Dorsey Marketplace
Development Review and Use Permit (26PLN-0005)
Attachments

1. Applications
   (Use Permit, Development Review)
2. Vicinity/Aerial Map
3. CEQA Addendum
4. Proposed Conditions of Approval
5. Proposed Phasing Plan
6. Mitigation Monitoring Table Adopted 2020
7. Site Plan
8. Landscaping Plan
9. Parking Plan
10. Building Elevations
    a. Commercial
    b. Mixed-Use
    c. Residential
11. Renderings
12. Photometric Analysis
13. Agency Comments
14. Applicant Response to NSAQMD Comments

Links:
2019 Dorsey Marketplace Certified EIR, and supporting material
2024 Dorsey Marketplace Supplement to the EIR, and supporting material

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION

Application Types

Administrative
- [ ] Limited Term Permit $780.00
- [ ] Zoning Interpretation $250.00

Development Review
- [ ] Minor Development Review – under 10,000 sq. ft. $2,030.00
- [X] Major Development Review – over 10,000 sq. ft. $3,685.00
- [ ] Conceptual Review - Minor $500.00
- [ ] Conceptual Review – Major $875.00
- [ ] Plan Revisions – Staff Review $350.00
- [ ] Plan Revisions – DRC / PC Review $930.00
- [ ] Extensions of Time – Staff Review $315.00
- [ ] Extensions of Time – DRC / PC Review $680.00

Entitlements
- [ ] Annexation $8,785.00 (deposit) + $20.00 per acre
- [ ] Condominium Conversion $5,339.00 (deposit) + $25 / unit or $25 / 1,000 sf com.
- [ ] Development Agreement – New $20,600.00 (deposit) + cost of staff time & consultant minimum $300
- [ ] Development Agreement – Revision $7,700.00 + cost of staff time & consultant minimum $300
- [ ] General Plan Amendment $8,260.00
- [ ] Planned Unit Development $9,130.00 + $100.00 /unit and / or $100 / 1,000 sf floor area
- [ ] Specific Plan Review - New Actual costs - $19,000.00 (deposit) (+ consultant min. $300)
- [ ] Specific Plan Review - Amendments / Revisions Actual costs - $7,800.00 (deposit) (+ consultant min. $300)
- [ ] Zoning Text Amendment $3,450.00
- [ ] Zoning Map Amendment $5,600.00
- [ ] Easements (covenants & releases) $1,850.00

Environmental
- [ ] Environmental Review – Initial Study $1,900.00
- [ ] Environmental Review – EIR Preparation Actual costs - $36,000.00 (deposit)
- [ ] Environmental Review - Notice of Determination $165.00 (+ Dept. of Fish and Game Fees)
- [ ] Environmental Review - Notice of Exemption $165.00 (+ County Filing Fee)

Sign Reviews
- [ ] Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria $350.00
- [ ] Major – Master Sign Programs $1,450.00
- [ ] Exception to Sign Ordinance $1,080.00

Subdivisions
- [ ] Tentative Map (4 or fewer lots) $3,900.00 (+100 per lot)
- [ ] Tentative Map (5 to 10 lots) $5,400.00 (+100 per lot)
- [ ] Tentative Map (11 to 25 lots) $7,200.00 (+75 per lot)
- [ ] Tentative Map (26 to 50 lots) $9,900.00 (+50 per lot)
- [ ] Tentative Map (51 lots or more) $14,600.00 (+40 per lot)
- [ ] Minor Amendment to Approved Map (staff) $1,240.00
- [ ] Major Amendment to Approved Map (Public Hearing) $2,700.00
- [ ] Reversion to Acreage $850.00
- [ ] Tentative Map Extensions $1,170.00
- [ ] Tentative Map - Lot Line Adjustments/Merger $1,350.00

Use Permits
- [ ] Minor Use Permit - Staff Review $580.00
- [X] Major Use Permit - Planning Commission Review $3,400.00

Variances
- [ ] Minor Variance - Staff Review $562.00
- [ ] Major Variance - Planning Commission Review $2,200.00

