



**PLANNING COMMISSION
STAFF REPORT
September 20, 2022**

Prepared by: Lance E. Lowe, AICP, Principal Planner
Reviewed by: Tom Last, Community Development Director

DATA SUMMARY

Application Number: 18PLN-36
Subject: Tentative Subdivision Map & Planned Development for the division of a ± 1.36 -acre parcel into eleven (11) single family residential parcels.
Location/APN: 634 Town Talk Road/035-550-003
Applicant: Kevin Nelson, Nelson Engineering
Zoning/General Plan: Multiple Dwelling (R-3) Zone/Urban High Density Residential
Entitlements: Tentative Subdivision Map & Planned Development
Environmental: Addendum Initial Study/Mitigated Negative Declaration

RECOMMENDATION:

That the Planning Commission approve the Town Talk Village project, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Adoption of an Addendum Initial Study/Mitigated Negative Declaration, prepared for the Tentative Subdivision Map and Planned Development, as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
3. Adoption of Findings of Fact for approval of the Tentative Subdivision Map and Planned Development as presented in the Staff Report; and,
4. Approval of the Tentative Subdivision Map and Planned Development in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

On May 17, 2005, at the recommendation of the Planning Commission, the City Council approved the Town Talk Village residential project. The project was approved for a period of three years ending on May 17, 2008. State legislation (SB 1185, AB 333, AB 208, & AB 116) extended the entitlements starting in 2008 through 2013. Based on the State Map Act extensions, the Town Talk Village expiration date was extended/expired on May 17, 2016.

The Planning Commission approved new applications on November 20, 2018, for a three-year period expiring on November 20, 2021. The applications have again expired requiring new applications.

PROJECT DESCRIPTION:

The project consists of new applications for the project approved in 2018 as outlined in the attached Staff Report dated November 20, 2018. No changes in the project have occurred since approval of the project, necessitating additional analysis and/or environmental review.

Improvement plans have been prepared with the applicant intending to complete the project as approved (**Attachment 1 – Applicant’s Extension Request dated July 19, 2022**).

See **Attachment 2** – Planning Commission Staff Report dated November 20, 2018, for discussion of Background, Project Description, Site Description and Environmental Setting, Public and Agency Comments, Environmental Determination, General Plan and Zoning, Staff Analysis of General Plan and Zoning, Tentative Subdivision Map, Access and Improvements, Grading and Retaining Walls, Tree Removal and Fencing.

ATTACHMENTS:

Attachment 1 – Applicant Correspondence dated July 19, 2022

Attachment 2 – Planning Commission Staff Report dated November 20, 2018, with the following Exhibits and Attachments:

EXHIBITS:

Exhibit A – Addendum Initial Study/Mitigated Negative Declaration with the following Attachments:

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Assessor’s Parcel Map
4. Site Photographs
5. Tentative Subdivision Map
6. Residential Elevations and Floor Plans
7. Project Correspondence

Exhibit B – Mitigation Monitoring & Reporting Program

Exhibit C – Findings and Conditions of Approval



ATTACHMENTS



July 19, 2022

Lance Lowe
Planning Department
City of Grass Valley
125 East Main Street
Grass Valley, CA 95945

**RE: Extension of Time of Tentative Map and Planned Unit Development (18PLN-36) for
Towntalk Village residential subdivision, APN 035-550-003**

Dear Lance,


This letter is to formally request an extension of time for the existing Tentative Map and Planned Unit Development (18PLN-36) for the Towntalk Village residential subdivision. Currently, the map has expired as of November 20, 2021. Unfortunately, this expiration date got overlooked during the COVID pandemic as the project got put on hold during this time. We are requesting a new three-year extension of the map to allow for the permitting and construction of the road & infrastructure and to record the Final Map.

We have prepared and submitted the Improvement Plans for initial review and comments, therefore, we are now looking to move forward with this development and this extension will allow us to do so.

In addition, enclosed is a check for \$974.00 per your request for the review and processing of our request. Upon your review of our request, please feel free to contact me if you have any questions or need any further information.

Thank you for your time and consideration in this matter.

NELSON ENGINEERING


Kevin J. Nelson, PE, PLS
Principal

ATTACHMENT 1



**PLANNING COMMISSION
STAFF REPORT
November 20, 2018**

Agenda Item: 7.1
Prepared by: Lance E. Lowe, AICP, Principal Planner *ELW*
Reviewed by: Thomas Last, Community Development Director *JL*

DATA SUMMARY:

Application Number: 18PLN-36
Subject: Tentative Subdivision Map & Planned Development for the division of a ± 1.36 acre parcel into eleven (11) single family residential parcels.
Location/APN: 634 Town Talk Road/APN: 035-550-003 (**Attachment 1 – Location Map** and **Attachment 2 – Aerial Photograph**)
Applicant/Rep. Kevin Nelson, Nelson Engineering
Zoning/General Plan: Multiple Dwelling (R-3) Zone/Urban High Density Residential
Entitlement(s): Tentative Subdivision Map & Planned Development
Environmental Status: Addendum Initial Study/Mitigated Negative Declaration

RECOMMENDATION:

That the Planning Commission approve the Town Talk Village project, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Adoption of an Addendum Initial Study/Mitigated Negative Declaration, prepared for the Tentative Subdivision Map and Planned Development, as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Exhibit A**);
2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Exhibit B**);
3. Adoption of Findings of Fact for approval of the Tentative Subdivision Map and Planned Development as presented in the Staff Report (**Exhibit C**); and,
4. Approval of the Tentative Subdivision Map and Planned Development in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

At the recommendation of the Planning Commission, on May 17, 2005, the City Council adopted a Mitigated Negative Declaration and approved the Town Talk Village residential project. The project was approved for a period of three years ending on May 17, 2008. Since approval in 2005 and subsequent downturn in the housing market the expiration

was extended due to State legislation (SB 1185, AB 333, AB 208, & AB 116) starting in 2008 through 2013. Based upon the State Map Act extensions, the Town Talk Village expiration date was extended to May 17, 2016 and has since expired thus requiring new entitlement applications.

PROJECT DESCRIPTION:

The project consists of a Tentative Subdivision Map and Planned Development to subdivide a ±1.36-acre property into eleven (11) residential single-family parcels in the Multiple Family Residential, Planned Development (R-3/PD) Zone. A Planned Development is required to allow flexibility in the City's Development Standards with respect to lot size, lot configuration, access, etc. A description of the entitlements and review of the project plans dated September 20, 2018, includes the following:

Tentative Subdivision Map – The Tentative Subdivision Map is proposed to divide the ±1.36-acre parcel into 11 single family lots. The lots range in size from 2,372 to 8,454 square feet with an average size of 4,831 square feet. Construction of 11 two-story, detached single family residential units, with an option of 4 secondary residential units located over the garage is proposed. The proposed units range in size from ±1,100 square feet to ±2,500 square feet. The secondary residential units located over the garage are approximately ±600 square feet, located on lots 1, 3, 7 and 8 (building design B). The buildings would be 25 feet in height. The project would include one and two car garages and two outdoor parking spaces for each unit creating a total of 41 parking spaces (26 parking spaces are required). The buildings include lap siding with composition shingles. The topography of the site requires retaining walls located along the northern and eastern side of lots 1, 2, 7, 8 & 11. The retaining walls range from two (2) to eight (8) feet in height (**Attachment 5 of Exhibit A – Tentative Subdivision Map**).

Planned Development – A Planned Development is authorized in accordance with Section 17.72.50 of the City's Development Code. A Planned Development Permit provides flexibility in the application of the Development Code Standards to allow innovation in site planning and other aspects of project design. With the Planned Development, the applicant is requesting deviation of the rear yard setback, lot width, lot coverage and access of the Development Code Standards as follows:

<i>Standard:</i>	<i>R-3 Standards:</i>	<i>Town Talk Village Project:</i>
Rear Yard Setbacks:	20% of lot depth, with a minimum of 10 ft. and a maximum requirement of 20 ft.	5 ft. minimum
Lot Width:	70 ft. for interior lots and 75 ft. for corner lots	35 ft. (Lot 9) to 100 ft. (Lot 11)
Lot Coverage:	50% lot coverage	51% (Lot 7) & 55% (Lot 8)
Access:	Minor residential street 37.3" min no parking on either side.	24 ft. wide roadway without curb gutter and sidewalk.

Residential Building Designs – The applicant is proposing four residential models within the development. The residential product includes ±1,166 (2/2), ±1,746 (3/2), ±2,332

(3/2), and $\pm 2,508$ (4/3) square footages. The architectural features include, but are not limited to:

- Front porches;
- Front doors with windows;
- Single and two car garages with windows;
- Lap siding with wood framed windows;
- 5/12 and 7/12 combination hip and gable roofs;
- Composition shingles; and,
- 600 square foot apartment option with 2,508 (Elevation B) square foot model.

See **Attachment 6 of Exhibit A – Residential Elevations/Floor Plans.**

Access – The project fronts on Town Talk Road, a County maintained roadway. The proposed access improvements include a 24-foot-wide, centrally located roadway extending from Town Talk Road and terminating at the northern end of the property. Considering Town Talk Road is in the County, all street improvements along Town Talk Road require improvements in accordance with County standards, including a roadway with 10-foot lanes and 4-foot shoulders along the property frontage. In addition, the Fire Department requires a minimum 24-foot width access to the site with a turn-a-round.

A pedestrian walkway is proposed extending from the internal roadway between lots 3 and 4 leading to the commercial properties to the west.

Grading & Retaining Walls – Development of the site requires grading of the existing contours of the property. The project includes $\pm 4,500$ cubic yards of excavation with $\pm 1,800$ yards of fill with $\pm 2,700$ yards of export. As noted, the existing slopes on the property require retaining walls located on Lots 1, 2, 7, 8 & 11. The height of retaining walls range from two (2) feet to eight (8) feet in height.

Tree Removal – The project site contains ± 47 trees consisting of 45 Pine and 2 Cedar trees. As part of the development, $26\pm$ trees are anticipated for removal with ± 21 trees to be retained (45%).

Fencing – No fencing is proposed with the project. An existing wood fence is located between the residential use on the south side of the property.

Drainage – A preliminary drainage report has been prepared by Kevin Nelson for the project. The project includes overland release swales draining into detention facilities located at the low elevation of the site on Lots 3 & 4. The drainage facilities include a 20 foot by 70-foot drainage easement for maintenance.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The ± 1.36 -acre property is located westerly of Town Talk Road and northerly of Brunswick Road in the northern portion of Grass Valley. The site had a single-family residence and accessory buildings, which were demolished in 2005. The majority of the project site consists of previously disturbed cut and fill soils. The vegetation of the property consists

of pines and cedar trees, with some non-native landscaping around the former residence. The elevation at the northeast corner of the property is $\pm 2,695$ feet above sea level and slopes down to $\pm 2,660$ at the southwestern corner. The average slope of the property is $\pm 15\%$. The drainage from the site flows to the southwestern portion of the property (**Attachment 4 of Exhibit A – Site Photographs**).

PUBLIC AND AGENCY COMMENTS:

The following comments received during the Responsible and Trustee agency review period were incorporated into the project as Conditions of Approval (COA), where applicable.

Agency/Party	Date	Comments/Staff Response	Condition/ Mitigation
PG&E	August 8, 2018	The project is within the same vicinity of PG&E's existing distribution facilities that serve this property.	B-1
Nevada County Public Works	August 9, 2018	<p>1. Right-of-way should be clarified on the TSM.</p> <p>Staff Response: Right-of-way has been shown on the TSM.</p> <p>2. The County recommends that Town Talk should be annexed into the City.</p> <p>Staff Response: Although, the property is slated for eventual annexation into the City, the City is not considering annexation at this time.</p> <p>3. The Final Map shall show a Local Class I detail and ditch along Town Talk Road.</p> <p>Staff Response: The project has been conditioned accordingly.</p> <p>4. The final drainage analysis shall be submitted to the County prior to filing of the Final Map and issuance of an Encroachment Permit.</p> <p>Staff Response: Mitigation Measures require a final drainage analysis for the project; a copy will be provided to the County.</p> <p>5. Traffic Impact Fees shall be required prior to issuance of a building permit.</p> <p>Staff Response: Traffic Mitigation Fees will be accessed prior to issuance of building permits.</p> <p>6. A sidewalk or paved pathway is recommended along the Town Talk Road frontage.</p> <p>Staff Response: The project has been conditioned accordingly.</p> <p>7. The roadway should be completed so that paratransit and Waste Management vehicles can access the site.</p>	<p>E-8</p> <p>MM - XI</p> <p>A-10</p> <p>E-9</p>

		Staff Response: The project is in compliance with the Fire Department standards for access and can accommodate paratransit and Waste Management vehicles.	
Dan Landon, Executive Director, NCTC	Sept 26, 2018	<p>The project is compatible with the Nevada County Airport Land Use Compatibility Plan. An overflight notice is required prior to filing of the Final Map.</p> <p>Staff Response: Conditions of Approval have been imposed requiring an Overflight Notice prior to filing of the Final Map.</p>	E-10

ENVIRONMENTAL DETERMINATION:

The original project Initial Study/Mitigated Negative Declaration was circulated for a 30-day public and agency review commencing April 4, 2005. The project was also circulated via the State Clearing House (SCH#2005042007) for state agency review and comment.

In accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15152 (Initial Study) and 15164 (Addendum to a Negative Declaration), the City of Grass Valley has prepared an Addendum to the original Initial Study/Mitigated Negative Declaration. The Addendum Initial Study/Mitigated Negative Declaration is an Addendum to the adopted Mitigated Negative Declaration (*SCH No. 2005042007*) prepared for the Town Talk Village Tentative Subdivision Map and Planned Development approved by the City of Grass Valley City Council on May 17, 2005. For clarity, the revisions contained herein are identified as underlined text for text that has been inserted. All other text is verbatim from the Initial Study/Mitigated Negative Declaration. All recirculated comment letters and associated responses are attached herewith as **Attachment 7 – Comments on Initial Study/Mitigated Negative Declaration**.

In accordance with Section 15162 (a) of the CEQA Guidelines, when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for the project unless:

1. Substantial changes are proposed in the project.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken.
3. New information of substantial importance shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible;

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The project is identical to the project approved in 2005 and none of the circumstances noted above have occurred with the Town Talk Village project. Therefore, the Addendum Negative Declaration is the appropriate level of environmental review.

