

## Environmental Checklist Form

1. **Project Title:** Loma Rica Specific Plan
2. **Lead Agency:** City of Grass Valley  
125 E. Main Street  
Grass Valley, CA 95945
3. **Contact Person:** Thomas Last, Planning Director  
(530) 274-4711
4. **Project Location:** The project site consists of ±452 acres located in the southern portions of Sections 24 and 19 and the northern portions of Sections 25 and 30 of the Grass Valley USGS 7.5 minute quad map; Township 16 North, Range 8 and 9 East. The project site is located within the City of Grass Valley Sphere of Influence but none of the site is currently located within the City limits. The project site is located east of Sutton Way, northwest of Loma Rica Drive, with Brunswick Road and Idaho Maryland Road extending through the site. Assessor's Parcels 09-570-62, -63, -64, -65; 35-412-11, -13, -14, -23; 37-450-01 and -02 comprise the project site. Figure 1 shows the project location and vicinity.
5. **Project Applicant:** Carville Sierra, Inc.  
Contact: Philip P. Carville  
12190 Loma Rica Drive  
Grass Valley, CA 95945  
  
**Applicant's Representative:**  
Opticos Design, Inc.  
1285 Gilman Street  
Berkeley, CA 94706
6. **General Plan Designation:** The project site is located within unincorporated Nevada County and is designated SDA (Special Development Area) in the Nevada County General Plan. The majority of the project site is located within the City of Grass Valley General Plan Planning Area and carries the SDA - Special Development Area designation. The western boundary of the project site is adjacent to the existing City Limits. The site is located within the City of Grass Valley Sphere of Influence 2000-2005 planning horizon. Figure 2 shows the existing General Plan designations across the site and Figure 3 shows the proposed designations.
7. **Zoning:** The zoning per Nevada County is IDR (Interim Development Reserve). The proposed project includes a rezoning application to designate the entire site Loma Rica Specific Plan with zone districts that include LR-NC (Loma Rica Ranch Neighborhood Center), LR-NG (Loma Rica Ranch Neighborhood General), LR-NE (Loma Rica Ranch

Neighborhood Edge), LR-SD (Loma Rica Ranch Special District), LR-PR (Loma Rica Planning Reserve), and OS (Open Space).

8. **Project Description:** The proposed project is a Specific Plan for a mixed-use development over ±452 acres east of the City of Grass Valley. The applications include an annexation of the land to the City of Grass Valley, a General Plan Amendment, and a rezoning. The project would consolidate the existing 10 parcels into five development areas. The project proposes rezoning the ±452-acre area to LR-NC (Loma Rica Ranch Neighborhood Center), LR-NG (Loma Rica Ranch Neighborhood General), LR-NE (Loma Rica Ranch Neighborhood Edge), LR-SD (Loma Rica Ranch Special District), LR-PR (Loma Rica Planning Reserve), and OS (Open Space), designation that provides tailored zoning regulations to reflect the proposed development. The proposed five development areas in the Loma Rica Specific Plan area include the following:
- a) The Creeks Neighborhood: an 80.5-acre area located in the western section of the Loma Rica, between Sutton Way and Brunswick Road. This neighborhood combines residential, light industrial, commercial, office, civic, and public areas. This area includes 400 dwelling units; up to 240,000 square feet of commercial; 190,000 of larger commercial, light industrial, and business park; and 27-acres of open space;
  - b) The Farm Neighborhood: an 86.5-acre area located east of Brunswick Road, around the existing ranch barns and farmhouse. This neighborhood combines residential, agricultural, commercial, and public areas. This area includes 220 dwelling units, up to 75,000 square feet of commercial, 38.5 acres of farming and agricultural, and 8-acres of open space;
  - c) The Lake Neighborhood: a 33.5-acre area located east of Brunswick Road and north of Loma Rica Drive. This neighborhood combines residential, commercial, and recreational areas in close proximity to the existing lake and facilities. This area includes 80 dwelling units, up to 70,000 square feet of commercial, and 9-acres of open space;
  - d) The Trailhead Neighborhood: a 35-acre area located southeast of Brunswick Road and Idaho Maryland Road intersection. This neighborhood consists of commercial and business park, and recreational. This area includes up to 390,000 square feet of commercial, light industrial, and business park and 9-acres of park and open space;
  - e) The Planning Reserve: a 100-acre area located east of the Farm Neighborhood and extends to the eastern portion of the Loma Rica property. This area is not planned to be developed as part of the 2020 General Plan, and any development would be dependent on the future development patterns associated with the future General Plan. This area would be set aside for possible urban use;
  - f) Preserved Open Space: a 116.5-acres located though-out the Loma Rica property generally located along the waterways through the site with the bulk of the open space area located both southerly and northerly of Idaho Maryland Road.

