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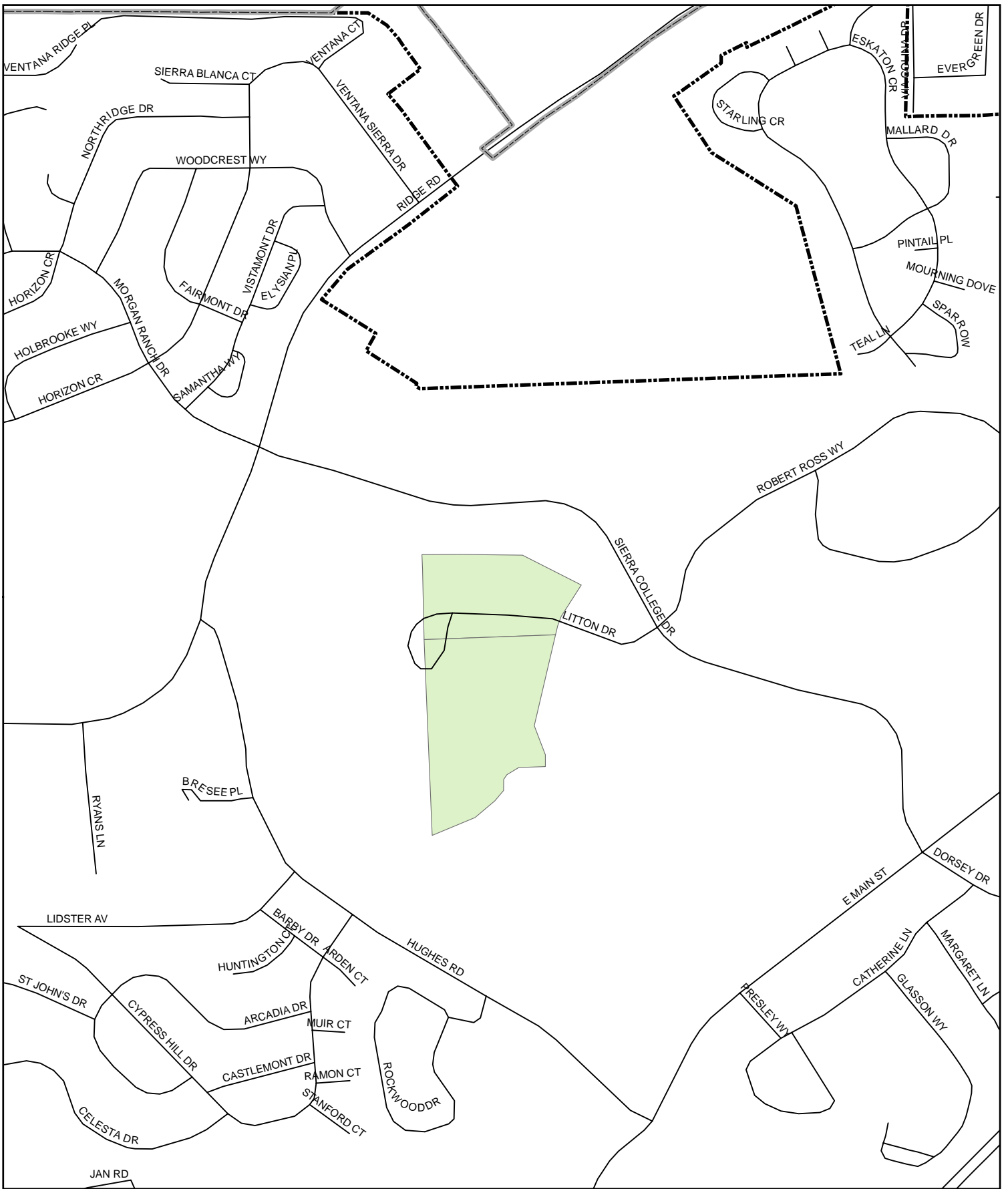
**AJA Video Systems**  
Development Review Application 07DRC-56

**Initial Study and  
Proposed Negative Declaration**

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




February 1, 2008

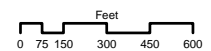


# City of Grass Valley

## LOCATION MAP

Environmental Initial Study and Proposed Negative Declaration  
 Development Review Application 07DRC-56