Moreover, an addendum need not be circulated for public review but can be included in or attached to the final negative declaration prior to making the decision on the project.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Urban High Density Residential (8.01 to 20 units per acre). The density of the project is at the minimum 8 units per acre ($11/1.36=8.08$ units). Several Land Use Policies of the General Plan promote infill development. General Plan goals, policies and objectives applicable to the project include:

- | | |
|--------|---|
| 1-LUP | Maintain a General Plan that reflects the needs of the total community, including residents, business and industry. |
| 9-LUP | Provide for higher residential densities on infill sites and in the Downtown area. |
| 4-HP | Enhance the appearance of City entryways, commercial areas, and streetscapes, in part through the use of elements in the design standards that complement Grass Valley's historic heritage. |
| 28-LUP | Promote the construction of affordable housing utilizing the techniques and approaches described in this General Plan. |
| 1-CDG | Preserve and enhance the existing community. |
| 6-CDO | Improvement of the appearance of entrances to the community, Downtown, other neighborhoods and commercial districts. |

Accordingly, the residential project is consistent with the City's General Plan goals, policies and objectives.

Zoning: The property is within the Multiple Family Residential (R-3) Zone District, which permits single family, duplex and multiple family residential units. With exception of the standards outlined, the project meets the City of Grass Valley's development standards for the Multiple Family Residential Zoning District.

As part of the Planned Development, the size of the residential lots is reduced with an average of $\pm 4,831$ square feet, which likewise requires a reduction of the rear yard setbacks of 10 - 20 feet to 5 feet. Although the size of the lots and setbacks are reduced, useable outdoor common areas have been established for each of the residential units.

The required off-street parking space requirements for the proposed residential development is 26, while the plan indicates 41 off-street parking spaces.

ANALYSIS:

The project is the identical project that was recommended by the Planning Commission and approved by the City Council in 2005. To that end, the adopted Initial Study/Mitigated Negative Declaration and conditions of approval are essentially the same as adopted previously; however, minor edits have been provided to reflect new legislation and/or City standards.

In review of the project with respect to compliance with the City's General Plan and Development Code, staff offers the following comments for Planning Commission consideration:

General Plan and Zoning – The Urban High Density Residential General Plan land use designation permits densities of 8.01 to 20 units per acre. Moreover, the Housing Element of the General Plan encourages Planned Developments to provide a range of housing types and densities within a single development. As proposed, the project includes 11 single family residences with 4 secondary residents units over the garage of one of the models (Model B). Excluding second units, which are not counted in the General Plan density calculation, the Town Talk Village residential density of 11 lots on ± 1.36 acres is ± 8.08 units per gross acre, in compliance with the City's minimum General Plan Urban High Density land use designations.

The minimum density in the R-3 Zone is 2,000 square feet per residential unit. The Town Talk Village density is more than twice than the 2,000 square feet at 5,386 per unit overall.

Tentative Parcel Map – As conditioned and excepting the Planned Development design considerations with respect to rear yard setbacks, lot width, lot coverage and access, the proposed Tentative Subdivision Map is in compliance with Table 2-12, of the City's Development Code.

Access and Improvements – Nevada County has requested that the project be required to show a Class I road detail and ditch along Town Talk Road. Additionally, to provide pedestrian access along Town Talk Road, Nevada County has also requested that a sidewalk or paved pathway be constructed across the property frontage. Conditions of Approval No. E – 8 and 9 fulfill the County's request and the applicant shall be required to obtain an Encroachment Permit from the County for frontage and access improvements.

Additionally, original Conditions of Approval No. E – 11 required a pedestrian trail extending from the interior roadway through Lots 3 and 4 to the commercial property to the west.

Grading and Retaining Walls – Retaining walls are proposed on Lots 1, 2, 7, 8 & 11 and range in height from 2 feet to 8 feet in height. Conditions of Approval No. A – 7 requires the maximum exposed height of retaining walls to be 6 feet and should be stepped with a minimum separation of 5 feet between walls. Retaining walls shall be constructed of split face, slump stone, or other decorative block. Colors and materials shall be to the satisfaction of the Public Works and Community Development Director.

Tree Removal – As noted, the project is anticipated to remove 26± trees. In accordance with the City's Tree Permit requirements, the applicant shall be required to mitigate for the loss of trees with either the payment of in-lieu fees or replanting on-site.

Additionally, in accordance with Condition of Approval No. B – 14, the applicant shall submit two typical landscape plans. The landscape plans shall include a minimum of 1 decorative tree in the front yard.

Fencing – Good neighbor fencing shall be required around the perimeter of the property in accordance with Condition of Approval No. A – 5. Good neighbor fencing shall be constructed of cedar or redwood and shall not exceed 3 feet in height in the front yard and not more than 6 feet in the side and rear yards.

Exhibits:

Exhibit A – Addendum Initial Study/Mitigated Negative Declaration with the following Attachments:

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Assessor's Parcel Map
4. Site Photographs
5. Tentative Subdivision Map
6. Residential Elevations and Floor Plans
7. Project Correspondence

Exhibit B – Mitigation Monitoring & Reporting Program

Exhibit C – Findings and Conditions of Approval



EXHIBITS



**CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT**

Addendum Initial Study & Proposed Mitigated Negative Declaration –

**634 Town Talk Road
Town Talk Village Tentative Subdivision Map and Planned Development
(18PLN-36)**

(SCH#2005042007)

October 5, 2018

ADDENDUM INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Town Talk Village Tentative Subdivision Map & Planned Development -

In accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15152 (Initial Study) and 15164 (Addendum to a Negative Declaration), the City of Grass Valley has prepared this Addendum Initial Study to assess the potential environmental impacts of the proposed 634 Town Talk Road Tentative Subdivision Map and Planned Development.

This Addendum Initial Study constitutes a revised environmental analysis updating the format of the original Initial Study as well as updating various sections of the Initial Study/Mitigated Negative Declaration in accordance with CEQA. This Addendum Initial Study/Mitigated Negative Declaration is an Addendum to the adopted Initial Study/Mitigated Negative Declaration (SCH No. 2005042007) prepared for the Town Talk Village Tentative Subdivision Map and Planned Development approved by the City of Grass Valley City Council on May 17, 2005.

For clarity, the revisions contained herein are identified as underlined text for text that has been inserted. All other text is verbatim from the Initial Study/Mitigated Negative Declaration adopted in 2005 by the City Council. All comment letters attached herewith as **Attachment 7 – Comments on Initial Study/Negative Declaration**.

In accordance with the CEQA Guidelines Section 15164 an addendum **may** and **shall** be prepared under the following circumstances:

Section 15164 (b) an addendum to an adopted negative declaration **may** be prepared if only minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

In accordance with Section 15162 (a), when a negative declaration has been adopted for a project, no subsequent negative declaration **shall** be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that one or more of the following have occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur, or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent environment document. Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration and addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent negative declaration has been adopted.

(d) The subsequent negative declaration shall be given the same notice and public review as required under Section 15087 of Section 15072. A subsequent negative declaration shall state where the previous document is available and can be reviewed.

Section 15164 (c) An addendum need not be circulated for public review but can be included in or attached to the final negative declaration prior to making the decision on the project.

Section 15164 (d) the decision-making body shall consider the addendum with the adopted negative declaration prior to a decision on the project.

Public and Agency Review:

The original Initial Study/Mitigated Negative Declaration was circulated for a **30-day** public and agency review commencing **April 4, 2005**. The project was also circulated through the State Clearing House (SCH#2005042007) for state agency review and comment. Copies of the original Initial Study/Mitigated Negative Declaration and cited references may be obtained at the City of Grass Valley Community Development Department at the address noted below. Written comments on this Addendum Initial Study/Mitigated Negative Declaration may also be addressed as noted below.

**Project title: Town Talk Village Tentative Subdivision Map & Planned Development
(18PLN-36)**

Lead agency name and address:

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

Contact person, phone number, and e-mail:

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

Project Location and Site Description:

The subject property is located westerly of Town Talk Road and easterly of Old Tunnel Road, at 634 Town Talk Road in the City of Grass Valley in Nevada County (APN: 035-550-003). The project site is in Section 24, Township 16N, Range 8E on City of Grass Valley 7.5-minute USA quadrangle (*Attachment 1 – Vicinity Map, Attachment 2 – Aerial Photograph* and *Attachment 3 – Assessor's Parcel Map*). Approximate coordinates of the center of the site are 39° 23' 40" north and –121° 02' 17" west.

The ±1.36-acre parcel is located in gently sloping terrain (5%-20%) with trees and vegetation throughout. Trees consist of pines and cedar trees with some non-native landscaping. The lot slopes southwesterly downhill from Town Talk Road. The elevation at the northwest corner of the property is 2,695 feet above sea level and slopes down to 2,660 at the southwestern corner. The average slope of the property is 15%. The drainage from the site flows to the southwestern portion of the property.

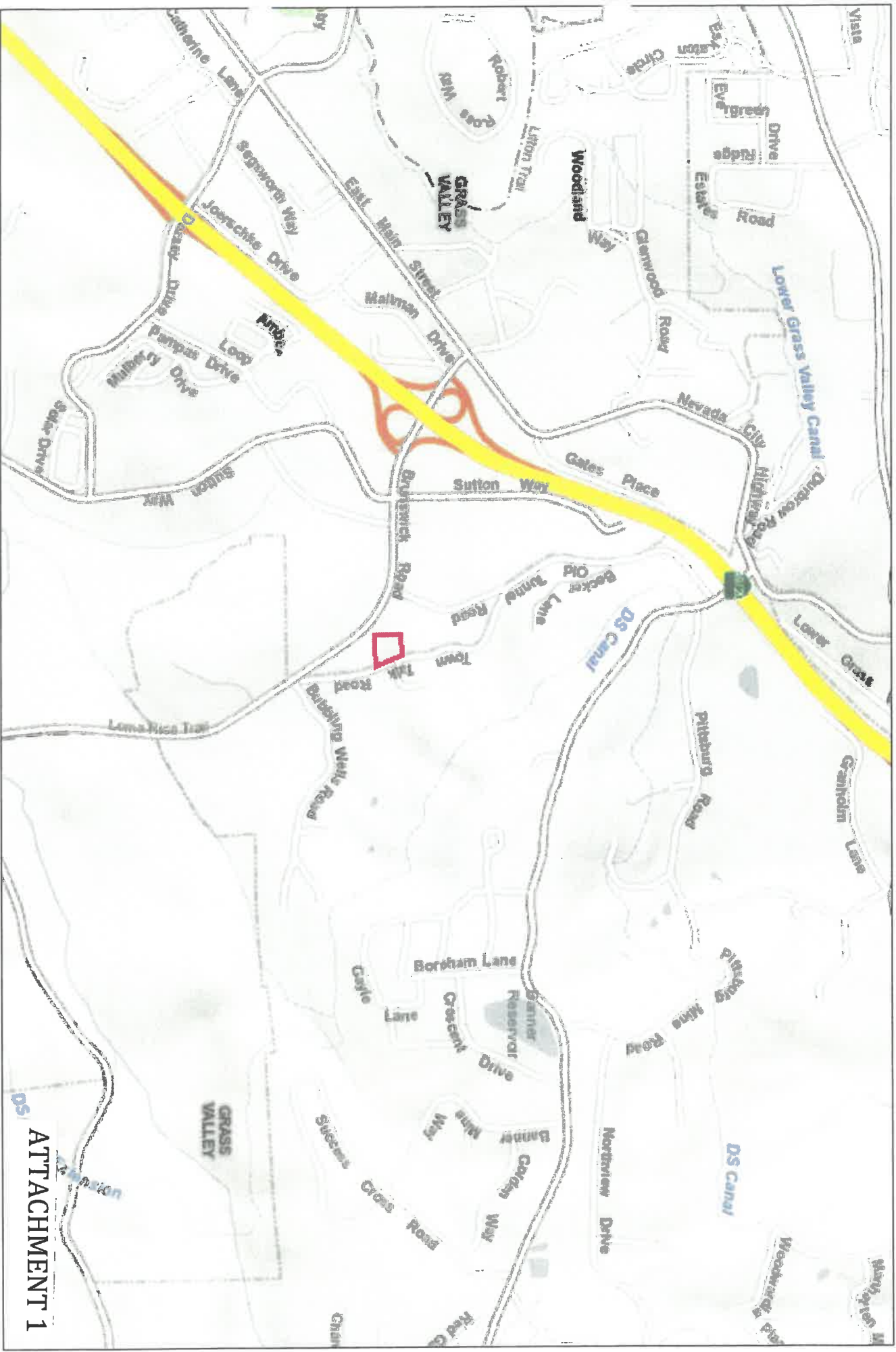
Surrounding Land Uses:

The site adjoins low density residential to the north, south and east. Adjoining the property to the south is commercial retail development (*Attachment 4 – Site Photographs*).

Project Objective:

The proposed project would provide housing development in an area slated for housing in accordance with the City's Adopted Housing Element. The residential project type will accommodate housing for moderate and above moderate residents, with the opportunity of serve low income residents with living units over garages. The identical project was approved in 2005, which has since expired in 2018. The applicant requests re-approval of the entitlements approved in 2005 for the identical residential project in accordance with the City's General Plan and Zoning.

