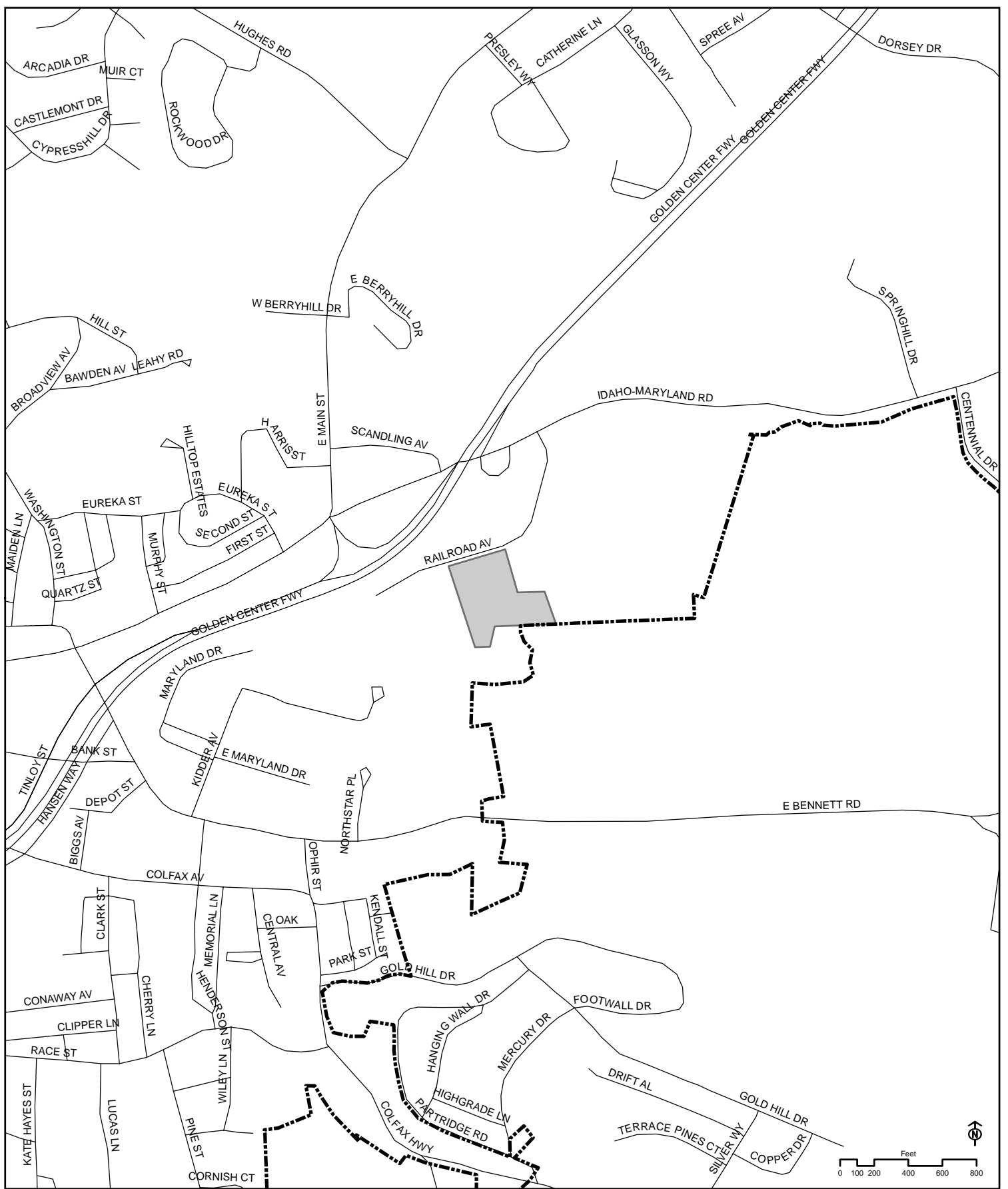

49ER FAMILY FUN PARK

Development Review (07DRC-22) & Tentative Map (07PLN-50)