The project also includes new internal roadways, upgrades to the existing Brunswick Road and Idaho Maryland Road, and extending Dorsey Drive eastward. These improvements, and the pedestrian trails, provide connectivity between the residential, commercial and office areas.

In order to annex the project site into the City of Grass Valley, reorganization approval is needed from the Nevada County Local Agency Formation Commission (LAFCo). The annexation will also include a detachment of the Nevada County Consolidated Fire District lands (City to provide fire service upon annexation).

Buildout of the Specific Plan would have the potential of taking place over the life of the 2020 General Plan. The Planning Reserve area could be considered after the year 2020. At this time, no development phasing has been proposed with the development of the project site.

The project proponent requests the following actions from the City of Grass Valley:

- a. Rezoning
  - b. Annexation
  - c. General Plan Amendment
  - d. Specific Plan
9. **Site Description:** The topography of the project site varies from relatively level pasture land to slopes greater than twenty-five percent. Elevations across the site range from 2,600 to 3,003 feet. Figure 7 displays the USGS topographic data for the project site. Areas with the steepest slopes would be preserved in the open space areas. Proposed development would occur in areas with maximum slopes of twenty percent or less, at elevations ranging from 2,600 to 2,810 feet. Vegetation consists of Ponderosa Pine forest along the east, northern and southern portions of the property, chaparral along the northeastern portion of the property, pasture grasslands along the western and central portions of the property, Serpentine outcrop forest along the southwestern portion of the property; and riparian scrub and woodland along the streams and waterways. Three creeks flow through the property with Wolf Creek flowing through the center of the property, with Whitewater and Olympia Creeks along the northern portions of the property. Some structures still exist on the site, including a large barn, paddocks, large riding arena, and related ranch houses in the center of the property, as well as buildings located around Lake MacBoyle. The site is characterized by a higher level of disturbance over the western portion of the site which is associated with historic agricultural use, as well as past historic mining activities. These previous activities resulted in alteration of site topography and hydrology, including the creation of three ponds and the replacement of natural drainage features with a series of ditches, excavations, and culverts. 9.2 acres of jurisdictional wetlands have been identified onsite, associated with the lake, waterways and wetlands.

Rural residential land uses exist along the eastern and northern boundaries. The Nevada County Airport, industrial park and business park uses are to the south of the site. Urban residential and commercial uses exist to the west within the City of Grass Valley.

**Project Entitlements:** In addition to the actions proposed to be taken by the City of Grass Valley, the proposed project requires approvals from, but not limited to, the following agencies:

<i>Entitlement</i>	<i>Agency</i>
Annexation	Nevada County LAFCo
Section 401 Water Quality Certification	Central Valley Regional Water Quality Control Board
Section 1603 Streambed Alteration Agreement	California Department of Fish and Game
Section 404 Wetland Impact Permit	U.S. Army Corps of Engineers

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist and discussions on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Agricultural Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology/Soils
<input checked="" type="checkbox"/>	Hazards & Hazardous Material	<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use/Planning
<input checked="" type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population/Housing
<input checked="" type="checkbox"/>	Public Services	<input checked="" type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Utilities/Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance	<input type="checkbox"/>	None

**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 the 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 ENVIROMENTAL 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 ENIVRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

Thomas Last, Planning Director  
Printed Name

\_\_\_\_\_  
Date

City of Grass Valley  
For

LIST OF FIGURES IN THE INITIAL STUDY

- FIGURE 1: Project Location and Vicinity
- FIGURE 2: Existing General Plan Designations
- FIGURE 3: Proposed General Plan
- FIGURE 4: Proposed Specific Plan Neighborhoods

DOCUMENTS REFERENCED IN THE INITIAL STUDY: These documents, listed in order of reference, are available upon request from the Community Development Department at the City of Grass Valley.

Archaeological Inventory Survey for Loma Rica Ranch, Archeological Study Center/Department of Anthropology CSUS, Ernest H. L. Decater, February 1984.

Engineering Geologic Report for Loma Rica Ranch, Lowry & Associates, Paul Weidig, September 1981.

Loma Rica Ranch Hydrologic and Hydraulic Studies, Gill & Pulver Engineers Inc., July 1990.

Loma Rica Ranch Flood Plain Study, Mead & Hunt, David Breinke, P.E., June 2003

Draft Traffic Impact Study, Loma Rica Ranch Specific Plan: The Neighborhoods at Loma Rica, Parisi Associates, David Parisi and Nelson/Nygraad Consulting Associates, February 2004.