634 Town Talk Road



August 30, 2018

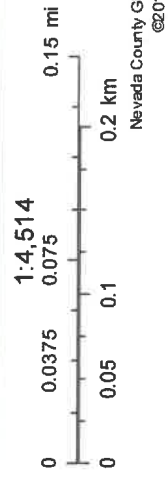
ATTACHMENT 1





ATTACHMENT 2

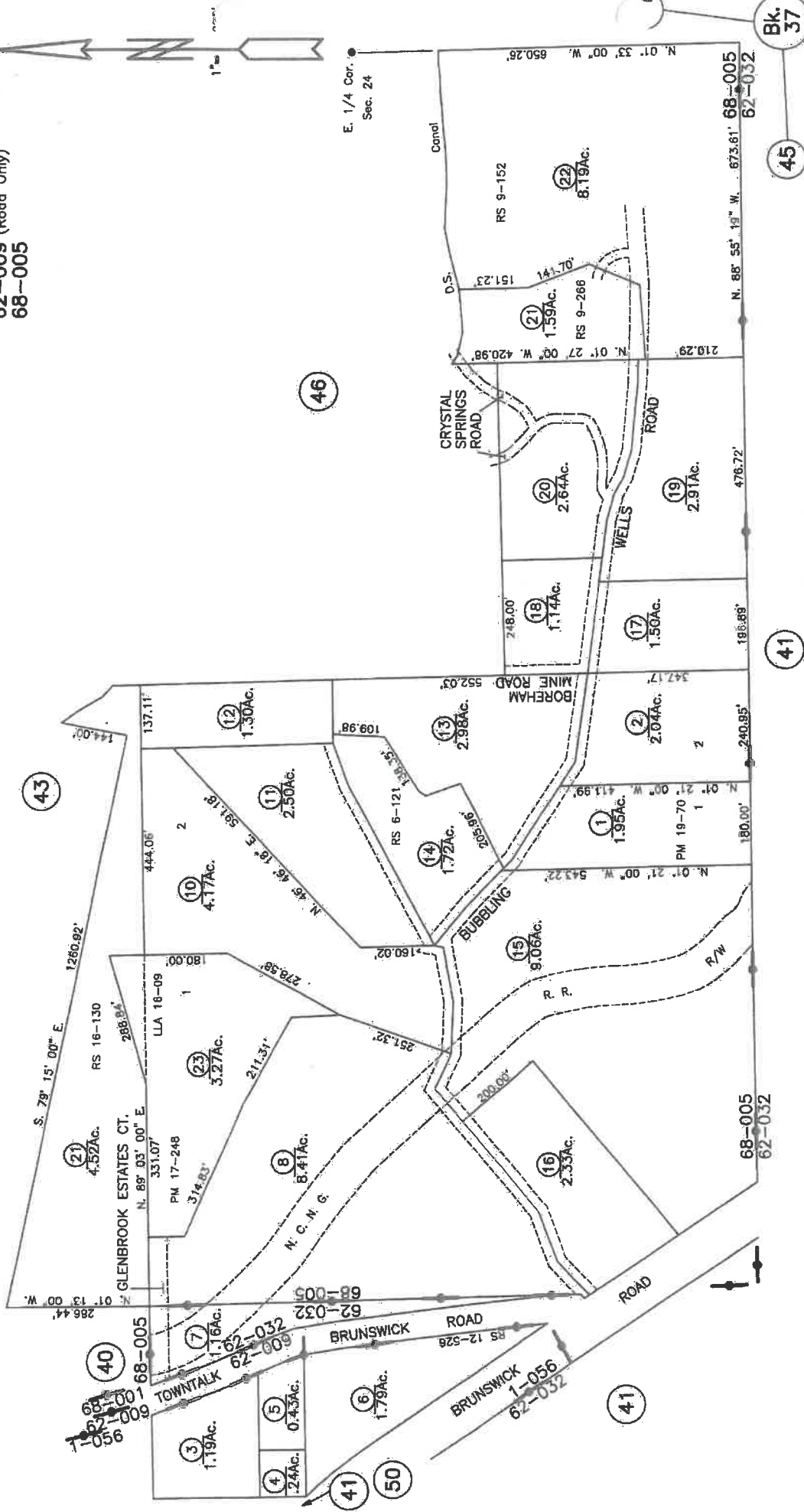
August 30, 2018



PTN. S. 1/2 SEC. 24, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code
1-056
62-032
62-009 (Road Only)
68-005

35-55
(Fmly. Ptn. 9-81)
(Fmly. Ptn. 9-48)
(Fmly. Ptn. 35-41)



ASSESSOR'S PARCEL MAP
This map was prepared for assessment
purpose only. No liability is assumed for
the accuracy of the map. Assessor's
property not shown. Assessor's
lot-split or building area ordinances.

Assessor's Map Bk. 35-Pg. 55
County of Nevada, Calif.
2001

TRM 3/18

ATTACHMENT 3



3



4



5



6



Project sponsor's name and address:

Nelson Engineering
 18881 Wildflower Drive
 Penn Valley, CA 5946
 Attn: Kevin Nelson
 (530) 432-4818

PROJECT DESCRIPTION

The project is the identical project approved in 2005 consisting of the identical Tentative Subdivision Map and single family residential designs. The project includes a Tentative Subdivision Map and Planned Development (18PLN-36) in the Multiple Family Residential (R-3) Zone. The applicant proposes the division of an approximate ± 1.36 -acre parcel into 11 single family lots for the construction of single family dwellings. The 11 lots are clustered on the property and range in size from $\pm 2,372$ (Lot 9) to $\pm 8,454$ square feet (Lot 11). Single family residential units range in size from $\pm 1,100$ to $\pm 2,500$ square feet. The design of single family dwellings allows the option for secondary residential units located over the garage. Each residential unit would have a one or two car garage and two outdoor parking spaces creating a total of 41 parking spaces (22 parking spaces required).

The proposed improvements would include a 24-foot wide, roadway extending from Town Talk Road to the northeastern corner of the property. The project would include a storm drain along the southwestern corner of the property. A six-foot-high wood fence is located along the north, south, and west portion of the property.

Development of the site requires grading of the existing contours of the property. The project is projected to include $\pm 4,500$ cubic yards of excavation with $\pm 1,800$ yards of fill with $\pm 2,700$ yards of export. The existing slopes on the property require retaining walls located throughout the property. The elevation of retaining walls range from two feet to eight feet in height.

Development of the site includes $\pm 31,121$ square feet of impervious surface (buildings at $\pm 17,166$ square feet and roadways/pavement at $\pm 13,955$ square feet) and $\pm 28,176$ square feet of pervious surface (landscaping and natural areas). The total number of pine and cedar trees on the property is 47. The project requires the removal of 24 pine and 2 cedar trees.

The project is accessed by Town Talk Road, a Nevada County maintained roadway consisting of a two-lane county street without curb, gutter and sidewalk on either side of the roadway. Internal circulation to the residential development will include a ± 25 -foot road section without curb, gutter and sidewalk. The roadway provides access to nine residential units, while two residential units have access from paving along the entire length of the project site is also proposed along Town Talk Road. The property is accessed by Town Talk Road, which fronts the property to the east. Town Talk Road is a Nevada County maintained roadway within a 60-foot right-of-way.

At the southwest corner of the property, a 20 foot by 70-foot drainage easement is being reserved for storm water detention facilities and maintenance. The detention facilities have been designed to store excess storm water created with the additional impervious surfaces created with development of the property. The detention basin will be maintained by a private Homeowner's Association or other similar private entity (Attachment 5 – Town Talk Village Tentative Subdivision Map).

Utilities – Water Supply: The subject property will be connected to Nevada Irrigation District water lines that will be extended to serve the site. The nearest water lines are located along Town Talk Road consisting of an 8 inch and 10-inch water lines. The project would require construction of a 4-inch water lines to serve the new residential buildings.

Sanitary Sewer: The nearest sanitary sewer connection is located along Old Tunnel Road, which will be extended to serve the Town Talk Road Project. Extension of existing sewer lines on the west side of the property is required. Within the project, a 6-inch sanitary sewer line is proposed to serve the development.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located along Town Talk and Brunswick Roads. The proposed project will be connected to existing utilities from the site that extend from Picadilly Lane.

General Plan Land Use Designation

The ±1.36-acre project area has a land use designation of Urban High Density (UHD) according to the City of Grass Valley 2020 General Plan. Urban High Density requires between 8.01 and 20 residential units per gross acre.

UHD is intended to accommodate town house or row house styled, higher density apartments and condominiums (multiple family structural types) without distinction as to owner – or renter-occupancy. At ±1.36 acres the UHD designation requires between ±10.88 and 27.2 units. At 11 units, the project meets the minimum density in the UHD designation.

Zoning Designation

The property is within the Multiple Family Residential (R-3) Zone district. The R-3 Zone is applied to areas of the City that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. The R-3 Zone is consistent with and implements the Urban High-Density designation.

Permitted uses in the R-3 include single family dwellings, second units and accessory buildings (i.e. garages, storage sheds). The R-3 Zone is applied to areas of the City that are appropriate for a mixture of both single and two-family dwellings.

A Planned Development is required to allow flexibility in the Development Code Standards with respect to lot size, lot configuration, access, etc.

Offsite Improvements

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

Regulatory Setting and Required Agency Approvals

The following City of Grass Valley, Responsible and/or Trustee Agency permits are required prior to construction of the project:

City of Grass Valley Department of Public Works – Improvement Plan, Grading Plan and Tree Permit approvals;

City of Grass Valley Community Development Department – Site Plan and Building Plan Approvals and Conditions of Approval/Mitigation Measure compliance verification;

City of Grass Valley Building Department – Building, Plumbing, Mechanical, and Electrical Permits;

City of Grass Valley Fire Department – Site Plan and Building Plan Approvals;

When disturbing more than 1 acre, a Storm Water Pollution Prevention Plan (SWPPP) shall be approved by the Regional Water Quality Control Board in accordance with the Clean Water Act;

When disturbing more than 1 acre, a Dust Mitigation Plan shall be approved by the Northern Sierra Air Quality Management District;

Timber Harvest Permit or Exemption (for less than 3-acre conversion) from the California Department of Forestry and Fire Protection;

Encroachment Permit issued by Nevada County Public Works Department.

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “NO Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A “NO Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) **“Potentially Significant Impact”** is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4) **“Potentially Significant Unless Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) **“Less-Than-significant Impact:”** Any impact that is expected to occur with implementation of the project, but to a less than significant level because it would not violate existing standards.
- 6) **“No Impact:”** The project would not have an impact to the environment.
- 7) Earlier analyses may be used where, pursuant to Tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.
- 8) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning Housing | <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"/> None |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

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

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

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

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

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

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


Lance E. Lowe, AICP, Principal Planner


Date

EVALUATION OF ENVIRONMENTAL IMPACTS:**I. AESTHETICS –**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

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

Analysis of visual impacts is largely subjective by nature because the judgement of the qualities that create an aesthetically pleasing setting will vary from person to person. For the purposes of this analysis, the site and its vicinity have been visited by City staff in order to consider the existing visual character of the site and surrounding area, and to determine the proposed project's visual relationship with this setting.

Currently lighting affecting the area is mostly related to development (i.e. shopping centers, streetlights, and residences). Although most of the project area is developed, the project site is on the periphery of the development resulting in limited nighttime lighting. Lights associated with the existing homes and businesses in the project area and adjacent residential and commercial development contribute to nighttime lighting.

The California Department of Transportation (Caltrans) administers the California Scenic Highway Program. The goal of the program is to preserve and protect scenic highway corridors from changes that would affect the aesthetic value of the land adjacent to the highways. State Route 174 is not

officially designated as a state scenic highway, including the portion of Brunswick Road/SR 174 adjacent to the project area.

IMPACTS

- a)-c) The development of eleven single family residences located behind commercial structures along Brunswick Road, which limits the visual impact of those structures. The project reflects infill development and would not be visible from any designated scenic highways or vistas. The project is not anticipated to have a significant adverse impact on aesthetics if it is fully built out as planned.

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 would not have a significant impact associated with aesthetics. No mitigation measures would be required for the aesthetic section.

II. AGRICULTURE RESOURCES & FOREST RESOURCES–

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The proposed project is situated in an area that has been designated and zoned for high density residential use by the City of Grass Valley 2020 General Plan and Development Code respectively. The project site and adjoining property have been slated for residential development in accordance with the Multiple Family Residential (R-3) Zone. No current agricultural operations or forestry lands exist on the immediate project site. Although, the property contains trees, the project site does not fall under the definition of forest lands as defined by Public Resources Code Section 12220(g). Forest lands are however, located surrounding the project site to the south in unincorporated Nevada County.

IMPACTS

- a)&b) No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is found within the proposed project area. The proposed project site has been zoned for residential uses, and is surrounded by urban uses. Considering no farmland exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, including any farmlands under Williamson Act Contract.
- c)-e) As noted in the project setting above, the project will not conflict with existing zoning or cause the rezoning of forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned timberland Production (as defined by Government Code Section 51104(g)).

Although, the project is slated to remove 210 trees from the site, the project will not result in the loss of forest land or conversion of forest land to non-forest uses as defined. Standard conditions of approval require the applicant to obtain a Timber Harvest Permit from the California Department of Forestry and Fire Protection and Tree Permit from the City of Grass Valley prior to tree removal. These potential impacts are therefore considered less than significant.

III. AIR QUALITY –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The project is located within the Northern Sierra Air Quality Management District's (NSAQMD) area. The overall air quality in Nevada County is good but two known air quality problems exist. Ozone and Suspended Particulate Matter (PM-10). Nevada County is a "non-attainment" for both pollutants. PM-10 in Grass Valley meets federal ambient ozone standards but exceeds the more stringent State standards in the winter, primarily due to smoke created from wood stoves and fireplaces. Violations in the summer months have been noted during forest fires or periods of open burning. PM-10 is usually associated with dust generated during construction.

Western Nevada County is a non-attainment area for the federal 8-hour ozone standard and the entire county is non-attainment for the state one-hour ozone standard.

The project will require excavation and grading work to accommodate the new uses. Dust generated by grading and construction activities could have a potential to create short-term air quality impacts.

The NSAQMD has adopted standard regulations and conditions of approval for projects that exceed certain air quality threshold levels to address and mitigate both short-and long-term emissions. The Northern Sierra Air Quality Management District (NSAQMD) has established the below thresholds of significance for PM-10 and the precursors to ozone, which are reactive organic gases (ROG) and nitrogen oxides (NOx). The NSAQMD has developed a tiered approach to significance levels: A project with emissions meeting Level A thresholds will require the most basic mitigations; projects with projected emissions in the level B range will require more extensive mitigations; and those projects which exceed Level C thresholds, will require an Environmental Impact Report to be prepared, which may result in even more extensive mitigations.

IMPACTS

- a) The project could have a potential to create or result in short-term air quality impacts associated with grading and development activities. The project would generate a small increase in traffic which would not result in significant increased vehicle emissions. Also grading and construction activities would generate dust and particles. The project is located within the Northern Sierra Air Quality Management District (NSAQMD). The NSAQMD has standard regulations that have been incorporated as mitigation measures for this project that address both long and short-term emissions to a level below significant for air quality impacts.

The NSAQMD would require review of a detailed air quality analysis for potential emissions from the project to determine cumulative air quality impacts. The district would review the project for the potential of exceeding emission thresholds. The District has developed a tiered approach to Emission Thresholds of Significance. Those tiers are divided into three areas. If the project exceeds 136 pounds per day of Nox, ROG and PM₁₀, then the project would be equal to or greater than the third tier, and have a significant impact on the air quality, and would require appropriate mitigation measures. The size of the property and grading required for this project makes it unlikely to exceed the third tier, however, a mitigation measure has been added to reduce dust impacts during grading and construction.

For long term air quality impacts associated with the project, a condition would be added that no wood burning fireplaces shall be allowed. LPG-fired fireplaces would be allowed, as well as EPA Phase II certified wood burning appliances.

In review of the project, the California Emission Estimator Model (CalEEMod) Version 2016.3.2, emissions modeling program was used to estimate air pollutant emissions associated with the proposed residential development project. According to CalEEMod modeling results for this project, construction-phase emissions from the proposed Town Talk Road project, including development of entirety of the site are not anticipated to exceed the District's Level B significance thresholds as follows:

Project Construction and Operational Emissions Estimates

	<u>ROG (lbs/day)</u>	<u>NOx (lbs/day)</u>	<u>PM₁₀ (lbs/day)</u>	<u>CO (lbs/day)</u>
<i>Project Construction Impacts</i>	<u>69.0769</u>	<u>19.5127</u>	<u>6.3946</u>	<u>13.6818</u>
<i>Project Operational Impacts</i>	<u>1.0170</u>	<u>2.1176</u>	<u>0.7018</u>	<u>4.5810</u>
<u>Level A Thresholds</u>				
<i>NSAQMD- Significance Thresholds</i>	<u>ROG (lbs/day)</u>	<u>NOx (lbs/day)</u>	<u>PM₁₀ (lbs/day)</u>	<u>N/A</u>
	<u><24 lbs/day</u>	<u><24lbs/day</u>	<u><79lbs/day</u>	
<u>Level B Thresholds</u>				
<i>Maximum Project Emissions</i>	<u>ROG (lbs/day)</u>	<u>NOx (lbs/day)</u>	<u>PM₁₀ (lbs/day)</u>	<u>N/A</u>
	<u>24-136 lbs/day</u>	<u>24/136 lbs/day</u>	<u>79-136 lbs/day</u>	
<u>Level C Thresholds</u>				
<i>Maximum Project Emissions</i>	<u>ROG (lbs/day)</u>	<u>NOx (lbs/day)</u>	<u>PM₁₀ (lbs/day)</u>	<u>N/A</u>
	<u>>136 lbs/day</u>	<u>>136 lbs/day</u>	<u>>136 lbs/day</u>	

Based on CalEEMod modeling outputs for the proposed project, long-term operational emissions would not exceed NSAQMD significance thresholds.