-  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: Thomas Last, Planning Director  
(530) 274-4711

**PROJECT APPLICANT:** Jeff Gold  
P.O. Box 1226  
Nevada City, CA 95959

**PROJECT LOCATION:** The project is located on Litton Drive, just east of the Litton Building (APN's 35-540-01 and 02)

**PROJECT DESCRIPTION:** The project is a development review application for a 45,200 square foot, two-story building on a 4.6 acre parcel. The building would be used to accommodate the relocation of AJA Video Systems from the Whispering Pines Business Park. One driveway is proposed from Litton Drive. The site plan shows two potential future driveways to adjacent parcels. The building is centrally-located, with a majority of the parking on the east and west sides of the building. The site plan shows 189 parking spaces, which includes 35 compact spaces, 18 motorcycle spaces, and 10 bicycle spaces. A future parking expansion area is shown on the south end of the lot. Other site features include: one retention pond on the north end of the site next to Litton Drive; three trash enclosures; and a picnic area near a heritage oak tree which is proposed to be retained.

The proposed concrete building is two stories, but will appear to be a one-story building as viewed from the west. The maximum height of the building is approximately 34 feet as viewed from the east. The building includes a flat parapet roof, with a metal cap and a scored textured surface at the top. Other building elements include tile inserts, tile bands, metal lattice panels, and scored masonry walls. Shipping and receiving doors are located on the south and north ends of the east elevation, respectively. Two roof canopies are on the east and west sides of the building. Landscaped areas are provided at the base of the building.

**REVIEW PERIOD:** **(30 Days) February 4 to March 5, 2008**

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

1. **Application Number:** Development Review 07DRC-56
  
2. **Applicant's/Representative's Name and Address:** Jeff Gold  
P.O. Box 1226  
Nevada City, CA 95959
  
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 development review application for a 45,200 square foot, two-story building on a 4.6 acre parcel. The building would be used to accommodate the relocation of AJA Video Systems from the Whispering Pines Business Park. One driveway is proposed from Litton Drive. The site plan shows two potential future driveways to adjacent parcels. The building is centrally-located, with a majority of the parking on the east and west sides of the building. The site plan shows 189 parking spaces, which includes 35 compact spaces, 18 motorcycle spaces, and 10 bicycle spaces. A future parking expansion area is shown on the south end of the lot. Other site features include: one retention pond on the north end of the site next to Litton Drive; three trash enclosures; and a picnic area near a heritage oak tree which is proposed to be retained.  
  
The proposed concrete building is two stories, but will appear to be a one-story building as viewed from the west. The maximum height of the building is approximately 34 feet as viewed from the east. The building includes a flat parapet roof, with a metal cap and a scored textured surface at the top. Other building elements include tile inserts, tile bands, metal lattice panels, and scored masonry walls. Shipping and receiving doors are located on the south and north ends of the east elevation, respectively. Two roof canopies are on the east and west sides of the building. Landscaped areas are provided at the base of the building.
  
5. **Project Location:** The project is located on Litton Drive, just east of the Litton Building (APN's 35-540-01 and 02)
  
6. **General Plan Designation:** Business Park
  
7. **Zoning:** CBP (Corporate Business Park) and OS (Open Space)
  
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 affected by this project as indicated by the checklist in the following sections:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics                         | <input checked="" type="checkbox"/> Air Quality     | <input checked="" type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources                 | <input checked="" 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
<b>1. AESTHETICS</b> 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 remove a portion of the existing vegetation and require some grading to accommodate the proposed project. The project site does sit on a knoll.

Building materials include earth tone siding, with scoring, or reveals used throughout the building. The building incorporates many of the architectural features of other buildings in the Litton Business Park. The nearest parking areas will be approximately 40 feet from Litton Drive and the building is over 130 feet from the road. There is a significant amount of landscaping proposed between the road and the parking area.

The exterior lighting plan identifies shielded building and parking lot lights. 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 as proposed would be consistent with the Grass Valley Community Design Guidelines and the Community Design Element of the General Plan. 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.