URBEMIS Traffic Model, Nelson/Nygraad Consulting Associates, March 2008.

Loma Rica Ranch Annexation & Specific Plan: Biological Section for Supplemental EIR, Grass Valley, California, Padre Associates, Inc., August 2002.

Biological Survey Report, California Red-Legged Frog, Foothill Yellow-legged Frog, California Horned Lizard, & Bat Roost Surveys, Loma Rica Project, Grass Valley, Nevada County, California, Wetlands Research Associates, Inc., October 2004.

Loma Rica Ranch Special Status Plant Survey, K.A. Smith Consulting, Inc., September 2005.

Heritage Tree Preservation Survey, Loma Rica Ranch. Grass Valley, CA., SMG Forest Management, Sterling Griffen RPF #2805, September 2005.

Revised Jurisdictional Delineation Report for Loma Rica Ranch, Grass Valley, Nevada County, California, Gibson & Skordal, LLC. Wetland Consultants, November 2005.

Loma Rica Ranch SDA Annexation and Development: Fiscal Impact Analysis, Strategic Economics, September 2004.

City of Grass Valley 2020 General Plan and Background Report, November 1999.

ENVIRONMENTAL ANALYSIS:

This Initial Study provides preliminary analysis of the potential environmental impacts of the proposed project. An Environmental Impact Report (EIR) will be prepared to address the full range of potential impacts created by the project and establish all feasible mitigation measures.

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

**Existing Setting**

The project site is located on ±452 acres and consists of grass covered valleys and steeper hillsides covered by steeper chaparral and pine forests. Portions of the project site were formerly used for agriculture. The natural landforms and vegetation were substantially altered along the western portion of the property, while the eastern portion of the property has been left in a relative natural state. Some structures still exist on the site, including a large barn, paddocks, large riding arena, and related ranch houses in the center of the property, as well as buildings located around the lake.

The site supports fairly dense forested vegetation along the eastern boundary, with more limited vegetation in other areas. From the proposed development area, views of SR 49 are mostly blocked by the existing vegetation and topography. Views to the north, east, and south consist of the hills surrounding the development area and limited areas of existing rural residential land uses. The hills support primarily Ponderosa pine forests and chaparral vegetation. Riparian vegetation occurs adjacent to creeks and wetlands.

The project site is visible from the uphill areas immediately west and north of the project site. Views of the site from the south are blocked by the area topography.

**Proposed Project**

The Specific Plan includes residential and commercial development along Sutton Way and Dorsey Drive extending east to Brunswick Road; residential, agricultural and light commercial

uses east of Brunswick Road; commercial and light industrial uses along the southeastern corner of the Idaho-Maryland Road and Brunswick Road intersection; and a residential and commercial area northwest of the Loma Rica Industrial Park. The development would eliminate trees and vegetation along existing roadways (Sutton Way, Idaho Maryland Road, and Brunswick Road). A majority of the development is proposed on relatively level areas, with some development on the some steeper slopes along the eastern portion of the site. These areas proposed for development include the large valley directly east of Grass Valley and forested areas along the hillsides. The project proposes preservation of those areas along the streams and waterways, which serves to buffer views and reducing the visual impact of the development.

The Specific Plan includes park and natural vegetation and landscaped buffers between the proposed neighborhoods. Some of these buffers and agricultural areas are proposed along Brunswick Road.

Project signage will be evaluated under a separate application to the City of Grass Valley. No specific details on proposed lighting have been provided; however, street and lighting is needed to serve the development.

The Specific Plan includes sample building elevations for all land use types. The location of the majority of the buildings would be subject to the form based development standards in the Specific Plan. The elevations incorporate basic City of Grass Valley Design Guidelines, such as use of natural materials and colors, building facades that relate to the City's historic character, building mass articulation, and multi-planed pitched roofs.

### **Potential Impacts**

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. The parcel is not designated as a scenic vista and is not be visible from any designated scenic highways or vistas. The proposed project will alter the visual characteristics of the project site through grading, vegetation removal, and construction. These actions could alter views of the project site from the west. However, these impacts are minimized by the preservation of open space areas mixed throughout the project and to the east of the development. Current views of the project site from Brunswick Road, Sutton Way, and Idaho Maryland Road will be altered. The EIR will evaluate the aesthetic quality of the proposed development as viewed from the roads.

The proposed project will result in the placement of new lighting for streets, parking lots, businesses, and residences, which could impact nighttime views in the project vicinity. The Specific Plan does not provide guidelines or standards for lighting. The impact of new lighting sources will be evaluated in the EIR and mitigation measures will be provided as necessary.