Although construction and operation of the proposed project would not exceed NSAQMD significance thresholds, NSAQMD's standard conditions of approval for projects with less than Level B thresholds would be imposed thereby minimizing project emissions. Such conditions are considered appropriate to apply to the proposed project to promote maintenance of air quality in the region. The standard conditions of approval recommended are consistent with goals of the State Implementation Plans for the District.

Since operational emissions would be in accordance with accepted thresholds and construction-related emissions would be short-term, it is expected that implementation of NSAQMD's standard conditions of approval during project construction and operation would ensure that impacts associated with conflicts with adopted plans would remain less than significant.

- b) As discussed above, CalEEMod was used to estimate emissions associated with the proposed project. Results of modeling indicate that the project-generated construction phase emissions would not exceed NSAQMD Level B thresholds of significance.

With implementation of NSAQMD's recommended mitigation measures, the proposed project's emissions are not anticipated to violate air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, impacts are anticipated to remain less than significant with implementation of standard NSAQMD's conditions of approval for Level B projects.

Mitigation Measure: Prior to issuance of a grading permit, a Dust Mitigation Plan shall be submitted for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:

- The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
- All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying City approved non-toxic soil stabilizers (according to manufactures specifications) to all inactive construction areas (previously graded areas will remain inactive for 96 hours) in accordance with the local grading ordinance.
- All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
- Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.
- No burning of waste material or vegetation shall take place on site.

- c) The proposed project's operational emissions would be typical of those produced by high density residential development. As shown, operational emissions would consist of PM₁₀, CO, and ozone precursors (ROG and NO_x). These pollutants would be generated by gas-fired water heaters and heating appliances, as well as from engine emissions associated with vehicle trips to/from the project as well as gasoline-powered landscape maintenance equipment. Based upon the CalEEMod analysis, on file with the Community Development Department, operational emissions are not anticipated to exceed Level A thresholds. These potential impacts are considered less than significant.
- d) Emissions associated with the proposed project would be greatest during construction activities, specifically when diesel-powered construction vehicles are used for earth-moving operations. The nearest sensitive receptor (i.e. residential use) is located approximately ±75 feet from the proposed Lot 1, where grading will occur. Although in close proximity to sensitive receptors, the emissions associated with the project would be short-term and are not anticipated to result in a substantial elevation of pollutant concentrations in the area. Impacts associated with substantially elevated pollutant concentrations would be less than significant with respect to sensitive receptors in the vicinity of the proposed project.
- e) The proposed project, being a residential development, is not anticipated to produce any objectionable odors in its finished condition that would affect a substantial number of people. Construction activities associated with the proposed development, such as paving and painting, are likely to temporarily generate objectionable odors. However, since odor-generating construction activities would be temporary, and are only likely to be detected by a small number of residents nearest the project site, impacts from temporary project-related odors would be less than significant.

With the above standard air quality mitigation measures, the short-term construction emissions impacts would be considered less than significant. Moreover, based upon preliminary CalEEMod modeling, the project's long-term impacts are likewise considered less than significant.

IV. BIOLOGICAL RESOURCES –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IV. BIOLOGICAL RESOURCES –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

SETTING

The project is located on 1.36 acres. The primary biological community on the property consists of Ponderosa Pine and Incense Cedar forest. The site has previously been developed with a single-family dwelling, outbuildings, non-native landscaping and limited livestock (horses) that has impacted the native under story vegetation on the property. The Biological Inventory did not identify the soil types required for identified special status plants in the area, as listed in the California Natural Diversity Data Base. In addition, disturbed soils associated with the residential activities on the property limits the potential for environmentally sensitive plant and animals existing on the property.

The total number of pine and cedar trees on the property is 47. The project requires the removal of 26 trees consisting of 24 pine trees and 2 cedar trees (52% of trees on site removed). An Arborist Report was prepared for the project by Noah Lwolek. The arborist evaluated the health of those remaining 26 trees, as well as, identified specific recommendations for those remaining trees.

IMPACTS

- a)-d) The City of Grass Valley General Plan recognizes the importance of preserving significant natural resources, including flora and fauna. The proposed project is anticipated to result in the removal of one acre of vegetation. These impacts are not considered significant and would be lessened with the implementation of City of Grass Valley's standard conditions of approval, which includes the Arborists recommended criteria for the protection of those identified trees to be preserved. With standard conditions of approval, no significant impacts are expected on biological resources at the project site.
- e) Prior to removing trees from the site, the applicant shall be required to obtain a Tree Harvest Permit and Tree Permit in accordance with Chapter 12.36 of the City Municipal Code. The Tree Permit shall be approved by the City of Grass Valley Public Works Department prior to or concurrently with approval of improvement plans for the project. No tree removal or grading shall occur until such time a tree permit has been approved. Mitigation in the form of the payment of fees or replanting shall be required in accordance with Chapter 12.36 prior to the approval of the Final Map. As a result of the City's tree permitting and tree protection requirements, this impact is considered less than significant.
- f) The property is slated for urban development according to the City of Grass Valley General Plan and Development Code. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur.

V. CULTURAL RESOURCES –

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

SETTING

Native Americans are known to have been numerous in the Sierra Foothills, but with the very sudden, extreme impacts of the Gold Rush, very little evidence of their occupation of the area remains within Grass Valley, itself. Several Native American sites have been located in surrounding rural areas which were less disturbed by mining activities. The entirety of the project

site remains undisturbed so the possibility that deeply buried sites may still remain in some areas is potentially feasible.

The site is on the fringe of the City of Grass Valley City limits with commercial and residential on the north, west and east sides of the project. On-site, a demolition permit was issued to demolish a single-family dwelling and garage.

IMPACTS

- a)-d) The site previously contained a single-family dwelling and outbuildings as well as limited livestock (horses). These uses have previously disturbed the site. The General Plan identifies the cultural sensitivity of the property as low. The grading and past development has disturbed the property reducing the potential for cultural resources on the property. The CEQA Guidelines does require, as part of the objectives, criteria and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions if historical or unique archaeological resources accidentally discovered during construction. A condition of approval is required to address if cultural resources are identified on the property consistent with the cultural and historic element of the General Plan.

VI. GEOLOGY AND SOILS –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- | | | | | |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

spreading, subsidence, liquefaction or collapse?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

SETTING

The Nevada County Soil Survey identifies the soil on the property as "Sites very stony loam" 15% to 50%. The erosion hazard with this site is moderate to high depending on slope, and run off is medium to rapid. 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 1992 Geologic Map of the Chico Quadrangle prepared by the California Department of Mine and Geology identified the site bedrock geology consisting of Cretaceous Period Metavolcanic Rock. The rock types include quartzite, diorite, tonalite, quartz monzonite, and trondhemite (Gularte and Associates).

A Geotechnical Report was prepared by Gularte and Associates on January 4, 2005. The report concluded that the site is suitable for the proposed improvements, with the recommendations and design criteria in the report and incorporated into the project plans. The development of the site would require adequate geotechnical recommendations as part of the building and grading permits to insure the development would not result in exposing people or property to geologic hazards such as ground failure, or similar hazards. The Geotechnical Engineer shall review the site during grading and excavation to ensure those engineering recommendations were incorporated into consideration.

The lot slopes southwesterly downhill from Town Talk Road. The elevation at the northeast corner of the property is 2,695 feet above sea level and slopes down to 2,660 at the southwestern corner. The average slope of the property is 15%. The development of the project requires grading the existing contours of the property. The grading for the project is estimated at 2,700 cubic yards of cut and export.

IMPACTS

- a)-e) The project as proposed may have short-term and long term geologic impacts. The short-term impact would include erosion associated with grading and development of the project. Adequate measures should be incorporated into the grading plan to minimize this short-term risk. The long-term impacts would include potential impact to the structures from settling due to inappropriate compaction or soils. Standard conditions required by the City Engineer for the grading plans would include development standards that eliminates or reduces geologic impacts. Recommendations in the geotechnical report, as well as further review of the on-site grading by the Geotechnical Engineer for implementation of those recommendations for the project, would address these issues to a less than significant impact.

Mitigation Measure: Prior to issuance of a grading permit, a detailed engineering plan shall be prepared that incorporates the Geotechnical Report recommendations and design criteria for the project. 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.

VII. GREENHOUSE GASES –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

To date, the City of Grass Valley has not conducted a greenhouse gas emissions inventory or adopted a Climate Action Plan, performance standards, or a GHG efficiency metric. However, the Grass Valley 2020 General Plan includes numerous goals, policies, and programs which, if implemented, will reduce Grass Valley's impacts on global climate change and reduce the threats associated with global climate change to the City.

CEQA Guidelines Section 15064.4 provides direction to lead agencies in determining the significance of impacts from GHG emissions. Section 15064.4(a) calls on lead agencies to make a good faith effort, based upon available information, to describe, calculate or estimate the amount of GHG emissions resulting from a project. The lead agency has the discretion to determine, in the context of a particular project, how to quantify GHG emissions.

Greenhouse gasses (GHG) include gases that can affect the earth's surface temperature. The natural process through which heat is retained in the troposphere is called the greenhouse effect. The greenhouse effect traps heat in the troposphere through a process of absorbing different levels of radiation. GHGs are effective in absorbing radiation which would otherwise escape back into space. Therefore, the greater the amount of radiation absorbed, the greater the warming potential of the atmosphere. GHGs are created through a natural process and/or industrial processes. These gases include water vapor (H₂O), carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs) and sulfur hexafluoride (SF₆).

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

- Carbon Dioxide (CO₂): CO₂ is primarily generated by the burning of fossil fuels. Other sources including burning of solid waste and wood products.
- Methane (CH₄): CH₄ is emitted from incomplete combustion of forest fires, landfills, livestock and animal land uses, and leaks in natural gas lines.
- Nitrous Oxide (N₂O): N₂O is produced by agricultural and industrial activities.
- Fluorinated Gases (HFCs and PFCs): These gases are emitted from industrial activities and refrigerants uses in both stationary refrigeration and mobile air conditioning.

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

Since 2005, the California legislature has adopted several bills, and the Governor has signed several Executive Orders, in response to the impacts related to global warming. Assembly Bill 32 states global warming poses a serious threat to California and directs the Air Resources Board to develop and adopt regulations that reduce GHG emissions to 1990 levels by the year 2020. Senate Bill 97 requires an assessment of projects GHG emissions as part of the CEQA process. SB 97 also required the Office of Planning and Research to develop guidelines to analyze GHG emissions.

Locally, the NSAOMD has not adopted thresholds of significance for GHG emissions. Additionally, CARB has not yet adopted any tools to measure the impact of a project on global warming. Due to the nature of global climate change, it is not anticipated that a single project would have a substantial impact on global climate change. Although it is possible to estimate a projects CO₂ emission, it is not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

IMPACTS

- a)&b) Calculating the Greenhouse Impacts on an individual project is difficult to qualify or quantify. The GHG emissions from the proposed project would not individually generate GHG emissions sufficient to measurably influence global climate change. However, ongoing occupancy and operation would result in a net increase of CO₂ and other greenhouse gas emissions due to increases in vehicle miles traveled, energy use, and solid waste disposal. To estimate the air quality impacts associated with the project, the CalEEMod 2016.3.2 program was used, and the following air quality impacts are anticipated with the proposed project.

Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NO _x (lbs/day)	PM ₁₀ (lbs/day)	CO (lbs/day)
Project Construction Impacts	69.0769	19.5127	6.3946	13.6818
Project Operational Impacts	1.0170	2.1176	0.7018	4.5810
Level A Thresholds				

<u>NSA/QMD- Significance Thresholds</u>	<u><24 lbs/day</u>	<u><24lbs/day</u>	<u><79lbs/day</u>	<u>N/A</u>
<u>Level B Thresholds</u>				
<u>Maximum Project Emissions</u>	<u>24-136 lbs/day</u>	<u>24/136 lbs/day</u>	<u>79-136 lbs/day</u>	<u>N/A</u>
<u>Level C Thresholds</u>				
<u>Maximum Project Emissions</u>	<u>>136 lbs/day</u>	<u>>136 lbs/day</u>	<u>>136 lbs/day</u>	<u>N/A</u>

As noted in the Air Quality Section of this Initial Study, the above impacts are within the acceptable level of impact. In addition, the following project components and California Green Building Code and CA State water efficiency in landscaping requirements apply to the proposed residential project including, but not limited to:

- Low-flow toilets, showers, and faucets;
- Energy efficient lighting;
- Energy efficient appliances; and,
- Water efficient landscaping

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

VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The Grass Valley City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to: fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's closest fire station is located on Sierra College Drive, which is staffed 24 hours a day. This station is located just over 2 miles from the project site.

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

Hazardous materials in the vicinity of the project site would typically include products commonly used for cleaning and those commonly used for commercial uses.

IMPACTS

- a)-d) The development of the residential units on the site is not expected to result in a risk of accidental explosion or release of hazardous substances as long as proper construction methods are in use. Construction methods will be monitored by the Building Department during construction.

Throughout Grass Valley there is a potential for naturally occurring serpentine, ultramafic rock or naturally occurring asbestos. However, as identified in the Geotechnical report prepared for the project, the site included bedrock geology consisting of Cretaceous Period Metavolcanics Rock. The rock types include quartzite, diorite, tonalite, quartz monzonite, and trondhjemite, and not serpentine or ultramafic rock.

No significant impact from hazards are anticipated with this project. No mitigation measures would be required for the hazard section.

- e)&f) The subject project site is located approximately 1.2 miles (as the crow flies) from the Nevada County Airport. As required by the Public Utilities Code, the Airport Land Use Commission adopted the Nevada County Airport Land Use Compatibility Plan in 2011. The compatibility plan's function is to promote compatibility between the airport and surrounding land uses with respect to: height (e.g. height of structures), safety (e.g. number of persons per acre), and noise (e.g. noise sensitive land uses).