Initial Study and Proposed Negative Declaration

Prepared by
City of Grass Valley
125 East Main Street
Grass Valley, CA 95949

December 7, 2007






City of Grass Valley

LOCATION MAP

Environmental Initial Study & Proposed Negative Declaration
 Development Review Application 07DRC-22



-  Planning Area Boundary
-  Grass Valley City Limits
-  Project Site

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: Sutton Way Partners
C/o Phillip L. Ruble
435 Sutton Way
Grass Valley, CA 95945

REPRESENTATIVE: SCO Planning & Engineering
Heidi A. Burns, AICP
140 Litton Drive, Suite 240
Grass Valley, CA. 95945

PROJECT LOCATION: The project is located in the City of Grass Valley, Nevada County at 314 Railroad Avenue (APN 09-240-31).

PROJECT DESCRIPTION: The project is a formal Development Review and Tentative Map Applications to subdivide 4.27 acres into a condominium map, with a 2.42 remainder parcel for the "49er Family Fun Park." The total number of parcels created with the condominium map would be 17 lots and a 57,276 square foot common area. The project also includes the conversion of existing arcade building to an office space and construction of two commercial office buildings totaling 20,677 square feet; and adding 1,600 square feet to an existing 1,430 square foot building for the "49er Family Fun Park." The proposed buildings will be located in the front of the property, while the "49er Family Fun Park" would continue in the rear of the property. The project requires the removal of the go-kart track. No significant grading is proposed for the development of the commercial buildings. The proposed commercial buildings would be one and two story. Building materials includes horizontal siding, stucco, corrugated metal, board and batt, and brick veneer. The roofing for the buildings is composition shingles. The building incorporates varied roof and wall articulation.

The site plan shows 101 parking spaces and 10 bicycle spaces located primarily to the north and center of the site. Two existing entrances would remain along Railroad Avenue and one entrance is proposed along the roadway along the west side of the property. The project would require the removal of four redwood trees and two Chinese pistachio trees.

REVIEW PERIOD: (20 days) December 10, 2007 to December 31, 2007

**CITY OF GRASS VALLEY
INITIAL STUDY ENVIRONMENTAL CHECKLIST**

1. **Application Number:** Development Review (07DRC-22) & Tentative Map (07PLN-50)

2. **Applicant's/Representative's Name and Address:** SCO Planning & Engineering
Heidi A. Burns, AICP
140 Litton Drive, Suite 240
Grass Valley, CA. 95945

3. **Lead Agency Name and Address:** City of Grass Valley, Community Development Department
125 East Main Street
Grass Valley, CA 95949

4. **Project Description:** The project is a formal Development Review and Tentative Map Applications to subdivide 4.27 acres into a condominium map, with a 2.42 remainder parcel for the "49er Family Fun Park." The total number of parcels created with the condominium map would be 17 lots and a 57,276 square foot common area. The project also includes the conversion of existing arcade building to an office space and construction of two commercial office buildings totaling 20,677 square feet; and adding 1,600 square feet to an existing 1,430 square foot building for the "49er Family Fun Park." The proposed buildings will be located in the front of the property, while the "49er Family Fun Park" would continue in the rear of the property. The project requires the removal of the go-kart track. No significant grading is proposed for the development of the commercial buildings. The proposed commercial buildings would be one and two story. Building materials includes horizontal siding, stucco, corrugated metal, board and batt, and brick veneer. The roofing for the buildings is composition shingles. The building incorporates varied roof and wall articulation.

The site plan shows 101 parking spaces and 10 bicycle spaces located primarily to the north and center of the site. Two existing entrances would remain along Railroad Avenue and one entrance is proposed along the roadway along the west side of the property. The project would require the removal of four redwood trees and two Chinese pistachio trees.