The Specific Plan does provide landscaping guidelines for residential areas and some general landscaping for the commercial and light industrial areas. The EIR will identify specific landscaping standards to mitigate any potential impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Setting**

The project site currently has limited agricultural activities; however the property has historically been involved in agricultural uses. The agricultural land on the property is considered prime farmland and farmland of local importance. The site is not currently under a Williamson Act contract. The agricultural activities do not represent a significant use.

**Proposed Project**

The Loma Rica Ranch project proposes the annexation of land currently zoned as interim development reserve to the City of Grass Valley and the subsequent development of that land in a mixture of urban uses including commercial, office, and residential. The plan includes the preserving some aspects of the agricultural use of the property with the development.

**Potential Impacts**

No significant impact to agricultural activities would occur with the construction or operation of the proposed project. This impact is less than significant based on the size of existing agricultural activities on the project site. Additionally, the project site is within the City of Grass Valley’s 2000 to 2005 annexation horizon. The project site has been planned for urban development in both the City’s and County’s General Plans.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY –Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Existing Setting

The project site is located within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD), which monitors air quality within Nevada, Plumas, and Sierra Counties in California. The NSAQMD website states that air quality in the project area is generally good although the district is designated nonattainment for the state standards for PM<sub>10</sub> (particulate matter less than ten microns in diameter) and ozone.

### Proposed Project

The mixed-use nature of the project is expected to lessen air pollutant emissions when compared to more conventional development. Specifically, total vehicle miles traveled by residents could be less. The project proposes 700-residential dwelling units; 385,000-square feet of retail, office and commercial uses; and 580,000-square feet of light industrial and business park uses. Additionally, the project includes +156-acres of parkland and trails connecting the various areas.

### Potential Impacts

Air pollutants would be produced during construction and operation of the proposed project. Air quality impacts during construction of the proposed project are anticipated to include dust and particulate emissions generated during site preparation activities (i.e. grading, excavation of existing roadway), and emissions generated by the operation of construction equipment.

The term “operation of the proposed project” refers to the post-construction occupation of the proposed residences and operation of the proposed businesses. Operational emissions of residential and commercial projects typically include vehicular emissions and landscape

equipment emissions. Pursuant to City of Grass Valley Ordinance 590, no wood burning stoves or fireplaces will be permitted in the proposed residences. Modeling of the air pollutant emissions is necessary to determine specific impacts of the proposed project and to identify the necessary level of mitigation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES –Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Existing Setting**

The project site supports vegetation consisting of Ponderosa Pine forest along the east, northern and southern portions of the property, chaparral along the northeastern portion of the property, pasture grasslands along the western and central portions of the property, Serpentine outcrop forest along the southwestern portion of the property; and riparian scrub and woodland along the streams and waterways. Three creeks flow through the property with Wolf Creek flowing through the center of the property, with Whitewater and Olympia Creeks along the northern portions of the property. Portions of this site have been disturbed by previous agricultural activities.

A Biological Report was prepared by Padre Associates, Inc., on August, 2002. A Heritage Tree Preservation Survey was prepared by SMG Forest Management on September 2005. Special status plant and animal species are known to occur within the Grass Valley area and some occurrences have been documented on the project site.

A revised wetlands delineation report was prepared on this site by Gibson & Skordal, LLC. in November, 2005. This report was verified by the U.S. Army Corps of Engineers in February 10, 2006. The delineation found that the site supports 2.25 acres of riparian wetlands, 1.34 acres of wet meadow, 3.97 acres of intermittent creek channels, for a total of 9.2 acres wetland habitat. The project would be subject to the development standards of the Creek and Riparian Resource Protection (Chapter 17.50) of the City of the Grass Valley's Development Code.

Wetlands Research Associates, Inc. conducted habitat surveys for a number of special status species in October, 2004. This assessment found that there is suitable habitat onsite for some of these species, and identified some special status animals on the property. This assessment would need to be submitted to the U.S. Fish and Wildlife Service for review. K.A. Smith Consulting, Inc. conducted habitat surveys for a number of Special Status Plants in September, 2005. These assessments identified suitable habitat or specific species for both plant and animal, and require specific mitigation measures.

## **Proposed Project**

The implementation of the proposed project would require substantial disturbance to the project site, including vegetation clearing, grading, paving, and trenching associated with site preparation, roadway construction, fire fuel reduction, and building construction. Of the ±452 acres proposed to be annexed to the City of Grass Valley, grading and construction is proposed to occur on ±235 acres. The project plans call for the filling of a portion of the wet meadow and some of the wetland seeps. The applicant would be required to submit applications for permits on the water resources impact from the Regional Water Quality Control Board, California Department of Fish and Game, and U.S. Army Corps of Engineers.