**Mitigation:**

None required

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AIR QUALITY</b> 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.  Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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)?		X		
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?				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. The use and operation of the business will not generate pollutants, odors or impact air movement in the immediate area. Even though this is a relocation and expansion of an existing business, 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.

**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
<b>3. BIOLOGICAL RESOURCES</b>				
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
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		

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 property is located within a Sierran mixed hardwood forest, with elevations ranging from approximately 2,775 to 2,800 feet. The site has been disturbed in the past and is partially cleared of vegetation, but contains pine, oak, cedar, fir and fruit trees. Several varieties of smaller shrubs and grasses exist in the property as well. A biological resource assessment was conducted on the parcels. The assessment concludes that two special status species could occur on the property. There are no wetlands, riparian habitat, or identified migratory corridors on the site. Since a large number of trees will be removed, there is a potential the project could impact nesting raptors. A mitigation measure is proposed to reduce those potential impacts on these migratory birds. The biological assessment also noted one possible plant species, Brandegees clarkia, could be on the site. A mitigation measure is proposed to address this potential impact. 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. One very large Black oak tree (56" dbh) is located on the south end of the project and proposed to be saved.

**Conclusion**

With the following mitigation measures, the impacts associated with biological resources are considered less than significant.

**Mitigation:**

2. If tree removal and grading takes place between March and May, the applicant, prior to issuance of a tree removal permit, shall have a qualified biologist conduct field surveys for nesting raptors. A minimum of three separate surveys should be conducted during this time frame to determine if nests are present, if juveniles are seen or heard begging, and if courtship behaviors are observed. If no raptor nests are detected, construction activities may proceed with no further mitigation. If active raptor nests are identified within 500 feet of the proposed project, they will be mapped, and a report stating the survey results will be submitted to the Grass Valley Planning Department prior to grading activities. The appropriate buffer zones shall be established in consultation with CDFG. Construction activities shall be prohibited within this buffer zone until the end of the nesting season (April through July) or until the young have fledged. A qualified biologist shall monitor the nest site(s) to determine when the young have fledged and submit weekly reports to CDFG throughout the nesting season.

3. The project applicant shall retain a qualified botanist to conduct a floristic survey (according to the Department of Fish and Game guidelines) on the property between May and July. The survey shall determine the presence or absence of this special status species: Brandegees clarkia. Should any individuals of these plants be located, the applicant shall retain a qualified botanist to develop and implement a mitigation plan, subject to the approval of the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service. The mitigation plan shall include the following measures:

- a. The applicant's botanist shall collect plants for transplanting and/or new plantings. This will include collecting seed, underground parts, and plant cuttings as appropriate.
- b. The applicant's botanist shall work with the City to identify land suitable for transplanting and/or new plantings. The planting area shall have similar soil and drainage conditions to the project site. In particular, the planting area shall contain some serpentine soils and shall have rocky soils that allow minimal percolation and rapid runoff. The planting area shall be designated "open space" by the General Plan and Zoning Ordinance that govern the planting site.

c. The applicant's botanist shall transplant and/or establish new plantings of any special status plant species found at the project site. The applicant shall provide a source of irrigation water to encourage the transplants and new planting to grow. The applicant's botanist shall monitor the transplants and new plantings for 18 months, and shall file monitoring reports with the City of Grass Valley. The mitigation plan shall not be held to a no-net-loss requirement for non-federally or state listed species.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. CULTURAL RESOURCES</b>				
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 project site is located within an area not listed as having high or moderate cultural sensitivity in the General Plan EIR. However, an archeological survey was conducted for the entire Litton property in 1984. This survey concluded the area does not contain any prehistoric or historically significant resources.

**Conclusion:**

Impacts associated with cultural resources are considered less than significant.

**Mitigation:**

None required

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. GEOLOGY AND SOILS</b>				
Would the project:				
a. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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
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 Soil Survey of Nevada County identifies the soils on the property as "Aiken" loam and Cohasset loam. Both soils are well drained, have moderate permeability, and a slight to moderate hazard to erosion. Run-off on these soils ranges from slow to medium. 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 site does not contain any unique geologic or physical features. No landslides or subsidence of the site is expected. Since the site sits on a knoll, it generally drains in all directions, but the predominant direction is to the south.