The project is located within the Compatibility Zone D* Urban Overlay Zone of Nevada County Airport Land Use Compatibility Plan. Within Compatibility Zone D*, only residential uses having an average density of 21 or more residential dwelling units per acre are required to be reviewed by the Airport Land Use Commission.

The project is therefore not anticipated to expose people or structures to a significant risk of loss, injury or death stemming from the Nevada County Airport. Correspondence received from the Nevada County Transportation Commission confirms that there are no compatibility issues.

IX. HYDROLOGY AND WATER QUALITY –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) 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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The FIRM map produced by the Federal Emergency Management Agency did not identify the project site as being located in the 100-year floodplain. Approximately 52% of the 59,297 square foot project site would be covered with impervious surfaces (The development of the project identified 31,121 square feet of impervious surface (buildings at 17,166 square feet and roadways/pavement/sidewalks at 13,955 square feet). With the additional impervious surfaces, the project may result in increased concentration storm water runoff. The project would include new storm water drainage improvements as part of the project. The project includes an onsite detention facility located at the southwest corner of the property, to maintain off-site flows consistent with what has historically taken place on the property.

IMPACTS

- a)-f) The project would include directing on-site runoff into the Olympia Creek/Wolf Creek watershed. Those impacts could include short-term and long-term impacts to Olympic Creek and the Wolf Creek Watershed. The short-term impacts could include soil and sediment associated with the development and grading of property flowing into the watershed. This would require specific criteria associated with the grading permit to prevent soil and sediment flowing into the watershed. The long-term impact would include run-off from the site containing grease, oil and other petroleum by-product, as well as other sediments that may have the potential of impacting the watershed. The project includes a detention facility; however, the City will require grease, oil and other petroleum by-product

separators shall be incorporated into the project improvement plans as a condition of approval. All new development would be required to meet all California State Water Resource Agency standards, as well as incorporating Best Management Practices (BMP's) concerning storm water runoff. Standard conditions required by the City Engineer for the drainage plans would include development standards that eliminates or reduce impacts to the watershed. With implementation of the migration measure, the project would have no significant impact associated with the water section.

Mitigation Measure: Prior to issuance of a grading permit, a detailed engineered drainage plan shall incorporate "Best Management Practices" to address short-term impacts of on-site sediments, including silt, sand and mud flowing into the Wolf Creek drainage during construction. This plan shall provide approved methods to keep sediment disturbed during construction from impacting the watershed, and approved by the City Engineer.

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

SETTING

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) identifies the property and area slated for Urban High Density Residential Development. The zoning designation is likewise Multiple Family Residential (R-3), which permits single family dwellings, second units and accessory uses (i.e. garage, storage sheds, etc.).

IMPACTS

- a)-c) The project consists of 11 residential units. The General Plan land use designation for the property is Urban High Density. The property is zoned R-3 Multiple Family Residence District. The residential use is an allowed use in the zoning district. The land use designation allows 8 to 20 units per acre, which would allow nine to twenty-seven dwelling units on the property. The zoning ordinance requires a minimum lot area of two-thousand (2,000) square feet per unit. Using the lot area of 2,000 square feet per dwelling unit as the

minimum, the ±1.36 acre parcel would allow 29 units. The proposed lot area for this project is 5,360 square feet per dwelling unit.

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

XI. MINERAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Grass Valley adopted a General Plan Mineral Management Element (MME) on August 24, 1993. The MME contains four resource areas defined as: MRZ - 1 through MRZ - 4. The designations are described as follows:

MRZ - 1: Areas where adequate information indicates that no significant mineral deposits are present.

MRZ - 2: Areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence.

MRZ - 3: Areas containing mineral deposits the significance of which cannot be evaluated from available data.

MRZ - 4: Areas where available information is inadequate for assignment to any other MRZ zone.

The General Plan Mineral Management Element does not show the site as being near an area classified as having significant mineral deposits. This property is not located near one of the two areas identified in the Mineral Management Element (MME) as being targeted for mining conservation. Should mining activities be proposed in the area, the MME includes a policy statement that requires a proposed mine project to address potential impacts on the urban uses based upon the nature of the mining activities.

IMPACTS

a)&b) The project is expected to result in the use of timber, metal, petroleum products and other natural resources for the proposed site improvements. No significant impact on

Energy/Resource use is anticipated. No mitigation measures would be required for the energy and mineral resource section.

XII. NOISE—

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

SETTING

In addition to the projects residential land uses, the nearest sensitive receptors are the residential uses adjoining the project site to the south, north and east with the nearest residence approximately ±75 feet from the project.

Existing noises resulting from traffic on Brunswick Road and to a lesser extent Town Talk Road exist in the project vicinity. However, with the exception of residential uses (i.e. sensitive receptors) located immediately south, north and east of the project site, no other sensitive receptors are located in the project vicinity.

Within the Residential, Single Family (R-1) Zone, typical noises associated with residential uses will occur on the project site, although, such noises are not considered nor anticipated to have an impact on adjoining sensitive receptor land uses.

IMPACTS

- a)-f) Short term noise impacts are expected during project construction. The General Plan identifies the property as being located outside of the 60-decibel range associated with noise generated along Brunswick Road, and would not exceed noise thresholds for residential uses. The project would be located behind an existing Commercial retail center, however, the location behind the commercial structures, with noise generation along the front of those commercial properties, noise impacts to the residential homes would be limited. The construction noises associated with the project may affect the neighborhood in the short term. However, the construction hours are limited by City Ordinance to times during normal working hours.

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

XIII. POPULATION AND HOUSING –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

SETTING

The proposed project is located in an area of low and medium density residential uses. The land use designation for the project site is Urban High Density Residential according to the City of Grass Valley General Plan. The zoning designation is likewise R-3. Extension of utilities and streets will be provided to serve the Town Talk Village development solely. As such, the land uses are not generally growth inducing.

IMPACTS

- a)-c) The project proposes 11 dwelling units. No significant impact on housing and population is anticipated with this project. No mitigation measures would be required for the population and housing section.

XIV. PUBLIC SERVICES --

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The proposed project area is within the City of Grass Valley and is served by the following public services:

Fire Protection: The City of Grass Valley Fire Department provides fire protection and emergency medical services within the City. The Ophir Hill Fire Protection District serves lands east of the City limits, and the Nevada County Consolidated Fire District (NCCFD) serves the area generally north, west, and south of the City limits. The Fire Department is part of the tri-agency Joint Operating Agreement that includes the Nevada City Fire Department and NCCFD. The Fire Department has three locations: Fire Station #1 (474 Brighton Street), Fire Station #2 (213 Sierra College Drive), and administrative offices at City Hall (125 East Main Street). Equipment includes three front line engines, one reserve engine, one Office of Emergency Services (OES) engine, a ladder truck, one air support unit, and five staff vehicles.

Police Protection: Based partly on reduced revenue due to the current economic decline, the Department currently employs 24 FTE sworn members and 3 FTE civilian staff. Based upon Grass Valley's population of 12,860, the department's ratio of police officers per 1,000 residents is 1.9.

Schools: Throughout Grass Valley, the Grass Valley School District serves K-5 students and the Nevada Joint Union School District serves students in grades 9 - 12. In addition, through inter-

district contracts (which can be retracted), 467 students from Grass Valley currently attend schools in other school districts.

Parks: The Grass Valley public parks and recreation system is comprised of approximately 108 acres of City park lands, including seven developed parks (Dow Alexander, Elizabeth Daniels, Glenn Joes, Minnie, Memorial, DeVere, Mautino, and Condon and one underdeveloped park Morgan Ranch) within the City limits.

IMPACTS

a)-e) The project is located within the city limits of Grass Valley, and within the services boundaries of the City. The project would be served by the City of Grass Valley fire and police departments. With property fire prevention measures as required under the California Building Code and Fire Codes, 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 Services. Payment of new development fees would also be required for school fees.

XV. 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?
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	-----------

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The City owns and maintains eight park/recreation facilities. These include two parks currently classified as "community parks": Condon Park and Memorial Park. Two of the eight parks, Morgan Ranch and Matino Park, are in the process of being developed. In addition, the City contracts with Nevada County Historical Society to operate the Pelton Wheel Mining Museum/Glen Jones Park. An inventory of City owned/operated parks and recreation facilities includes: Memorial Park, 8.4 acres; Condon Park, 80 acres; Pelton Wheel Mining Museum/Glen Jones Park, 1.7 acres; Brighton Street Park (Minnie Street), 1.6 acres; Elizabeth Daniels Park, 0.3 acres; Dow Alexander Park, 0.5 acres; Morgan Ranch Park, 4.08 acres; and Matino Park, 12.5 acres.

Additional park/recreational facilities within the City of Grass Valley, but owned and maintained by entities other than the City are: Nevada County Country Club, 58 acres; Sierra College Park, 7.95 acres; Hennessy School, 3 acres.

IMPACTS

- a)&b) The project proposes 11 residential units. The project would only slightly increase the demand for recreational facilities in the City of Grass Valley. The proposed project does not include recreational facilities on site, however, the development includes private rear yards for each unit. As part of the project approval, recreational fees would be required to be paid by the applicant at the time of development of the structures. Those fees would provide recreational opportunities in the City of Grass Valley. With the proposed recreational development with the project, the project would not have a significant impact on the recreational opportunities in the neighborhood or the City of Grass Valley.

XVI. TRANSPORTATION/TRAFFIC –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

SETTING

The City of Grass Valley has established evaluation criteria for critical intersections located within and adjacent to the City. Development projects are determined to be significant if they increase the average delay at a given intersection by more than two percent at signalized intersections.

Ingress/egress to the project site is proposed with the connection to Town Talk Road, which is a north/south County local residential street connecting with Brunswick Road to the south and Old Tunnel Road to the north.

Brunswick Road (North of Idaho Maryland Road) is a two-lane arterial street, with median lane, that serves as a primary east-west route through the Brunswick Basin and has a Level of Service C - meaning light congestion with occasional backups on critical approaches, according to the City of Grass Valley General Plan.

Levels of Service are estimated for future travel conditions to ensure that a roadway will provide acceptable operations for its "design life", which is commonly 20 years. For the General Plan, the year 2020 is used for estimating traffic demand and determining Levels of Service on the roadway system. The City has established Level of Service "D" as the goal for both the General Plan and for the development of Citywide and regional traffic impact fees.

A irregular intersection is located at the junction of Brunswick Road, Town Talk Road and Bubbling Wells Road. However, the recently approved River Valley Bank has committed to reconstructing the road concurrently with development of their site located at 580 Brunswick Road. Construction is occurring and is anticipated to be completed in Spring 2019.

IMPACTS

- a)-g) Based upon the Traffic Study prepared by Joshua Pack, PE, the project at full build-out is expected to generate 132 vehicle trips daily, 14 trips occurring during the p.m. peak hour. The study evaluated the traffic generated by the project and determined that the project would not have a significant impact on identified critical intersections. The Traffic Report indicates the carrying capacity during PM Peak-Hour Traffic Volumes will increase, however the increase would not exceed the traffic thresholds as set by the City of Grass Valley.

The traffic report for the project was prepared in accordance with the City's threshold policy. The policy requires all projects generating 10 p.m. peak hour trips or more to prepare a Traffic Distribution Analysis. The study concluded that this project generates 14 p.m. peak hour trips but would not create delays exceeding 2 seconds at critical unsignalized intersections or a 2% increase at critical intersections.

The Brunswick Road and Nevada City Highway intersection, the Brunswick Road and Sutton Way intersection, and East Main Street, Idaho Maryland Road and State Highway 20 intersection are identified critical intersections. The study concludes the project would create six or less trips to any one turning movement at the critical intersections during peak

hours, or one trip every ten minutes. The identified volume is not expected to create significant impacts during p.m. peak hour, the project would not exceed the 2-second or 2-percent threshold for an identified critical intersection.

The project would be subject to payment of the City and Regional traffic impact fees. The traffic fees would be incorporated into improvements to improve level of service at identified intersections. The project would be required to fund their fair share of the improvements to the Sutton Way and Brunswick Road intersection.

The project proposes sufficient off-street parking as required by the zoning ordinance and should not result in insufficient parking capacity. Additional drive ways and parking areas are proposed with the project.

Town Talk Road is under the jurisdiction of Nevada County. The project as a condition of approval, will require all street improvements and dedications be approved by Nevada County Public Works.

The project would not have a significant impact on the transportation and circulation in the area and region.

XVII. UTILITIES AND SERVICE SYSTEMS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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needs?

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐**SETTING**

The property where the proposed Town Talk Village residential development will be constructed is currently a moderately vegetated area with natural slopes of varying gradients ranging between 1% and 15%. Generally, storm water from offsite comes from the north side of property where it flows in a southwesterly direction via overland release.

Solid waste within the project area is collected by Waste Management, a licensed private disposal company. Solid waste is transported to the company's transfer station located on McCourtney Road.

Domestic water service to the proposed development is provided by Nevada Irrigation District via existing water lines extended and installed with adjoining development. According to the City of Grass Valley General Plan EIR, water supplies are sufficient to supply growth anticipated in the General Plan, which included the project site.

Sewage collection is provided by the City of Grass Valley via existing sewer lines along Old Tunnel Road. According to the General Plan EIR, sewage collection facilities are sufficient to supply growth anticipated in the General Plan, which included the project site.

IMPACTS

- a)-g) The project as proposed would require underground utilities and existing overhead lines would be underground for the utilities for the property, but would not include PG&E electrical transmission lines.

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

The project would be connected through the City's sewer system. The City has approved development projects involving potential increased demands on the City's waste water treatment plant, recognizing the potential limits on sewer availability. The project is expected to generate a demand on sewer service equivalent to approximately 11 Equivalent Dwelling Units (EDU). Sufficient sewer treatments capacity will be required before the project is allowed to be constructed and/or connected to the City's Sewer System. A recent expansion of the sewer plant capacity from 1.72 to 2.78 MGD (million gallons per day), provides adequate sewer capacity for the proposed project. However, specific approval to

connect to the sewer system must be obtained from the City at the time of building permit issuance.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –				
Would the project:				

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a)-c) As stated in the sections in the Transportation Section, the project would generate an additional 132 vehicle-trips daily, 14 peak hour trips which adds to the long-term cumulative impact on traffic, along with future development in the area., in the City of Grass Valley and the regional area. To mitigate this impact the project shall be subject to payment of the City an Regional Traffic Impact Fees. Those fees would be used to provide improvements to identified critical intersections. With those fees, the project would have a less than significant cumulative impact on the City of Grass Valley and the regional area. As described in the above analysis, this project will result in less than significant impacts. | | | | |

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

- City of Grass Valley 2020 General Plan and General Plan EIR
- Mineral Management Element of the City's General Plan, dated August 24, 1993

- Background Report, City of Grass Valley General Plan Update, November 1998
- Soil Survey of Nevada County, United States Department of Agriculture, Soil Conservation Service
- Flood Insurance Rate Map 06057C0632E dated February 3, 2010
- On line soil survey maps and data from USDA - <http://websoilsurvey.nrcs.usda.gov>
- Geotechnical Report for 634 Town Talk Road prepared by Gularte and Associates dated January 14, 2005
- Traffic Analysis prepared by Joshua H. Pack, P.E. dated February 3, 2005
- Arborist Report prepared by Noah Kwolek, Arborist
- California Emission Estimator Model (CalEEMod) Version 2016.2

ATTACHMENTS

- Attachment 1** - Vicinity Map
- Attachment 2** - Aerial Photograph
- Attachment 3** - Assessor's Parcel Map
- Attachment 4** - Site Photographs
- Attachment 5** - Tentative Subdivision Map
- Attachment 6** - Residential Elevations and Floor Plans
- Attachment 7** - Project Comments

ATTACHMENTS



TENTATIVE SUBDIVISION MAP NO. 1

FOR

TOWNTALK VILLAGE

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 18 NORTH, RANGE 8 EAST, WITHIN THE INCORPORATED
AREA OF THE CITY OF GRASS VALLEY, CALIFORNIA.