5. **Project Location:** The project is located in the City of Grass Valley, Nevada County at 314 Railroad Avenue (APN 09-240-31).

6. **General Plan Designation:** Commercial

7. **Zoning:** C-3 (Heavy Commercial)

8. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** Grass Valley Building Department, Grass Valley Engineering Department,

DETERMINATION

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 the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

Printed Name _____ For _____

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be significantly potentially affected by this project as indicated by the checklist in the following sections:

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

CEQA GUIDANCE

Appendix I of the State CEQA Guidelines was used in answering the checklist questions:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the discussion. A "No Impact" answer is adequately supported if the discussion shows 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 when 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 offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less than Significant with 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 (mitigation measures from 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 (State CEQA Guidelines Section 15063[c][D]). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, Land Use Codes). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS Would the proposal:				
a. Have a substantial adverse effect on a scenic vista?				x
b. Substantially damage scenic resources, including, but not limited to, tree, rock outcroppings, and historic buildings within a scenic state highway?				x
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			x	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in this area?			x	

Discussion of Checklist Answers:

The City of Grass Valley's General Plan includes objectives for the protection of major views in the planning area, including hillsides, ridgelines and forested view; as well a improving the entrances to the community. This project will require the removal of some landscape vegetation within the western portion of the site. No tree removal or grading will take place in the revised recreational area. A large sycamore tree will be retained in the front of "Building A" in the northwest corner of the parcel. The property is visible from State Highway 20/49, which has been identified as being on the scenic highway eligibility list.

The General Plan's Conservation/Open Space Element includes a discussion about the 1972 and 1982 General Plans establishing Highway 49/20 as a scenic highway. The 1972 General Plan proposed policies prohibiting billboards and off-premise signs, and encouraged landscaping and tree planting along scenic corridors. The 1982 General Plan reinforced those policies and efforts through new policies designed to enhance City "entryways". The plan also identified the need to address viewsheds, specifically, prominent hills and ridgelines. The 1999 General Plan states the City has implemented some aspects of scenic highway/entryway and hillside/ridgeline provisions through the zoning and design guidelines. However, the adopted policies focus on further implementing viewshed protection measures. Caltrans has noted that the Highway 49/20 corridor is on the eligibility list to become a State Scenic Highway. The entire length of Highway 49, from Madera to Sierra Counties, is on the "eligibility list", with only a small section in Sierra County being "officially designated". To become "officially designated" as a State Scenic Highway, each local jurisdiction must conduct a substantial amount of research, adopt a scenic corridor protection program, and comply with the State's process and obtain the State's approval for the designation. The project as proposed would not constitute ridgeline development and would not represent a visual impact on the Highway 20/49 corridor.

The City's Design Guidelines identifies the Idaho-Maryland Road area as a Special Planning Area. This section states "The design emphasis for Idaho Maryland Road shall concentrate on aesthetically pleasing structures, and screening of unsightly areas from public view through the use of natural landscaping." One of the four specific policies apply to this project. This policy requires building designs to be attractive, interesting, and safe and shall reflect the character of Grass Valley. It also emphasizes attention to detail in the building articulation.

The proposed building design reflects many of the architectural elements of Grass Valley's mining past and historic appearance. Building materials include the use of horizontal siding, stucco, corrugated metal, board and batt, and brick veneer. The buildings are one and two-story building, with gabled roofs and varied roof lines and additional building articulation. The landscape plan shows a additional landscaping to be added to existing along the front of the property. A condition of approval will include a final landscape plan.

The plan does not identify the height of the fifteen pole lights, however the City's Development Code allows 14-foot high pole lights, with a potential of rising to 20-feet upon approval by the Development Review Committee. The applicant provided a photometric plan showing lighting on the site and at the property lines. The light spillage is less than 1 foot candle at the property lines. The City's

Design Guidelines establish a maximum lighting spill over of 0.5 foot candles at any point on properties containing residences, churches, or other sensitive uses. None of these uses exist in the area. The lighting associated with the pole lights would be directed downward. A condition of approval will be added that requires a lighting plan that addresses the type of building lights and the height of the pole lights. The project is not anticipated to have a significant adverse impact on aesthetics if it is developed as planned.