The development of the project requires an estimated 37,000 cubic yards of grading work. Some cut is proposed on the adjacent property to the south. Approximately 32,000 cubic yards of material will be excavated and removed from the site.

A Geotechnical Engineering Report was prepared by Holdrege & Kull in November 2007. The report concluded that the site is suitable for the proposed improvements, with the incorporation of the recommendations and design criteria as described in the 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. Therefore the following mitigation will reduce any potential geologic impacts to levels that are less than significant.

**Conclusion:**

Impacts associated with geology and geologic hazards are considered less than significant.

**Mitigation:**

4. Prior to issuance of a grading permit, a detailed engineering plan shall be prepared that incorporates recommendations identified in the Preliminary Geotechnical Report dated 11/30/2007. Geotechnical measures shall be incorporated into project grading and construction. A Geotechnical Engineer shall review the grading for implementation of those recommendations and design criteria.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. HAZARDS AND HAZARDOUS MATERIAL</b> 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 proposed project does not use hazardous materials. The property is not listed as a hazardous materials site. Sierra College and Nevada Union High School are located to the north of the site. The Nevada County Airport is located to the southeast 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 within the undeveloped portions of the site as part of the standard Fire Department requirements.

**Conclusion**

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

**Mitigation:**

None required

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is located within the Wolf Creek Drainage Basin and the Deer Creek watershed. There are no natural water bodies, ponds, tributaries riparian habitat, or wetlands on this site. Nevada Irrigation District's Grass Valley Ditch, is located over 200 feet from the proposed development. 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 115,550 square feet of new impervious surfaces (56% of the property) to accommodate the proposed development. The storm water detention facilities are proposed in a detention pond at the northeast corner of the lot and in a bioswale at the south end of the lot. Both would be designed so as to maintain pre-development storm water runoff. The plans show a proposed storm drain extending to the north to an existing concrete ditch. 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 watersheds. 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. Some site drainage is proposed to extend to the south into a bioswale. This bioswale will provide additional treatment of the storm water. 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.

**Mitigation:**

None Required

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. LAND USE PLANNING</b>				
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,				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
local coastal program, or Land Use Code) adopted for the purpose of avoiding or mitigating an environmental effect?				
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 Grass Valley 2020 General Plan Land Use Map designates the site as Business Park. The intent of the Business Park designation is to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment and to be fully integrated into the larger community. The proposed use is consistent with the current land use designation. The property is primarily zoned CBP, Corporate Business Park. This district is consistent with the General Plan. The project meets the CBP development standards. A small portion of the property in the south, where the proposed future parking area is proposed, appears to be zoned OS. If this area is to be developed in the future for parking, the City will require an amendment to the development plan. Then additional review will be needed to verify the actual zoning boundaries. This property does not contain any open space easements. There are no adopted environmental plans or policies that conflict with this proposal. No active agricultural activities occur on site or adjacent to the project. The proposed development will not disrupt or divide the physical arrangement of an established community.

**Conclusion:**

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

**Mitigation:**

None required

Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. MINERAL RESOURCES.</b>				
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 not located in, or adjacent to, the two areas identified in the Mineral Management Element as being targeted for mining

conservation.

**Conclusions**

Impacts associated with mineral resources are considered less than significant.

**Mitigation:**

No mitigation is required for mineral resources.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. NOISE.</b> 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
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 establishes maximum allowable noise levels for different land uses. The project site is currently vacant and surrounded by other vacant properties or commercial buildings. Temporary noise will occur during construction. The City has established hours for construction which will minimize the neighbors expose to the construction noise. Once completed, the project can be expected to generate traffic related noise, and noise related to the movement of products on the site. However, there are no noise sensitive land uses adjacent to the property which could be impacted by this project. The City's General Plan EIR predicts the 2020 60 dB noise contour along Sierra College Drive to be approximately 65 feet from the road. These noise levels are within the acceptable level for commercial uses. The property is not located near any airports.

**Conclusion:**

Impacts associated with noise are considered less than significant.