## **Potential Impacts**

The proposed development will impact natural vegetation and wildlife habitats. The site supports special status species that could be impacted by the proposed project. Due to the period of time that has past since the preparation of the biological reports and surveys, the EIR will need to include an updated biological assessment of the development areas. This assessment may also include an updated tree survey of the area to be developed by a certified arborist, updated surveys for any special status species and new listings of special status species potentially occurring at the site, a general habitat assessment, and investigation for any evidence that any portion of the site serves as a wildlife migration or movement corridor or critical breeding habitat.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Existing Setting**

There are known cultural resources on the project site. An archaeological survey was conducted across the project site in February 1984. This survey identified the presence of cultural, historical, or paleontological resources on the project site. The survey identified midden and bedrock mortars. Other historic resources on the property are related to the Idaho-Maryland Mine, Nevada City Narrow Gauge Railroad, and the agricultural activities on the property.

**Proposed Project**

The proposed mixed-use development on ±235 acres of the project site will require significant grading and vegetation clearing. If any cultural resources are present, these activities could have adverse impacts on the resources.

**Potential Impacts**

Since there are identified cultural resources occurring on the project site, evaluation of these impacts will be required. Standard mitigation measures will be included in the EIR to ensure that any resources found during project development will be adequately protected.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Existing Setting

A preliminary geotechnical report was prepared for the proposed project in September of 1981. No Alquist-Priolo designated earthquake faults are located on or near the project site although several other faults are known to occur between one and fifty-four miles of the site. The City of Grass Valley is located in the low intensity zone for earthquake severity. However, within the last 150 years, several earthquakes in the region have produced noticeable ground shaking in the Grass Valley area.

The above noted report identified three major groups of soil on the property consisting of alluvium, colluviums, and artificial deposits, primarily mine tailings. Due to the presence of

various loose alluvium and fill areas at the site, ground lurching, and/or lateral spreading may occur in some areas of the site, although overall risk is low.

The preliminary geotechnical report identified five distinct geologic units on the property, Calaveras Formation, Amador Group, Ultrabasic Intrusive Rocks, Basic Intrusive Rocks, and Mehrten Formation.

**Proposed Project**

The project proposes a mixed-use development on ±235 acres of the ±452-acre project site. The proposed land uses include commercial, office, residential, and open space. The project will require substantial grading and trenching and may require some blasting. The project will be required to comply with the City’s erosion control standards and Storm Water Management program during construction.

**Potential Impacts**

The proposed project could result in the exposure of people to hazards related to seismic activity, including the potential for new construction to be located on soils with a risk of liquefaction. Some expansive soils exists onsite. Construction in areas of expansive soils could result in safety hazards. Grading and other site preparation activities could result in impacts related to soil erosion. Additional geotechnical analysis shall be completed during preparation of the project EIR, to determine the adequacy of the report prepared in 1981. These impacts will be fully evaluated in the project EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. HAZARDS and HAZARDOUS MATERIALS -- Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Existing Setting

Throughout Grass Valley there is the potential for naturally occurring serpentine, ultramafic rock or naturally occurring asbestos. As identified in the Geotechnical Report prepared for the project, a portion of the property includes Ultrabasic Rocks that contains serpentine. One form of the serpentine mineral, chrysotile, has a fibrous habit and is defined as one of the asbestos minerals harmful to human health if airborne fibers are inhaled. Previous EIR's completed for this site identified limited historical mining activities on the property.

No schools are located within one-quarter mile of the site, but residential land uses do exist in close proximity to the site. Nevada County Airport is located to the southeast of the project site. The airport operations could have potential impacts with the project. A portion of the project would be located in a "no permitted development zone," while other portion of the project site only allow 25, 50, and 75 persons per acre. The EIR would have to address the overall density in those identified areas in the Nevada County Airport flight path.

**Proposed Project**

The proposed Specific Plan includes residential, commercial, office, industrial and open space land uses. Except for the industrial uses, none of these uses require the routine use, transport, or disposal of hazardous materials; however the construction phases may include the use of such materials. The Specific Plan does not include any provisions for controls of hazards associated with existing soil contaminants. Any plan to handle hazardous material would require review by the Department of Toxic Substances Control.

**Potential Impacts**

During site preparation and construction phases of the proposed project, it is possible that small amounts of hazardous materials may be used onsite. The EIR shall include mitigation measures to ensure that these materials are handled and stored appropriately to minimize risks of accidental releases of hazardous materials.