Conclusion:

The project is not anticipated to have a significant adverse impact on aesthetics if it is fully built as planned.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AIR QUALITY</p> <p>Where available, the significance criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations.</p> <p>Would the project:</p>				
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>				X
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>				X
<p>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)?</p>		X		
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>			X	
<p>e. Create objectionable odors affecting a substantial number of people?</p>				X

Discussion of Checklist Answers:

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. Once developed, the use is not expected to generate any significant pollutants or odors. The project is expected to generate 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. The project does not propose any activity or use that will generate substantial pollutants or objectionable odors.

Conclusion:

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

Mitigation 1:

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:

- 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 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.
- h. No burning of waste material or vegetation shall take place on-site.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. BIOLOGICAL RESOURCES				
Would the proposal:				
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?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
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?				X

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion of Checklist Answers:

The project site currently has an indoor/outdoor commercial recreation facility (49er Family Fun Park) on the site, with pine forest habitat on the steeper slopes on the south side of the property. The property has several commercial buildings, parking area, batting cages, mini-race car track and miniature golf course on moderate slopes along the northern portions of the property. The proposed development will not require the removal of native vegetation. The native vegetation existing on the steeper slopes along the southern portion of the property would not be impacted with this project. Non-native landscaping would be removed, with the development of the office buildings over the existing race track. Many of the landscape trees will remain on the perimeter. Small animals and birds are expected to occur on this site, along with some larger mammals. There are no wetlands, riparian habitat, or identified migratory corridors on the site. Since no large trees will be removed, the project has no potential of impact nesting raptors. The project will not conflict with any local ordinances or polices, or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The City's General Plan Background Report and General Plan EIR, do not designate this property as important biological resource area.

Conclusion:

Impacts associated with biological resources are considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. CULTURAL RESOURCES				
Would the proposal:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X		
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion of Checklist Answers:

The site is currently vacant and surrounded by other business park uses. The General Plan identifies a portion of this property as having moderate cultural sensitivity. There are no visible signs of historical resources in the development area. The CEQA guidelines 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 mitigation measure is proposed to address this should cultural resources be discovered during construction consistent with the cultural and historic element of the General Plan.

Conclusion:

With the incorporation of the following mitigation measure, impacts associated with cultural resources are considered less than significant.

Mitigation 2:

If grading or other construction operations unearth archeological or historical artifacts or resources, construction activities shall cease. The Planning Department shall be notified of the extent and location of discovered materials so that they may be recorded by a qualified archaeologist. Disposition of artifacts shall comply with state and federal laws. A note of this requirement shall be clearly delineated on the grading and building plans of the project.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. GEOLOGY AND SOILS Would the project:				
a. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated in 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.				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b. Result in substantial soil erosion or loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion of Checklist Answers:

The project proposes to build commercial office buildings on an existing outdoor commercial recreation site. Construction of the development will not require a large amount of grading. Small retaining walls will be required to maintain the existing slopes on the property. The Soil Survey of Nevada County identifies the soils on the site as "Sities loam" and "Alluvial land clayey." This soil occurs on slopes that are flat to moderate steepness, with steeper slopes in close proximity. This is a well-drained soil which has a medium runoff potential and the erosion hazard is slight to moderate. This soil is generally considered a stable soil, with moderate landslide potential. 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. There are standard conditions in the report which the applicant will need to comply with. Prior to construction of the project, a geotechnical report will be required to determine the appropriate construction specifications for the commercial buildings.

A Geotechnical Engineer shall review the grading for implementation of those specifications and design criteria. The City Engineer would require the developer to provide a plan for erosion and temporary drainage and/or sedimentation control of the project site, as part of the development of the properties, as determined appropriate by the City Engineer. Those requirements 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. During grading the City ensures, through on-site inspections, all erosion control measures shall be implemented in accordance with the approved plans.