A.P.N.: 35-550-03

SCALE: 1" = 20'

SEPTEMBER, 2018

NE NELSON

ENGINEERING

14022 DORRANCE COURT
PENNY VALLEY, CA 95468
TEL: 916-844-4618
WWW.NELSONENGINEERING.COM

OWNER/APPLICANT:

AAA BUKATY DEVELOPMENT, ANDREY BUKATY
23118 SQUAM COURT
AUBURN, CA 95602
(916) 539-0607

ENGINEER OF WORK:

NELSON ENGINEERING
18881 WILLOW DRIVE
PENNY VALLEY, CA 95468
(530) 437-4818
CONTACT PERSON: KEVIN J. NELSON, P.E., P.L.S.

ASSESSOR'S PARCEL NUMBER:

35-550-03

LAND AREA:

TOTAL AREA = 59,2974 SF = 1.354 Acres

EXISTING & PROPOSED ZONING:

R-3, RESIDENTIAL

FIRE PROTECTION:

CITY OF GRASS VALLEY FIRE DISTRICT

WATER:

NEVADA IRRIGATION DISTRICT

SEWER DISPOSAL:

CITY OF GRASS VALLEY

ELECTRICAL UTILITIES:

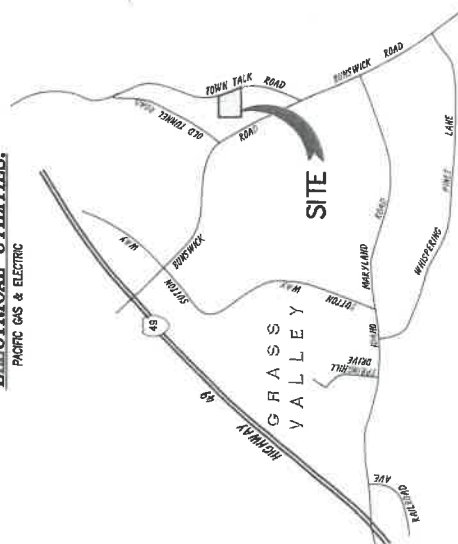
PACIFIC GAS & ELECTRIC

TREE STATISTICS

EXISTING TREES	TREES TO BE REMOVED
PINE TREES 45	PINE TREES 24
CEDAR TREES 2	CEDAR TREES 2
OAK TREES 0	OAK TREES 0
Total: 47	Total: 26

PAVEMENT AREA
4" CONCRETE AREA
PROPOSED 6" CONCRETE CURB
PROPOSED FINISH GRADE ELEVATION
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED

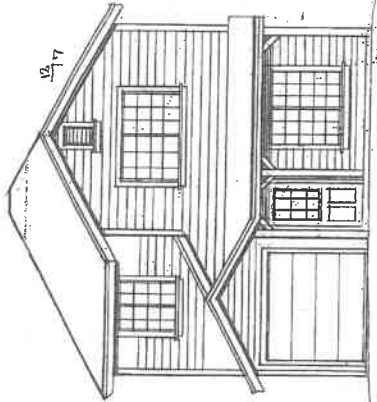
PROPOSED 2:1 CUT SLOPES
PROPOSED 2:1 FILL SLOPES
PROPERTY LINE
PROPOSED FINISH CONTOUR
PROPOSED CONCRETE RETAINING WALL
PROPOSED SEWER MAIN W/ SIZE
EXIST. SEWER MAIN W/ SIZE
PROPOSED WATER LINE W/ SIZE
EXIST. WATER LINE W/ SIZE



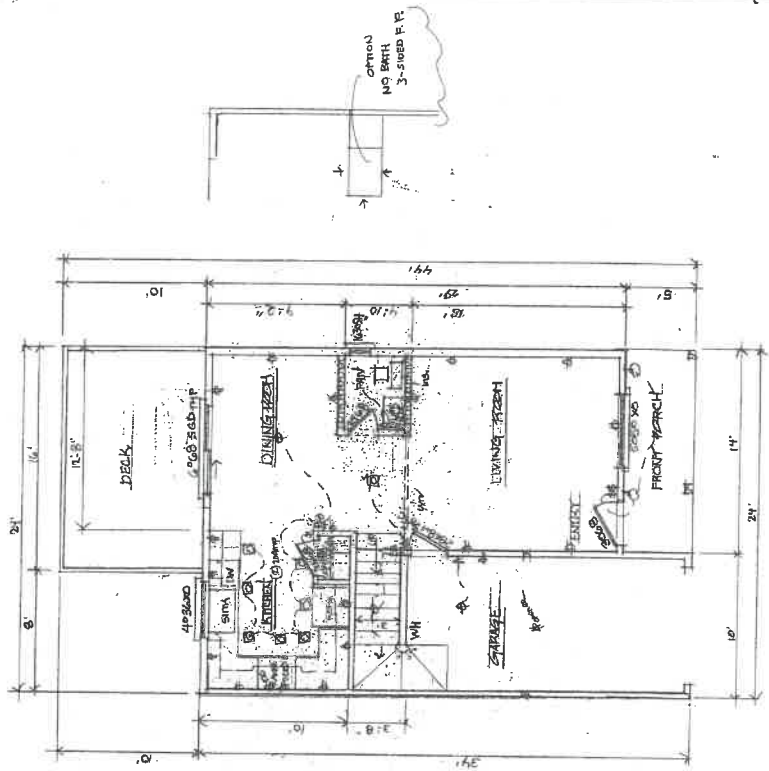
VICINITY MAP
NO SCALE

REV	DESCRIPTION	DATE

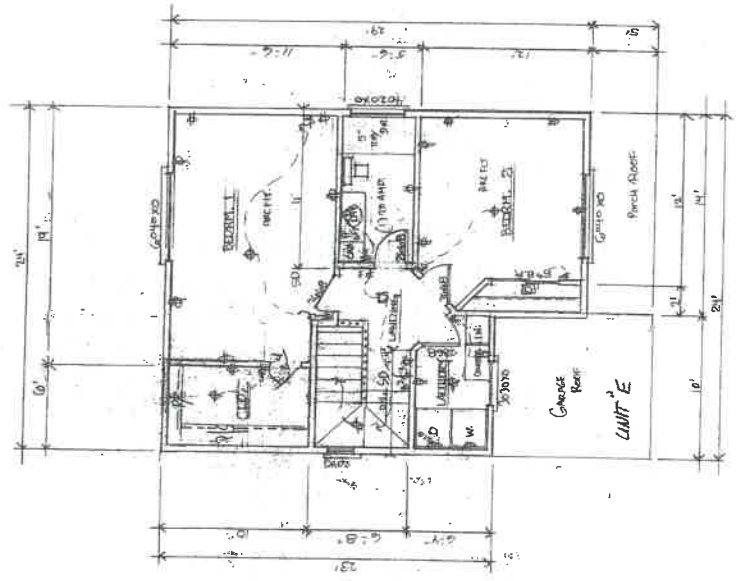
DRAWN	DATE	SCALE	PROJECT	SHEET



FRONT ELEVATION UNIT E
Scale 1/4" = 1'-0"



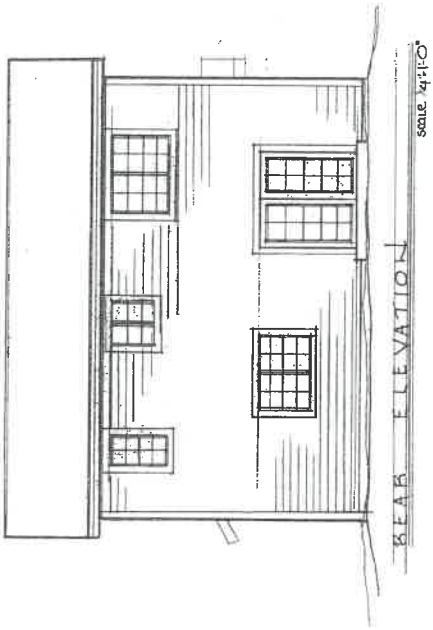
FLOOR PLAN LOWER FLOOR UNIT E
Scale 1/4" = 1'-0"



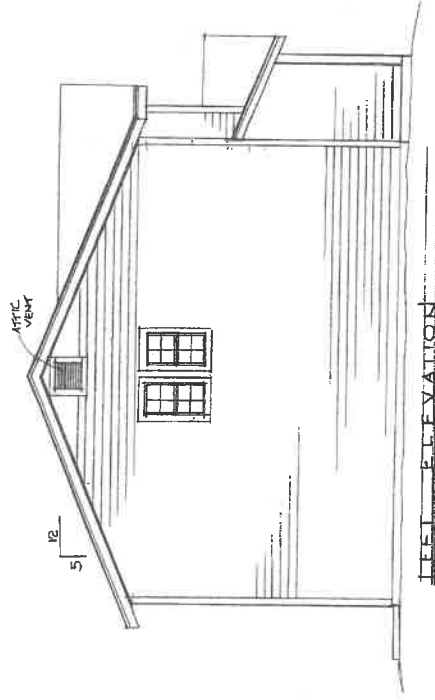
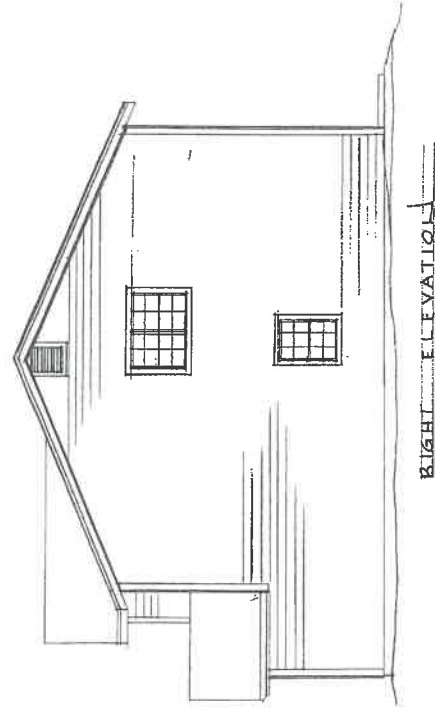
FLOOR PLAN UPPER FLOOR UNIT E
Scale 1/4" = 1'-0"

[illegible]

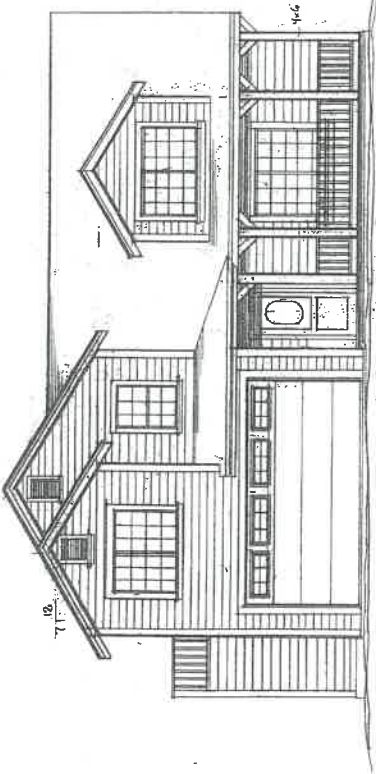
DRAWN PAM STEPHENSON CHECKED	DATE	SCALE	JOB NO. BACK 1746 SHEET	3	SHEETS
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UNIT "D"



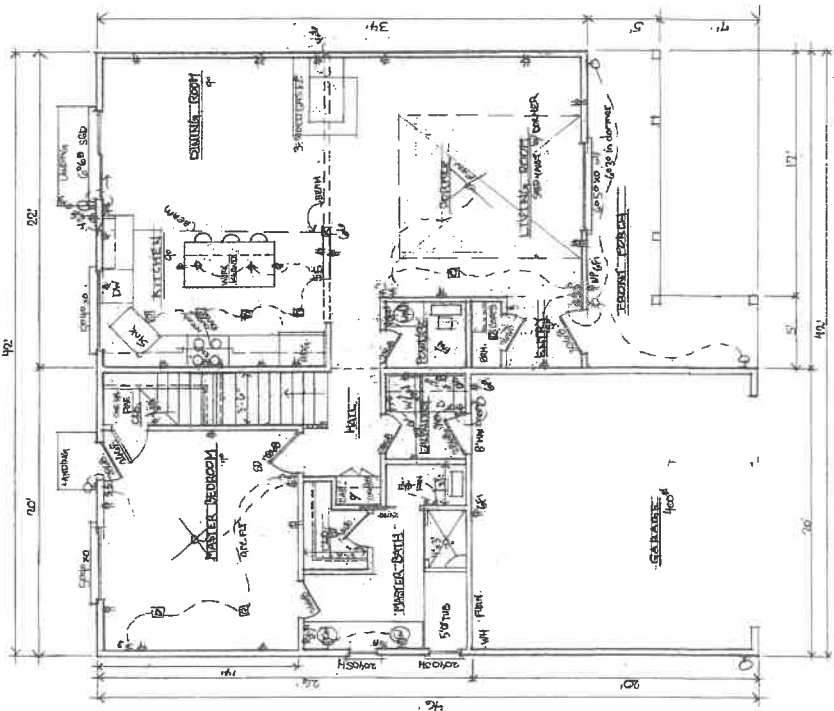
NO.	REVISIONS	BY



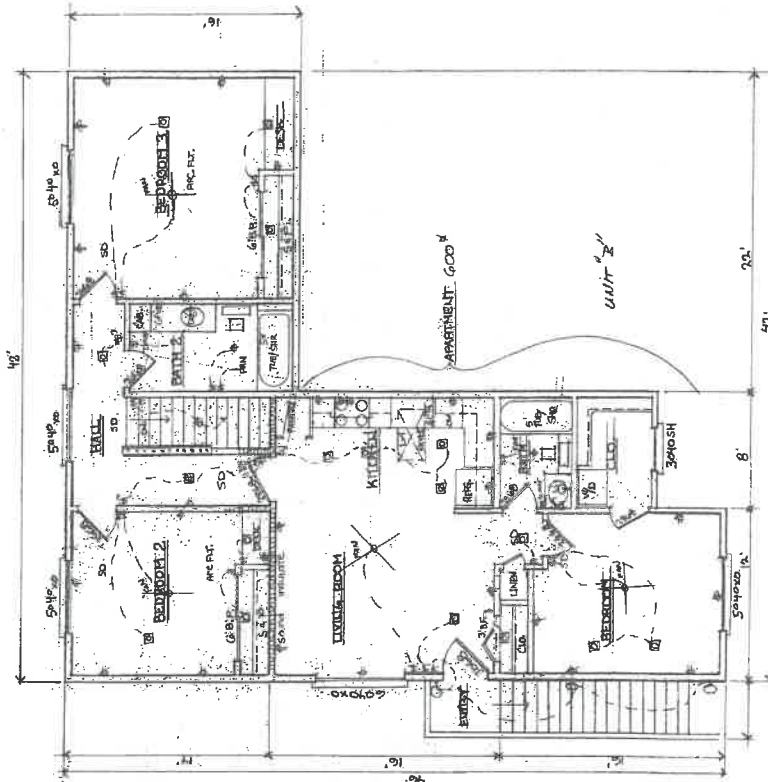
FRONT ELEVATION UNIT B

Scale 1/4" = 1'-0"