As stated above, the known occurrence of elevated concentrations of arsenic represents a potentially significant impact should the arsenic be released into the environment during site grading and construction. Further review of the cleanup process is warranted. Additionally, no evidence has been provided that arsenic is the only hazardous substance occurring on the site.

The proposed preservation of a high percentage of open space surrounding the development area may increase the risk of wildland fire affecting urban commercial and residential areas. The EIR will evaluate this risk and the adequacy of emergency access to and from the site.

The Grass Valley area has a long history of mining. There is a potential for presence of mine shafts throughout the project site. An assessment of the potential impacts from mine shafts and other past mining activities will need to be evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY and WATER QUALITY-- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
manner which would result in flooding on- or off-site?				
d) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other food hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Existing Setting

The project site supports three creeks flowing through the property, with Wolf Creek flowing through the center of the property, with Whitewater and Olympia Creeks along the northern portions of the property. All creeks and streams flow into Wolf Creek, with that confluence located in the western portion of the property.

Portions of the property are located in the Wolf Creek 100-year flood. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 060211-0001-0005, identifies the area along Wolf Creek from the western boundary to upstream of Brunswick Road as being located in the 100-year floodplain. A portion of the site is at risk for flooding or other extreme hydrologic events, such as a mudflow. A Hydrologic and Hydraulic Studies was prepared by Gill & Pulver Engineers, Inc. on July, 1990.

Other than the existing roadways, several residential units, barns, paddocks, and other agricultural outbuilding, the project site has limited impervious surfaces. Existing water pollutant sources within the project area include typical roadway pollutants – such as residues from oil, gas, and other motor vehicle fluids (antifreeze, brake fluid, etc) that may drip on the roadway from passing cars.

**Proposed Project**

The proposed project would significantly increase the amount of impervious surfaces to accommodate the approximately 235± acres proposed to be developed. The project also proposes to fill in some of the wet meadows and wetland seeps now classified as wetlands. The proposed project maintains a setback from the three creeks and associated riparian habitats.

**Potential Impacts**

The increase in impervious surfaces will increase the rate and volume of water runoff from the proposed development area. This could contribute to downstream flooding and increased erosion and sedimentation into local creeks. The EIR will need to evaluate existing stormwater runoff rates and volumes, and the affect of the proposed development on the runoff rate and volume. This information will be evaluated in the EIR and a determination of the need for detention and retention will be made. The increase in impervious surfaces could also affect the rate of groundwater recharge occurring in the area. The EIR should evaluate the use of bio-swales, stormwater retention and detention.

The establishment of residential, commercial, office, and industrial uses on the currently vacant land would be expected to introduce new water pollutants. Such pollutants include landscaping chemicals and other consumer products (soap, paint, etc.), and other common pollutants associated with urban development. The on-site proposed stormwater drainage system, including proposed methods of controlling water quality will need to be evaluated in the EIR. Impacts to water quality and mitigation measures to minimize such impacts will be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE and PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Existing Setting**

The project site is currently located within Nevada County, although the site is located within the City of Grass Valley Sphere of Influence. The City of Grass Valley Sphere of Influence Plan provides for annexation of ±452-acre project site during the 2000 to 2005 time horizon. The project site is contiguous with the existing City limits. The City’s current General Plan identifies 180 housing units, 115-acres of planned employment center, 165 acres of open space, and 50 acres of recreation.

**Proposed Project**

The proposed project includes annexation, Specific Plan, General Plan Amendment, and Rezoning. The application packet proposes to modify the land use mix as identified in the current General Plan. The Specific Plan is proposed to reassign the site’s designations to accommodate the proposed land uses. The Specific Plan establishes the site’s zoning and includes form based development standards for defined patterns of development.

**Potential Impacts**

The EIR would need to evaluate the change in the General Plan and analyze any conflicts with General Plan policies. The EIR will need to analyze the proposed increase in residential uses and reduction in the planned employment center. Additionally, the land use mix proposed for the project will need to be measured against the growth projections and level of environmental impacts that were assumed for this area within the General Plan and its Environmental Impact Report.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Setting**

The project site was mined under several claims in the 1800’s and early 1900’s. There are no known active mining claims on this land. The Idaho-Maryland Mine (a proposed gold mine) is in close proximity to this project.

**Proposed Project**

The proposed project would develop approximately 235±-acres of the ±452-acre site with residential, commercial, office, and industrial uses. This would preclude any future mining of the development area.