Conclusion:

No significant geologic impacts are expected to occur as a result of the project. No mitigation is required for the geology and soils section.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. HAZARDS AND HAZARDOUS MATERIAL Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

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?				X
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?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion of Checklist Answers:

The project is not anticipated to use hazardous materials. The property is not listed as a hazardous materials site. The parcel is not located near any schools. The Nevada County Airport is located to the northeast of the property; however, the project site is not located within the flight path or approach zone. The project will not physically interfere with an adopted emergency response plan or emergency evacuation plan. The property has a significant amount of vegetation which could expose people and structures to wildland fire hazards. The project will be required to reduce ladder fuels and dead vegetation as part of the standard Fire Department requirements. Nevada County and the City of Grass Valley have a high probability for naturally occurring serpentine, ultramafic rock or naturally occurring asbestos. The geologic make-up of this area is Quartz Diorite, which is not the type of rock that contains serpentine or ultramafic rock containing asbestos.

Conclusion:

Impacts associated with hazards and hazardous materials are considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. HYDROLOGY AND WATER QUALITY				
Would the project:				
a. Violate any water quality standards or waste discharge requirements?			X	

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

Discussion of Checklist Answers:

The project site, as with a majority of the City, is located within the Wolf Creek Drainage Basin. There are no natural water bodies, ponds, tributaries riparian habitat, or wetlands on or adjacent to this site. The FIRM map produced by the Federal Emergency Management Agency did not identify the project site as being located in the 100-year floodplain that could expose people or property to flooding. The project will not utilize ground water and therefore should not impact the flow, quality, or loss of ground water. The project will require grading and the addition of approximately 66,100 square feet of new impervious surfaces (35% of the property) to accommodate the proposed development. The storm water detention facilities are proposed in pipes under the parking lot and would be designed so as to maintain pre-development storm water runoff. 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 City will require grease, oil and other petroleum by-product separators to be installed at the drainage inlets to prevent the pollutants from entering the storm water detention facility. The project may have short term impacts associated with sediment and run off during

grading and construction. The project will be required to comply with the City's Storm Water Management Plans which incorporates "Best Management Practices" (BMP's) during the development of the property.

Conclusion:

With the inclusion of the City's standard conditions for storm water management, impacts associated with hydrology and water quality are considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. LAND USE PLANNING				
Would the project:				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or Land Use Code) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
d. Affect agricultural resources or operations (e.g. impacts to soils or farmland from incompatible uses)?				X

Discussion of Checklist Answers:

The proposed office use is consistent with the City's General Plan and Development Code. The project complies with the C-3 (Heavy Commercial) development standards. There is no applicable habitat conservation or natural community conservation plans on or near the site. There are no agricultural operations on or adjacent to the site.

Conclusion:

Impacts associated with land use and planning are considered less than significant.

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

Discussion of Checklist Answers:

The General Plan Mineral Management Element states a good portion of the City is classified as having significant mineral deposits; but also notes there is limited opportunity to mine these areas because of the existing incompatible urban development. This property is adjacent to one of the two areas identified in the Mineral Management Element as being targeted for mining conservation. The project consists of conversion of an existing commercial use. The project would not have an impact mineral extraction or be significantly impact by any mining activities.

Conclusions:

Impacts associated with mineral resources are considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion of Checklist Answers:

The General Plan Noise Element establishes maximum allowable noise levels for different types of land uses. The project site is currently developed and surrounded by commercial uses. No residential or noise sensitive uses are located near this site. Temporary noise will occur during construction. The City has established hours for construction which will minimize the exposure to the construction noise. Once completed, the project can be expected to generate traffic related noise. The project is located within the 60bBL traffic noise contour for State Highway 20/49. However, the vehicle-related noises will not have a significant impact on the office use proposed with this project.