Application	Fee
MAJOR DEV. REVIEW	$3,685
USE PERMIT	$3,400
Total*:	$ 7,085

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **$3,445.25** for an Environmental Impact Report and **$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

Applicant/Representative	Property Owner
Name: GALLELLI REAL ESTATE	Name: R. JETER FAMILY TRUST
Address: 3005 DOUGLAS BLVD. ROSEVILLE, CA 95661	Address: 1004 COMMERCIAL AVE. #1112 ANACORTES, WA 98221
Phone: (916) 997-0110	Phone: (916) 784-2700
E-mail: WHUGHES@GALLELLIRE.COM	E-mail: RUSSJETER@WAVECABLE.COM

Architect	Engineer
Name: 19SIX ARCHITECTS	Name: GENESIS ENGINEERING
Address: 2237 DOUGLAS BLVD, #160 ROSEVILLE, CA 95661	Address: 120 N. AUBURN ST. GRASS VALLEY, CA 95945
Phone: (916) 786-8178	Phone: (530) 701-4477
E-mail: GTONELLO@19SIX.COM	E-mail: SEAN@GENESISENGINEERING.US

1. **Project Information**
   a. Project Name DORSEY MARKETPLACE
   b. Project Address N/A
   c. Assessor's Parcel No(s) 035-260-062, 063, 064 (include APN page(s))
   d. Lot Size 3 PARCELS TOTALING 26.75 ACRES

2. **Project Description** THE PROJECT CONSISTS OF DEVELOPING 104,350 SF OF COMMERCIAL SPACE AND 172 MULTIFAMILY UNITS.

3. **General Plan Land Use:** C-RJHO

4. **Zoning District:** C-2 R-3

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y X N ___

   The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

   The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

Property owner must provide a consent letter allowing representative to sign on their behalf.

Applicant Signature: ON FILE

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

DEVELOPMENT REVIEW

SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: None

B. Describe surrounding land uses:

North: High Density Residential
South: Industrial
East: High Density Residential
West: Sierra Nevada Memorial Hospital and Residential

C. Describe existing public or private utilities on the property: None

D. Proposed building size (if multiple stories, list the square footage for each floor):
104,350/sf Retail/Commercial, 8,500/sf Office and 172 Multifamily Units

E. Proposed building height (measured from average finished grade to highest point):
41'

F. Proposed building site plan:

(1)	Building coverage	197,300 Sq. Ft.	17.1	% of site
(2)	Surfaced area	544,090 Sq. Ft.	47.3	% of site
(3)	Landscaped area	323,110 Sq. Ft.	28.1	% of site
(4)	Left in open space	86,800 Sq. Ft.	7.5	% of site
	Total	1,151,300 Sq. Ft.	100 %	

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. See Attached Phasing Plan.

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Parking lot lighting will be of similar design placed at regular intervals and mounted atop concrete metal pedestals. Wall mounted lighting will compliment in style and color the site lighting. Lighting will conform to Grass Valley design guidelines.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Parking lot fields will be positioned to mitigate conflict with vehicles and pedestrians at key points. Lighting fixtures adjacent to neighboring properties will use cut off luminaries to mitigate light trespassing.

I. Total number of parking spaces required (per Development Code): 790

J. Total number of parking spaces provided: 912

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? See Certified EIR.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. Yes. See Certified EIR.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. See Certified EIR.

II. If an ***outdoor use*** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: Some restaurants may have ancillary outdoor seating areas, this will be addressed with individual building submissions.

SITE PLAN REQUIREMENTS
DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- ☐ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ☐ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☐ The appropriate non-refundable filing fee.