100% RESIDENCE 400' GARAGE
 200% APARTMENT OR
 300% APARTMENT OPTION 200% RESIDENCE
 400% APARTMENT



FLOOR PLAN UNIT B LOWER FLOOR 1308 sq ft

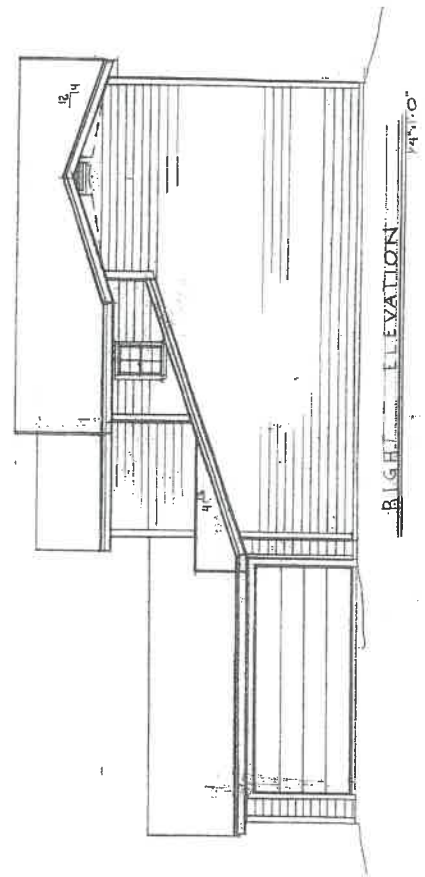
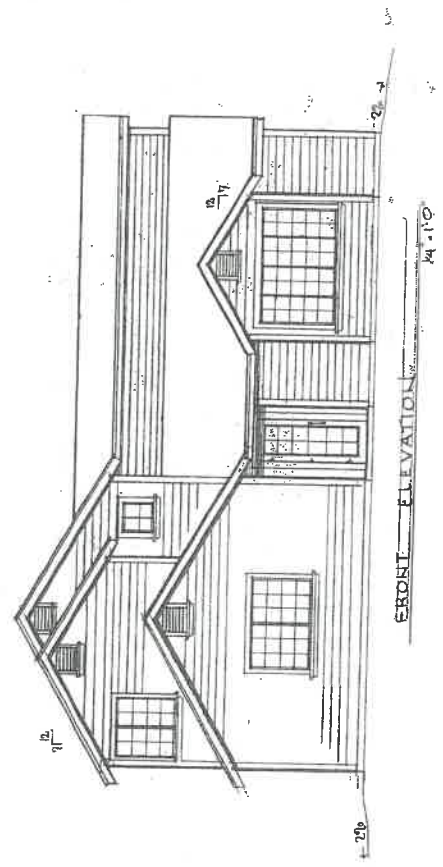


UPPER FLOOR PLAN UNIT B APARTMENT FLOOR PLAN 600 sq ft

DATE	DESCRIPTION

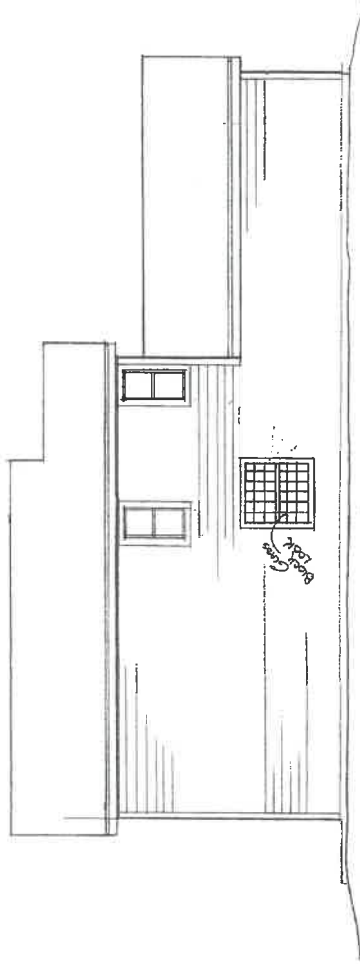
REVISIONS	BY

DATE	
CHECKED	
DATE	
SCALE	
UNIT	
SHEET	4

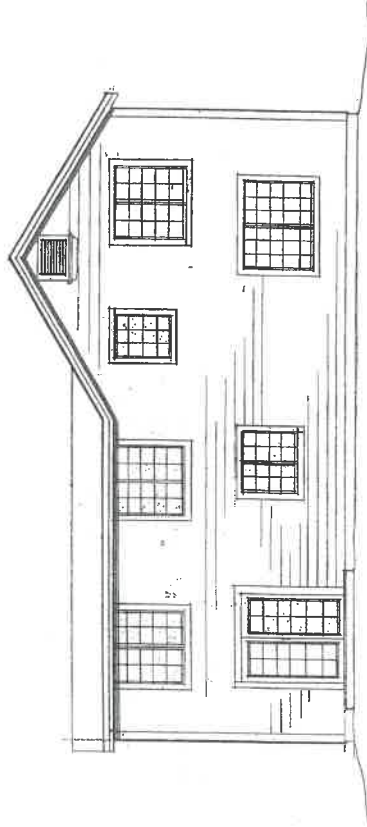


DATE	
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UNIT	
NO.	
SHEET	

DRAWN	CHECKED	DATE	SCALE	UNIT	NO.	SHEET
				UNIT 2		5



LEFT ELEVATION 4:10



REAR ELEVATION 4:10



August 8, 2018

Lance E. Lowe
City of Grass Valley
125 E Main Street
Grass Valley, CA 95945

Ref: File No: 18PLN-36

Dear Mr. Lowe:

Thank you for giving us the opportunity to review the subject plans. The proposed Tentative Subdivision Map located at 634 Town Talk Road (APN: 35-550-03) is within the same vicinity of PG&E's existing distribution facilities that serve this property.

Please contact the Building and Renovation Center (BRSC) for facility map requests at BRSCSSR@pge.com and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services the developer may require.

If you have any questions regarding our response, please contact me at paramjit.jhutti@pge.com.

Sincerely,

Paramjit Jhutti
Land Management
925-328-6114



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
DEPARTMENT OF PUBLIC WORKS
950 MAIDU AVENUE, NEVADA CITY, CA 95959-8617
(530) 265-1411 FAX (530) 265-9849 www.mynevadacounty.com**

Sean Powers
Community Development Agency Director

Trisha Tillotson
Director of Public Works

August 9, 2018

Attn: Lance E. Lowe, AICP
City of Grass Valley
Community Development Department
125 E. Main Street
Grass Valley, CA 95945

Re: Town Talk Village Subdivision Map and Planned Development (18PLN-36)

Dear Mr. Lowe:

Thank you for the opportunity to comment on the proposed Tentative Subdivision Map and Planned Development of Towntown Village at 634 Town Talk Road (APN 035-550-003) (Project). The Tentative Subdivision Map would divide the site's 1.36 acres into 11 parcels. A Planned Development is required to allow flexibility in the Development Code standards with respect to lot size, configuration, access, etc.

The Nevada County Public Works Department has the following comments on the Project:

1. **Right-of-Way and Easement Dedication:** *Right of way is unclear on the tentative map. Please clarify right of way prior to project approval and resubmit to the County for verification.*

Depending on right of way boundaries and type, the County will require prior to map recordation that the applicant offer for Dedication to the County of Nevada, for Public Road, Public Utility and Emergency Access purposes, a 30-foot half-width right-of-way in fee title along the project frontage on Town Talk Road, where not already owned by Nevada County.

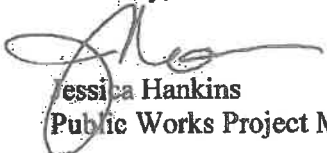
2. **Road and Driveway Improvements:** *The County recommends that Town Talk Road be annexed into the City's jurisdiction from Brunswick to Old Tunnel Road due to the recent developments occurring with Town Talk access.* If Town Talk is not annexed, the County will require the following conditions for road improvements:

- a. The applicant shall construct half-width improvements along the project frontage on Town Talk Road to Local Class 1 standards.
- b. New project access to Town Talk Road shall conform to the County's Private Road approach standards in the Land Use and Development Code as shown in the County's Standard Drawings.

- c. An encroachment permit, issued by the Nevada County Department of Public Works, shall be required prior to commencement of any work in the County's public right-of-way on Town Talk Road. The applicant shall submit a complete Traffic Control Plan with the encroachment permit that indicates each stage of work, closure dates for street and section of closure, signage, flaggers, and any other pertinent information. The Traffic Control Plan shall be reviewed and approved by the County before the contractor begins work.
3. Map Details: Prior to map recordation, the final map shall show a Local Class 1 detail and ditch along Town Talk Road.
4. Drainage: Given that drainage has the potential to impact County roads, the County Department of Public Works will require a copy of the Final Drainage Analysis prior to map recordation and issuance of encroachment permit. The drainage report must identify how the road is going to drain down Town Talk to Brunswick. The analysis shall be prepared by a registered civil engineer and demonstrate that the site has adequate capacity to design and mitigate all additional on-site stormwater runoff. The project shall not result in additional net stormwater runoff from the site. In addition, the County requires that the project provide oil, grease and silt traps, as well as a legally enforceable mechanism for maintenance of these facilities.
5. Traffic Impact Fees: Applicant shall pay the County's local traffic mitigation fee for connecting to Town Talk Road, prior to issuance of each building permit.
6. Sidewalks: Nevada County General Plan Circulation Element Policy RD-4.3.7 encourages sidewalks or walkways for all discretionary projects in Community Regions and residential projects with a density greater than one dwelling unit per acre, Nevada County therefore requests that a sidewalk or paved pathway be constructed across the property frontage on Town Talk Road.
7. Paratransit Access: Nevada County Transit Services recommends that the project roadway is designed so that a paratransit vehicle can safely pick-up and drop-off passengers if required, as the lack of this provision has become a safety hazard in past projects.
8. Solid Waste and Recycling Accessibility: In compliance with LUDC Sec. L-II 4.2.11.C.2, the applicant is requested to provide an adequately sized bulb at the end of the new onsite access road to provide adequate turning room for Waste Management vehicles. Curbside pickup along Town Talk should be minimized to the extent possible.

If you have any questions, please contact me at 265-1254 or Jessica.Hankins@co.nevada.ca.us.

Sincerely,


Jessica Hankins
Public Works Project Manager

Lance Lowe

From: Dan Landon <dlandon@nccn.net>
Sent: Wednesday, September 26, 2018 2:37 PM
To: Lance Lowe
Cc: 'Mike Woodman'; Kevin Nelson
Subject: RE: 634 Town Talk Road ALUC Review
Attachments: Sample Overflight Notice.pdf

Lance,

I have reviewed the proposed project at 634 Town Talk Road (APN 35-550-03, File No: 18PLN-36) and have determined that there are no apparent compatibility issues of significance. In accordance with Section 1.4.2 (d) of the Nevada County Airport Land Use Compatibility Plan, I approve the proposed project on behalf of the Nevada County Airport Land Use Commission. Since this project is in Compatibility Zone D, a recorded overflight notice is required. A sample Recorded Overflight Notification is attached to this email.

Please contact me if you have any questions or need additional information regarding this application.

Daniel Landon
Executive Director



Nevada County Transportation Commission
101 Providence Mine Road, Suite 102, Nevada City, CA 95959
(530) 265-3202 / Fax: (530) 265-3260
<http://www.nctc.ca.gov>

From: Dan Landon <dlandon@nccn.net>
Sent: Friday, September 21, 2018 9:23 AM
To: 'lancel@cityofgrassvalley.com' <lancel@cityofgrassvalley.com>
Cc: 'Mike Woodman' <mwoodman@nccn.net>
Subject: RE: 634 Town Talk Road ALUC Review

Lance,

The proposed development at 634 Town Talk Road meets the criteria of a "major land use action" as defined in Section 1.4.3. (4) in the Nevada County Airport Land Use Compatibility Plan (NCALUCP) and does require a review by the Nevada County Airport Land Use Commission since the prior approval on May 17, 2005, has expired.

The review fee for "Regulations, Permits, & Other Actions" is \$150.00. Payment may be made in a check payable to the Nevada County Transportation Commission.

Please contact me if you have any questions or need additional information regarding this application.

RECORDED OVERFLIGHT NOTIFICATION

This *Overflight Notification* concerns the real property situated in the County of Nevada and [insert if applicable] the City of _____, State of California, described as _____ [APN No.: _____].

This *Overflight Notification* provides notification of the condition of the above described property in recognition of, and in compliance with, CALIFORNIA BUSINESS & PROFESSIONS CODE Section 11010 and CALIFORNIA CIVIL CODE Sections 1102.6, 1103.4 and 1353, effective January 1, 2004, and related state and local regulations and consistent with policies of the Airport Land Use Commission for Nevada County for overflight notification provided in the Nevada County Airport Land Use Compatibility Plan.

NOTICE OF AIRPORT IN VICINITY: This property is located in the vicinity of an airport and within the airport influence area. The property may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations (for example: noise, vibration, overflights or odors). Individual sensitivities to those annoyances can vary from person to person. You should consider what airport annoyances, if any, affect the Property before you complete your purchase and whether they are acceptable to you.

The Federal Aviation Administration (FAA) has regulatory authority over the operation of aircraft in flight and on the runway and taxiway surfaces at Nevada County Airport. The FAA is, therefore, exclusively responsible for airspace and air traffic management, including ensuring the safe and efficient use of navigable airspace, developing air traffic rules, assigning the use of airspace and controlling air traffic. Please contact the FAA for more detailed information regarding overflight and airspace protection issues associated with the operation of military aircraft.