Conclusion:

Impacts associated with noise are considered less than significant.

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

Discussion of Checklist Answers:

The City's 2020 General Plan designates this parcel as Business Park and the existing Zoning is C-3. The project does not propose any residential uses. Since the property is currently used for the outdoor commercial recreation facility, it will not displace any existing housing or displace people.

Conclusion:

Impacts associated with population and housing is considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
12. PUBLIC SERVICES.				
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:				
i. Fire protection?			X	
ii. Police protection?			X	
iii. Schools?			X	
iv. Parks?			X	
v. Other Public Facilities?				X

Discussion of Checklist Answers:

The project is located within the city limits of Grass Valley, and within the service boundaries of the City. The project will require new City services. The project would be served by the City of Grass Valley Fire and Police Departments. With proper fire prevention measures as required under the Uniform Building Code and Uniform Fire Code, 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. The project will be required to pay the adopted school impact fees and therefore, not impact schools.

Conclusion:

Impacts associated with public services are considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. RECREATION.				
Would the Project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion of Checklist Answers:

The proposed office use would not have a significant impact on the recreational opportunities or demand in the City of Grass Valley. The City's Parks and Recreation Master Plan does not show any planned park or trail sites on the property.

Conclusion:

Impacts associated with recreation are considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. TRANSPORTATION/TRAFFIC				
Would the proposal:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion of Checklist Answers:

Based on the Traffic Analysis prepared by RTE, the project is expected to generate 221 daily vehicle trips, with 30 trips occurring during the p.m. peak hour. The project is not anticipated to significantly impact on the recently modified Railroad Avenue/ Idaho Maryland Road and State Highway 20/49 intersection. The City's traffic policy requires traffic reports for projects that generate more than 50 p.m. peak hour vehicle trips. Projects that generate less than this are considered less than significant but will pay AB 1600 traffic fees. The project does not affect air traffic patterns. No increase in traffic hazards are expected. The property has adequate emergency access. The Zoning Ordinance requires 84 parking spaces. The applicant proposes 86 spaces, which includes motorcycle and bicycle parking. The project does not conflict with any adopted policies, plans or programs.

Conclusion:

Impacts associated with traffic and circulation is considered less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could have significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements necessary?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion of Checklist Answers:

The project will require connections to the existing water, sewer, power, and communication systems. All these systems and utilities are available to the site. The project will be required to provide for on-site storm water detention pursuant to the City's standard conditions of approval. Waste Management provides solid waste service to the City and there are no known capacity issues for serving the Grass Valley area. The project will be connected to 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. 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. The project would be conditioned to provide evidence that adequate capacity exists at the sewer lift station. If the City Engineer determines that the lift station does not have adequate capacity, the applicant would be conditioned to expand the capacity of the sewer lift station.

Conclusion:

No significant impact on utilities is anticipated with this project.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. 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 species 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?			x	
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, and the effects of probable future projects)				x
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			x	

Discussion of Checklist Answers:

As discussed in sections 1 through 16 above, the project, as mitigated, will not significantly impact habitat of a fish, wildlife or plant species, rare or endangered species, historical or cultural resources, nor will it create substantial adverse impacts on human beings. The project will not create cumulative impacts with the inclusion of the mitigation measures, by complying with the City's development standards, and by paying appropriate AB1600 fees.

Conclusion:

The project, as mitigated, will not create a significant adverse impact on the environment.

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 (530) 274-4330.

- City of Grass Valley 2020 General Plan and General Plan EIR
- Background Report, City of Grass Valley General Plan Update, November 1998
- Soil Survey of Nevada County, United States Department of Agriculture, Soil Conservation Service,
- Traffic Analysis Report, prepared by Roundabouts & Traffic Engineering, dated August 8, 2007

ATTACHMENTS:

1. Vicinity/Location Map
2. Reduced site plan