilities?				X
d) Sewer or septic tanks?				X
e) Storm water drainage?				X
f) Solid waste disposal?				X
g) Local or regional water supplies				X

XII. UTILITIES AND SERVICE RESPONSES:

Impact Discussions: The project as proposed would require underground utilities and existing overhead lines would be underground.

The project site is located within the NID (Nevada Irrigation District) service area and is entitled to water. The project would not significantly reduce the supply of water in the City of Grass Valley and Nevada County area.

The project would be connected through the City’s sewer system. The City has approved development projects involving potential increased demands on the City’s waste water treatment plant, recognizing the potential limits on sewer availability. The commercial development associated with medical offices is expected to generate an extremely small demand on sewer service. Sufficient sewer treatment capacity will be required before the project is allowed to be constructed and/or connected to the City’s sewer system. A recent expansion of the sewer plant capacity from 1.72 to 2.78 MGD (million gallons per day), provides adequate sewer capacity for the proposed project. However, specific approval to connect to the sewer system must be obtained from the City at the time of building permit issuance. A sewer study analyzing downstream sewer pipe capacities will be required.

A drainage study analyzing downstream storm drain capacities will be required.

No significant impact on utilities is anticipated with this project. No mitigation measures would be required for the utility services section.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XIII. AESTHETICS. <i>Would the proposal:</i>				
a) Affect a scenic vista or scenic highway?				X
b) Have a demonstrable negative aesthetic effect ?				X
c) Create light or glare?				X

XIII. AESTHETICS:

Environmental Setting: The project site is vacant and dominated by non-native grasses, with trees scattered along the northwestern portion of the property. The project slopes easterly towards Sutton Way. The proposed project will be visible from existing condominiums and apartments to the north and west, as well as the retirement facility to the northeast.

Impact Discussion: The proposed project consists of a 33,600 square foot, two story self storage building. The average height of the building would be 20' feet. The project consists of 59,563 square feet of impervious surfaces (building area at 16,800 square feet and surfaced area at 41,863 square feet). The lot coverage of the project is 23%. The proposed project is located over the majority of the property. The project would be conditioned to provide a final landscape plan for the project, which would provide screening from those identified views. The City of Grass Valley requires new commercial to provide a solid six foot fence between residential and commercial uses. The project includes a six foot masonry wall separating the industrial/commercial use from the residential use along the north and west property lines. The exterior building materials include metal siding and metal doors along the west and east elevations; metal siding along the south elevation; and wood lap siding, shingles and trim along the north elevation. In addition, the north elevations also include composition shingle roof and windows, with shutters, to provide an appearance of a residential structure.

Review of the site plan, grading plan, and elevations for the project determined that the residential structures to the west of the site will not see the storage facilities due to the six foot masonry wall at the property line; the grading of the site which reduces the elevation by up to seven feet; and the location of Deodar cedar and Chinese Pistache trees along the western portion of the property. The six foot masonry wall and the location of Deodar cedar and Chinese Pistache trees extending along the northern property line provide significant screening. Even with the trees and wall, the residential units and retirement center to the north of the subject property may have views of the self storage facility. The design of the storage facility includes design changes along the north elevations that include;

- Horizontal wood siding
- Wood shingles or siding
- Wood trim
- Composition roof shingles
- Opaque windows, with shutters

These design elements along the north elevation reduces the visual impact of the self storage facility from those residential developments to the north. The City's Design Guidelines has criteria for industrial projects that relate to the site plan, building design, landscaping, and parking areas. The project addresses those design recommendations. The landscaping proposed would buffer, soften and screen the views of the parking lot and building from the residential views from the north and west. The trees at this location, as well as other shrubs, on the proposed landscape plan will provide a significant buffer and visual screen to most of the site once the plants begin to mature. The landscape plan identifies additional trees located through-out the property, providing additional screening.

The project includes photometric plan showing lighting on the site and at the property lines. The photometric plan identifies lights at each end to the structures and along sides of each building. A photometric plan was prepared for the proposed project which determined the lighting would not exceed the City's standards as expressed in the City's Community Design Guidelines, and will not result in adverse light glare. The project would be conditioned to provide a photometric plan that includes down cast lighting to reduce light spillage, glare and reflection. Staff would also require the reduction of the wattage for those lights located at the north end of the buildings to further reduce glare to those residential units to the north.

The project as proposed would be consistent with the Grass Valley Community Design Guidelines and the Community Design Element of the General Plan. With implementation of the of the City's standard conditions for landscaping and lighting, the project would not have a significant impact associated with aesthetics. No mitigation measures would be required for the aesthetics section.

ENVIRONMENTAL IMPACTS:		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XIV. CULTURAL RESOURCES. <i>Would the proposal:</i>					
a)	Disturb paleontological resources?				X
b)	Disturb archaeological resources?				X
c)	Have the potential to cause a physical change which would affect unique ethnic cultural values?				X
d)	Restrict existing religious or sacred uses within the potential impact area?				X

XIV. CULTURAL RESOURCES RESPONSES:

Impact Discussions: The site is currently vacant but shows signs of having been significantly disturbed. The General Plan identifies the cultural sensitivity of the property as low to moderate. Past development/grading has disturbed the property reducing the potential for cultural resources on the property. The CEQA guidelines does require, as part of the objectives, criteria and procedures required by section 21082 of Public Resources Code, a lead agency should make provisions if historical or unique archaeological resources accidentally discovered during construction. A condition of approval would be added to address if cultural resources are identified on the property consistent with the cultural and historic element of the General Plan.

ENVIRONMENTAL IMPACTS:		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XV. RECREATION. <i>Would the proposal:</i>					
a)	Increase the demand for neighborhood or regional parks or other recreational facilities?				X

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
b) Affect existing recreational opportunities?				X

XV. RECREATION RESPONSES:

Impact Discussions:

No significant impact on recreation is anticipated with this project. No mitigation measures would be required for the recreation section.

ENVIRONMENTAL IMPACTS:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XVI. MANDATORY FINDINGS OF SIGNIFICANCE.				
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 of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X
c) 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)				X
d) Does the project have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?				X

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

Impact Discussions: As stated in the sections above in the Transportation Section, the project would generate an additional trips which adds to the long-term cumulative impact on traffic, along with future development in the area, in the City of Grass Valley and the regional area. To mitigate this impact the project shall be subject to payment of the City and Regional traffic impact fees. Those fees would be used to provide improvements to identified critical intersections. With those fees, the project would have a less than significant cumulative impact on the City of Grass Valley and the regional area. As described in the above analysis, this project will result in less than significant impacts.