The airport operator, the County of Nevada, maintains information regarding hours of operation and other relevant information regarding airport operations. Please contact your local airport operator for more detailed information regarding airport specific operational issues including hours of operation.

This *Overflight Notification* shall be duly recorded with the Nevada County Assessor's Office, shall run with the Property, and shall be binding upon all parties having or acquiring any right, title or interest in the Property.

Effective Date: _____, 20____

Table G3

Sample Recorded Overflight Notification

**MITIGATION MONITORING
& REPORTING PLAN**

**TOWN TALK VILLAGE - TENTATIVE SUBDIVISION
MAP & PLANNED DEVELOPMENT (18PLN-36)**

(SCH#2005042007)

City of Grass Valley

October 5, 2018

Prepared by:

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

EXHIBIT B

AUTHORITY AND PURPOSE

Pursuant to the California Public Resources Code, Section 21081.6, the City of Grass Valley is required to implement a Mitigation Monitoring and Reporting Plan for the Town Talk Village residential development located at 634 Town Talk Road (APN: 035-550-003).

The purpose of this Mitigation Monitoring and Reporting Plan is to ensure compliance with, and effectiveness of, the Mitigation Measures set forth in the Mitigated Negative Declaration prepared for the project.

RESPONSIBILITIES

The City of Grass Valley Community Development Department (CDD) will have primary responsibility for the operation of the Mitigation Monitoring and Reporting Plan. The CDD is responsible for managing all technical advisors and coordinating monitoring activities. The CDD is responsible for directing the preparation and filing of Compliance Reports.

MITIGATION MONITORING MATRIX

The following is a list of Mitigation Measures as presented in the Mitigated Negative Declaration prepared for the project. The Mitigation Monitoring and Reporting Program (MMRP), will be considered for adoption by the City of Grass Valley Planning Commission concurrently with consideration of the Mitigated Negative Declaration prepared for the project. The Planning Commission may direct that changes be made to the measures contained in this document prior to its adoption.

TOWN TALK VILLAGE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY	<p>Mitigation Measure: Prior to issuance of a grading permit, a Dust Mitigation Plan shall be submitted for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:</p> <ul style="list-style-type: none"> The applicant shall be responsible for ensuring that all adequate dust control measures as implemented in a timely manner during all phases of project development and construction. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph. 	2, 4	CDD	OG		
			2, 4	CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
4. During construction 5. Prior to Occupancy 7. After construction
Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP – Applicant of individual project
Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually

TOWN TALK VILLAGE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY	<ul style="list-style-type: none"> 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 will remain inactive for 96 hours) in accordance with the local grading ordinance. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site. No burning of waste material or vegetation shall take place on site. 	2, 4	CDD	OG		
			2, 4	CDD	OG		

TOWN TALK VILLAGE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
VI.	GEOLOGY/SOILS	A detailed engineering plan shall be prepared that incorporates the Geotechnical Report recommendations and design criteria for the project. 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.	2, 4	CDD	OG		

TOWN TALK VILLAGE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
XI.	DRAINAGE	A detailed engineered drainage plan shall incorporate "Best Management Practices" to address short-term impacts of on-site sediments, including silt, sand and mud flowing into the Wolf Creek drainage during construction. This plan shall provide approved methods to keep sediment disturbed during construction from impacting the watershed, and approved by the City Engineer.	2	CDD	OT		

**FINDINGS & CONDITIONS OF APPROVAL
TOWN TALK VILLAGE TENTATIVE SUBDIVISION MAP &
PLANNED DEVELOPMENT (18PLN-36)**

FINDINGS:

In accordance with Sections 17.81.060 and 17.72.030 and of the Development Code, the Planning Commission is required to make the following specific findings before it approves Tentative Subdivision Map and Planned Development Application(s).

1. The City received a complete application for Development Review Application 18PLN-36.
2. The Community Development Department prepared an Addendum Initial Study/Mitigated Negative Declaration as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA). Mitigation Measures were incorporated into the project to fully mitigate all potentially significant impacts on the environment.
3. The Planning Commission has independently reviewed, analyzed and considered the Addendum Initial Study/Mitigated Negative Declaration prior to making its decision on the project, and the Mitigated Negative Declaration reflects the independent judgement of the City of Grass Valley.
4. The 2020 General Plan designates the project site as Urban High Density. The proposed map, and/or subdivision design or improvements are consistent with the General Plan or any applicable Specific Plan.
5. The site is physically suitable for the type or proposed density of development.
6. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision or type of improvements is not likely to cause public health or safety problems.
8. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may not be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.
9. The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

**FINDINGS & CONDITIONS OF APPROVAL
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10. The action appropriately balances the housing needs of the region against the public service needs of City residents and available fiscal and environmental resources.
11. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
12. The project is consistent with the applicable sections and development standards in the Development Code.
13. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.
14. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
15. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
16. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.

A. GENERAL CONDITIONS (Modified Conditions of Approval resulting from the Planning Commission meeting are shown in **bold text**):

1. The approval date for this project is September 20, 2022. The Tentative Subdivision Map is approved for a period of three years with extensions as provided in accordance with Section 17.81.140 and shall expire on September 20, 2025, unless the map is filed with the County Recorder's Office or an extension request has been filed with the Community Development Department.
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Tentative Subdivision Map and Planned Development 18PLN-36 unless changes are approved by the Planning Commission prior to commencing such changes. Minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director. Major changes, as determined by the Community Development Director, shall be approved by the Planning Commission.
3. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details shall be shown on the final construction and/or improvement plans. All screening materials shall be consistent with the main building materials and colors.

**FINDINGS & CONDITIONS OF APPROVAL
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and colors. Roof mounted equipment shall be screened from view of adjacent properties and roads. Special attention should be given to changes in elevations where views of roofs are possible.

4. Energy efficient LED lighting and high efficiency HVAC and appliances shall be used for the project.
5. The developer shall install good neighbor fencing around the perimeter of the property. Good Neighborhood fencing shall be constructed of cedar or redwood and shall not exceed 3 feet in the front yard nor 6 feet in height on the side and rear yards.
6. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the building division, in compliance with the California Codes.
7. The maximum exposed height of retaining walls should be 6 feet. Retaining walls should be stepped, with a minimum separation of 4 feet between walls. The design for any retaining walls abutting the public right-of-way shall be shown on the improvement plans. All exposed portions of the retaining wall shall be constructed of split face, slump stone or other decorative block. Colors and materials shall be subject to the approval of the Director of Public Works and the Community Development Director.
8. Rear yard decks over 30 inches in height shall not be closer than 5 feet from the property line. Rear yard decks less than 30 inches in height may be constructed to the property line in accordance with Table 3 – 1 of the City's Development Code.
9. In accordance with the City's Noise Ordinance, the construction hours to operate or perform outside construction or repair work on a building, structure, or project or to operate a pile driver, steam shovel, pneumatic hammer, derrick, stream or electric hoist, or construction type device exclude the hours of 7 p.m. of one day and 7 a.m. of the next day and Sundays and legal holidays if operated or performed in such a manner that a reasonable person of normal sensitivity residing in the area is caused discomfort or annoyance, unless prior written permission has been granted by the building official in the interest of public convenience or necessity.
10. The applicant shall pay all City impact fees prior to filing of the Tentative Subdivision Map, issuance of a grading and/or building permit or issuance of a Certificate of Occupancy, as applicable.
11. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**FINDINGS & CONDITIONS OF APPROVAL
TOWN TALK VILLAGE TENTATIVE SUBDIVISION MAP &
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B. PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the City Engineer for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

2. The project plans shall include the following note:

All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.

3. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City:
 - a. Less Than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
 - b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
4. The applicant shall obtain a tree removal permit from the City of Grass Valley Public Works Department.
5. The applicant shall submit to the City Engineer for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not

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- being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
6. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
 - a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
 - b. Submit design calculations for the walls for review and acceptance.
 - c. If the proposed walls are to be constructed against a cut slope that cannot be graded back per the California Building Code, submit:
 - i. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
 - ii. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will:
 - a. be onsite during excavation for and construction of the retaining walls;
 - b. be onsite at least once a day during inclement weather; and
 - c. will submit daily reports to the City.
 7. If over 1 acre of disturbed area) The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the Engineering Division.
 8. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
 9. (If creates and/or replaces 5,000 sf. or more of impervious surfaces) Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydro modification management measures per the City of Grass Valley Design Standards.
 10. An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10 % of the cost of erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring

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property owners if left in an incomplete state. The minimum security amount shall be \$500.00. The cost estimate shall be provided to the Engineering Division for review and approval as a part of plan submittal. All costs shall include a ten (10) percent contingency.

11. A detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.
12. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.
13. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
14. The applicant shall submit two (2) typical landscape and irrigation plans for all of the lots, prepared by a licensed landscape architect, for review and approval by the Planning and Engineering Divisions. Landscaping design shall include a minimum of one (1) decorative tree in the front yard and comply with all provisions of the City's Water Efficient Landscape Ordinance.
15. If construction or development activities are to occur during the breeding season (March 1 through August 30) that may disturb or remove occupied nests of migratory birds or raptors, a pre-nesting construction survey within 250 feet of the disturbance area within the subject parcels shall be prepared. If any nesting raptors or migratory birds are identified during surveys, active nests should be avoided and a no-disturbance or destruction of the next site until after the breeding season or after or after a wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.

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

C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS FOR THE PROJECT, THE DEVELOPER SHALL COMPLETE THE FOLLOWING:

1. That prior to any work being conducted within the County right-of-way, the applicant shall obtain an Encroachment Permit from Nevada County.

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2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Community Development Department and Engineering Division of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Community Development and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
3. Placement of construction fencing around all trees designated to be preserved in the project shall be completed.
4. Submit for review and approval by the Fire Department, a Fire Safety Plan.
5. Submittal of two copies to the Engineering Division of the signed improvement/grading plans.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

1. If prehistoric or historic-period archaeological resources or human remains are encountered during grading or excavation, work shall avoid altering the materials and their context until a qualified professional has evaluated, recorded and determined appropriate treatment of the resource, in consultation with the City. Project personnel shall not collect cultural resources. Cultural resources shall be recorded on DPR 523 historic resource recordation forms. If it is determined that the proposed development could damage a unique archaeological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. If human remains are discovered, mitigation shall be implemented in compliance with CEQA section 15064.5.
2. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
3. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
4. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and

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geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

5. Where trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standard Specifications.
6. The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.
7. Construction and demolition waste recycling shall occur in accordance with Waste Management requirements.
8. For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.

E. PRIOR TO RECORDING THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
2. Prior to recordation of the final/parcel map, the subdivider shall provide to the Engineering Division an acceptable method, such as a property owners association, tenant agreement, and/or CC&R's to maintain the common areas. Common areas can include residential areas, landscape areas, ingress/egress accesses, monitoring wells, roadways and utilities, detention facilities and open space areas not accepted by the City. Documentation may be reviewed by the Community Development Director (for non-residential), City Engineer and City Attorney (if determined necessary). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

The Final Map, CC&Rs and deeds for the individual properties shall contain a statement that the adjoining property is owned and operated for agricultural/recreational purposes (i.e. Nevada County Horseman's Association Facility) and that property owners can expect activity, sounds, odors indicative of such agricultural/recreational facility.

The CC&Rs shall contain a provision as to the construction, use and installation of the pedestrian trail extending to the commercial property to the west through Lots 3 and 4. If the construction and opening of the pedestrian trail is deferred later than

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occupancy of the residential units, per Condition of Approval 11 below, the CC&Rs shall provide the ability for the Town Talk Village property owners to construct the trail at a later date.

3. Subdivider shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes in accordance with the City's Development Code.
4. If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements, in accordance with the City's Development Code and the CA Subdivision Map Act. The applicant must supply the City with the cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to Final Map approval.
5. All existing and proposed utility distribution facilities (including electric, telecommunications and cable television lines) installed in and for the purpose of supplying service to any subdivision shall be installed underground. Equipment appurtenant to underground facilities, including transformers, pedestal mounted terminal boxes and meter cabinets and ducts, shall also be located underground or entirely within a building, not located within the right of way or setback.
6. (if no homeowners association) The Applicant shall sign and record a covenant and agreement to ensure that the onsite detention facilities will be maintained by the property owner(s).
7. ROW along Town Talk Road may need to be dedicated in order to comply with the design standards for a minor residential street with no parking.
8. Per the County's recommendations, the project shall show a Local Class I detail and ditch along Town Talk Road.
9. Per the County's recommendations, a sidewalk or paved pathway shall be constructed along the property frontage on Town Talk Road.
10. The applicant shall record an overflight notification in accordance with Policy 5.4.3 of the Nevada County Airport Land Use Compatibility Plan. The notification shall contain language to prospective purchasers of the property and shall appear on the property deed to the satisfaction of the Executive Director of the Airport Land Use Commission.
11. The Improvement Plans and Final Map shall dedicate a pedestrian trail extending from the interior roadway through Lots 3 and 4 to the commercial property to the west (APN: 035-480-37). The applicant shall meet with the adjoining commercial

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property owner or agent to gain their endorsement for extending the trail to the commercial property. If the applicant verifies that the commercial property owner opposes the trail extension, the pedestrian trail can be deferred by City approval and allowed to be constructed at a later date with the approval of the Town Talk Village property owners. If the commercial property owners supports the trail connection to their parcel, the time of installation of the trail shall be completed prior to occupancy of the residential units.

12. The improvement plans shall show a redesigned driveway access onto Town Talk Road for Lots 9 and 10 that will serve to minimize any vehicular backup onto Town Talk Road from each of the residences. The plans can address this vehicular turning movements by combining the driveways and/or adding space for on-site turning of vehicles. In addition, the interior access scales to be more than 150 feet thus requiring improvements in accordance with 2016 CFC Appendix D Table D103.4. requiring a twenty (20) foot wide driveway with an approved turn-a-round.
13. If any of the improvements which the applicant is required to construct or are to be constructed or installed upon land in which the applicant does not have title interest sufficient for such purposes, the applicant shall do all of the following pursuant to Government Code Section 66462.5:
 - a. Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66452.5.
 - b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;
 - c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.

F. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND/OR EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year shall be provided in the amount of 10% of the total improvement costs.
2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.

**FINDINGS & CONDITIONS OF APPROVAL
TOWN TALK VILLAGE TENTATIVE SUBDIVISION MAP &
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3. "As-built" plans, signed by the Engineer of Record, must be submitted to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.
4. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.
5. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows:

"As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include the signature, company and date.

G. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

1. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering and building divisions. The applicant shall also obtain an Encroachment Permit from the County of Nevada.
2. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELO.
3. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELO. This shall be conducted by a third party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELO requirements.