**Mitigation:**

No mitigation measures would be required.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. POPULATION AND HOUSING.</b>				
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 proposed office/manufacturing use is allowed and these types of uses were anticipated in the City's 2020 General Plan. The CBP Zoning also allows the proposed use. Therefore, the project would not affect regional or local population or housing projections. The project will not displace any existing housing or affect the affordability of housing. Therefore, the project will not impact population or housing in the area or City.

**Conclusion:**

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

**Mitigation:**

No mitigation measures would be required

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>12. PUBLIC SERVICES.</b>				
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:				X
i. Fire protection?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 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. The project will not require the need for new maintenance of new public facilities or roads. No significant impact on public services is anticipated with this project. No mitigation measures would be required for the public services section.

**Conclusion:**

Impacts associated with public services are considered less than significant.

**Mitigation:**

No mitigation measures would be required

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. RECREATION.</b> 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 development of proposed project 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.

**Mitigation:**

No mitigation measures would be required for the recreation section.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. TRANSPORTATION/TRAFFIC</b>				
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:**

The applicant proposes one access point to Litton Drive, with two potential driveway connections to adjacent parcels. The applicant will be required to widen and improve the portion of Litton Drive abutting the site. Based on the Comprehensive Traffic Study (CTS) prepared by Kimley-Horn, the project is expected to generate 491 daily vehicle trips, with 77 trips occurring during the p.m. peak hour. The traffic study concludes that the project will exceed the City's traffic thresholds at the Idaho-Maryland Road/East Main Street/Highway 20/49 intersection by more than a 2 second delay. Pursuant to the City's "Traffic Impact Study Methodology and Evaluation Criteria for Critical Intersections", this project can mitigate impacts to the Idaho-Maryland Road/East Main Street/Highway 20/49 intersection through the payment of the City and Regional traffic impact fees. These fees are already in place and are paid prior to issuance of a building permit, so no additional mitigation is needed. The roundabout improvements to this intersection are expected to begin this summer.

The Volume-to-Capacity Analysis (VCA) concluded the Sierra College Drive/Litton Drive/Robert Ross Way intersection exceeds the City's 0.02 percent volume-to-capacity ratio. Therefore, a CTS was completed to determine the level of significance of this potential impact. The CTS concluded the intersection will continue to operate at a Level of Service of A under the cumulative plus project scenario. Therefore, the project impacts would be less than significant.

Neither the City's Fire Marshal nor City Engineering Department noted any safety issues with the proposed project circulation.

The site plan shows 189 parking spaces, which includes 35 compact spaces. Additionally, 18 motorcycle spaces and 10 bicycle spaces are shown on the plans. The proposed use will require a minimum of 179 spaces.

**Conclusion:**

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.

**Mitigation:**

None required.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. UTILITIES AND SERVICE SYSTEMS.</b> 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, storm drainage, power, and communication systems. All these systems and utilities are available to the site. The property is within the Nevada Irrigation District service area. Waste Management provides solid waste service to the City. 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 includes on-site storm water detention pursuant to the City's standard conditions of approval. The applicant proposes to extend a storm drain line to the north through an adjacent parcel and connect to an existing storm drain system. This will require some trenching off site to install the improvements. The applicant will be required to comply with standard construction practices for all the installation and extension of the proposed utilities and infrastructure.

**Conclusion:**

No significant impact on utilities is anticipated with this project.

**Mitigation:**

No mitigation measures would be required for the utility services section.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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 15 above, the project, as mitigated, will not impact habitat of a fish, wildlife or plant species, nor will it create substantial adverse impacts on human beings. The project is consistent with the City's General Plan and, as mitigated, it is not expected to create significant impacts on the environment. No short-term impacts were noted that could lead to potential long-term impacts. Since the project is consistent with the General Plan, the project can rely on established impact fees to address any potential cumulative impacts created by this development.

**Conclusion:**

The project, as mitigated, is not expected to create a significant 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,
- Preliminary Geotechnical Report, by Holdredge & Kull, dated November 30, 2007
- Archaeological Survey, prepared by Archeological Study Center, dated January 1984
- Biological Inventory Report, prepared by North Fork Associates, dated November 29, 2007
- Cumulative Traffic Study, prepared by Kimley-Horn, dated January 29, 2008

**ATTACHMENTS:**

1. Vicinity/Location Map
2. Neighborhood Plan
3. Site Plan