**Potential Impacts**

Portions of the project site are located in a Mineral Management area, but not in a targeted area for mining. Although the proposed project is not anticipated to result in a significant impact to mineral resources, the site reflects an area for potential mineral resources that would reduce the potential for future access. No significant mineral resources are expected to remain at the site.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE -- Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Existing Setting**

The existing noise environment at the project site is influenced by roadway noise from Brunswick Road, Sutton Way and Idaho-Maryland Road. The site would be influenced also by noise levels generated by the Nevada County Airport. Land uses to the north and east are rural residential, which does not generate significant noise levels. Land uses to the northwest include commercial uses and to the south include industrial uses, which do generate some noise. No noise level measurements have been conducted at the site.

**Proposed Project**

Site grading and construction activities are expected to generate noise and potentially could generate groundborne vibration, especially if blasting is needed during excavation. Following construction, the operation of the proposed commercial, office and industrial uses as well as occupation of the residential lots is expected to generate typical urban noises such as traffic, children playing, and dogs barking.

**Potential Impacts**

During site preparation and construction, it is expected that the proposed project will generate a temporary increase in the ambient noise levels, and could potentially exceed noise level standards established in the City of Grass Valley General Plan. Should blasting or ripping be necessary to excavate some of the underlying rock on the project site, there would be a potential for creating groundborne vibration that could affect nearby residents. These impacts and all feasible mitigation measures will be evaluated in the project EIR. Ambient noise levels at the locations of the proposed residential land uses will also be identified and mitigation measures provided if ambient noise levels exceed City standards.

Following construction, future residents could be exposed to road noises and noise from aircraft which exceeds the City of Grass Valley General Plan standards. Impacts of the proposed land uses on the existing noise environment and exposure of future residents to excessive noise will be evaluated in the project EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Existing Setting**

The project site currently consists of agricultural uses with some residential uses associated with the existing ranch. The project site is located in Nevada County, directly east of the City limits.

**Proposed Project**

The proposed project would establish approximately 700 residential units (both single family and multiple family dwelling units) east of the existing City limits. With an average occupancy

of 2.5 people per household, this project would provide housing for approximately 1,750 people. The proposed project also includes ±385,000-square feet of retail, office and commercial uses; and 580,000-square feet of light industrial and business park uses. These land uses will provide job opportunities for project residents and for existing residents in Western Nevada County. The project expands the number of residential units from the 180-units identified in the 2020 General Plan to 700-units with this project. This project will not displace existing people or housing units.

**Potential Impacts**

The project will directly increase the population in the local area over what has been shown in the City General Plan. New roads and infrastructure will be needed to serve the development. The EIR will need to consider growth-inducing and cumulative impacts of the proposed project. The EIR would need to analyze the number of proposed residential units in comparison to the number of units identified in the General Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES -- Would the project:				
a) Would the project result in substantial adverse physical impacts associate with the provision of 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 these public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Existing Setting**

The project site is located east of the City limits; therefore it is located outside of the present service boundaries for the City of Grass Valley general government services.

School services in this vicinity are provided by the Grass Valley School District, the Nevada Joint Union High School District, and Sierra College. Nevada Union High School would serve the residents of the proposed project. The elementary schools that would serve the project residents are located in the central portions of the City of Grass Valley.

The nearest park site is Empire Mine State Park, which reaches within one mile of the project site. Vehicular access to the park is located within two miles of the project site.

**Proposed Project**

The proposed project will generate new residents and businesses within the City of Grass Valley, which will increase the demand for public services and facilities. The project will create developed land in an area that currently is relatively vacant, which will require that adequate emergency access to and from the site be provided.

**Potential Impacts**

The project could impact fire and police protection services due to inadequate staffing, or due to fiscal impacts. Area schools will need to accommodate increased student populations, which could result in overcrowding of existing school facilities. However, the local schools have been experiencing declining enrollment over the past several years. The increase in residential population is expected to increase demands for park and recreation facilities. The level of significance of these increases in demand and any indirect environmental impacts resulting from the provision of services will be evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION -- Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Existing Setting**

As stated above, the nearest park site is Empire Mine State Park, which reaches within one mile of the project site. Vehicular access to the park is located within two roadway miles of the project site. Other City parks (Condon Park, DeMautino Park, and Glenn Jones Park) are located on the western side of Grass Valley. These parks are approximately two to two-and-one-half miles west of the project site.

**Proposed Project**

As discussed previously, the proposed project will provide housing for approximately 1,750 new residents. The project proposes open space and trails along the waterways and natural areas; a park near the horse ranch; and several pocket parks. At this time there is no proposed dedication to the City for a park.

**Potential Impacts**

As the proposed project would generate a population increase, the demand for existing neighborhood and regional parks is expected to increase. At this time, the General Plan does not identify any parks in the eastern portion of Grass Valley. The Grass Valley Park and Recreational Master Plan identifies the horse ranch and MacBoyle Lake as “Special Features” in the unincorporated areas. The increase in usage of City parks could result in an acceleration of the physical deterioration of park facilities, and/or require the construction or expansion of such facilities. These impacts will be evaluated in the project EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Setting**

The project site is adjacent to the City of Grass Valley. The primary roadways serving the area are Brunswick Road (running north/south) in the center of the property; Sutton Way (running

north/south) along the western portion of the property; Idaho-Maryland Road (running east/west) through the center of the property; Loma Rica Drive (running east/west) along the southern boundary of the property; and Dorsey Drive (running east/west) that ends at the western portion of the property. State Route 20/49 is located one-half a mile to the west of the property. Access to the project site would be from Brunswick Road, Sutton Way, Idaho-Maryland Road, Loma Rica Drive and Dorsey Drive. Access to SR 20/49 from the site would be from Idaho-Maryland Road and Brunswick Road.

Transit services and bicycle facilities within the project area are limited. The Gold County Stage is a fixed-route system, which would be required to add new routes into the project site. Demand-response transportation is available to seniors and handicapped individuals through the Gold Country Telecare service. Sidewalks do not exist in the project vicinity. Due to the lack of significant alternative transportation facilities, it is anticipated that very few of the project generated traffic trips will use alternative transportation methods.

### **Proposed Project**

The proposed project would establish approximately 700 residential units (both single family and multiple family dwelling units), ±385,000-square feet of retail, office and commercial uses; and 580,000-square feet of light industrial and business park uses. This will require the construction of new roadways and intersections along with the improvements to other existing roads and intersections. The project proposes to extend Dorsey Drive from Sutton Way into the site. The project proposes a new Dorsey Drive and Brunswick Road intersection. The project proposes to develop the site in five separate areas, while creating road and/or trail connectivity between the neighborhoods. The project also proposes a traditional neighborhood design concept. This design encourages mixed uses that increases pedestrian access which may reduce the overall traffic generation of the project.

### **Potential Impacts**

There have been several previous traffic studies prepared for development proposals on the Loma Rica property. Those studies can be used for background purposes, but a new comprehensive traffic study will be included in the EIR for this project. The EIR will also evaluate the development of the traditional neighborhood and mixed use design and determine if this may reduce those vehicle trips. The City of Grass Valley will work with the Nevada County Transportation Commission to ensure an adequate analysis of the regional transportation and circulation impacts. Brunswick Road has had a history of safety-related issues that will need to be addressed in the EIR. The EIR will also need to address the adequacy of the parking proposed uses in the form-based districts.

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

### Existing Setting

Currently, there are limited utilities and public services available at the project site. The project site must be annexed to the City prior to receiving services from the City. 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), appears to provide adequate sewer capacity for the proposed project.

Treated water would continue to be supplied to the project area by Nevada Irrigation District (NID). The project site is currently located within the boundaries of the NID service area.

Solid waste is collected within the City of Grass Valley by Waste Management, Inc, and is taken to the McCourtney Road Transfer station, then transferred to the Ostrom Road landfill in Yuba County. This landfill has an operational life expectancy of 30 to 40 years at its current size.

**Proposed Project**

The proposed project would establish 700 new residences and approximately 965,000 square feet of non-residential uses. The new land uses are expected to generate increases in demands for services, including wastewater treatment, treated water, and solid waste collection. Infrastructure would need to be extended to provide services to the project area.

**Potential Impacts**

Extension of public service and utility infrastructure could create physical impacts on the environment. The EIR will evaluate the proposed alignment of each utility line extension with respect to impacts to biology, geology, and hydrology.

Increases in demand for services may impact the provision of services to existing residents of the City of Grass Valley and may require the construction of new or expanded facilities. The EIR will evaluate the ability of the service providers to accommodate the increased demands for service expected to occur with implementation of the proposed Master Plan. The EIR will need to evaluate the sewer capacity at the plant and the adequacy of the collection lines. With respect to collection and distribution of solid waste, the EIR will consider the impact of the disposal of debris stockpiles located throughout the project site and the project build out on the lifespan of the McCourtney Road transfer station and the Ostrom Road Landfill.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. 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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project was found to have potentially significant impacts in several resource areas. A Project EIR will be prepared for this project. The mitigation monitoring and reporting program prepared for the EIR will incorporate all mitigation measures identified in this Initial Study.