B. Site Plan

☐ One electronic copy of Plan Sets which includes the following information:

- ☐ Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
- ☐ Project Site Plan drawn to scale and indicating:
  - ☐ Dimensioned property lines, north arrow, and any easements on the site
  - ☐ Points of access, vehicular circulation, location and dimension of parking areas and spaces
  - ☐ Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
  - ☐ Location of any existing or proposed utilities such as water, wastewater and storm drainage
  - ☐ Location of any proposed structures and uses (including building setbacks)
  - ☐ Open space and buffer areas
  - ☐ Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
  - ☐ Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
  - ☐ Mailbox locations and trash enclosures
  - ☐ Other site features such as outdoor seating areas
- ☐ Preliminary Grading and Drainage Plan showing:
  - ☐ Existing and proposed contours using City datum (cut and fill slopes)

- ☐ Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.
- ☐ Creek flow lines and flow directions
- ☐ Retaining wall locations, materials, and heights.
- ☐ Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
- ☐ Rock outcroppings and other major natural site features
- ☐ Location and construction of temporary and permanent erosion and sedimentation control measures

☐ Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

☐ Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

☐ Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

☐ Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

☐ Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

☐ Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:

- ☐ Dimensions and square footage of all signs.
- ☐ Dimensions and square footage of building walls on which signs are located.
- ☐ Means of lighting.
- ☐ Heights of all signs.
- ☐ Message that will appear on each sign.
- ☐ Description of materials and colors for letters and background.
- ☐ A scaled drawing of each sign showing typeface and design details.

☐ Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.

☐ Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".

☐ Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

☐ Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.

☐ Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.

☐ Photo Articulation of proposed physical improvements overlaid onto photos of site.

☐ Scaled Model upon request of the Development Review Committee or Planning Commission.

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

USE PERMIT

SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: None

B. Describe surrounding land uses:

North: High Density Residential
South: Industrial
East: High Density Residential
West: Sierra Nevada Memorial Hospital and Residential

C. Describe existing public or private utilities on the property: None

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): 104,350/sf Retail/Commercial, 8,500/sf Office and 172 Multifamily Units

E. Proposed building height (measured from average finished grade to highest point): 41ft.

F. Proposed building site plan:

(1)	building coverage	197,300	Sq. Ft.	17.1	% of site
(2)	surfaced area	544,090	Sq. Ft.	47.3	% of site
(3)	landscaped area	323,110	Sq. Ft.	28.1	% of site
(4)	left in open space	86,800	Sq. Ft.	7.5	% of site
	Total	1,151,300	Sq. Ft.	100	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. See attached Phasing Plan

104,350/sf Retail/Commercial, 8,500/sf Office and 172 Multifamily Units

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Parking lot lighting will be of similar design placed at regular intervals and mounted atop concrete metal pedestals. Wall mounted lighting will compliment in style and color the site lighting. Lighting will conform to Grass Valley design guidelines.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Parking lot fields will be positioned to mitigate conflict with vehicles and pedestrians at key points. Lighting fixtures adjacent to neighboring properties will use cut off luminaries to mitigate light trespassing.

I. Total number of parking spaces required (per Zoning Code): 790

J. Total number of parking spaces provided: 912

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? See Certified EIR

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: Yes.See Certified EIR
Yes. See Certified EIR.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: See Certified EIR
See Certified EIR.

II. Project Characteristics:

A. Days of operation (e.g., Monday - Friday): Sunday through Saturday

B. Total hours of operation per day: Varies by use.
Times of operation (e.g., 8 - 5, M - F): Varies by use

C. If fixed seats involved, how many: N/A
If pews or benches, please describe how many and the total length:

D. Total number of employees: Approximately 100

E. Anticipated number of employees on largest shift: 100

III. If an ***outdoor use*** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan).

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: Some restaurants may have ancillary outdoor seating areas, Parking lot lighting will be of similar design placed at regular intervals and mounted atop concrete metal pedestals. Wall mounted lighting will compliment in style and color the site lighting. Lighting will conform to Grass Valley design guidelines.

USE PERMITS
SITE PLAN REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

A. Submittal Checklist:

☐ One completed copy of Universal Application form.

☐ One completed copy of the Environmental Review Checklist (if applicable).

☐ One electronic copy of the site plan and all other applicable plans/information.

☐ Preliminary Title Report dated no later than 6 months prior to the application filing date.

☐ The appropriate non-refundable filing fee.

B. Site Plan:

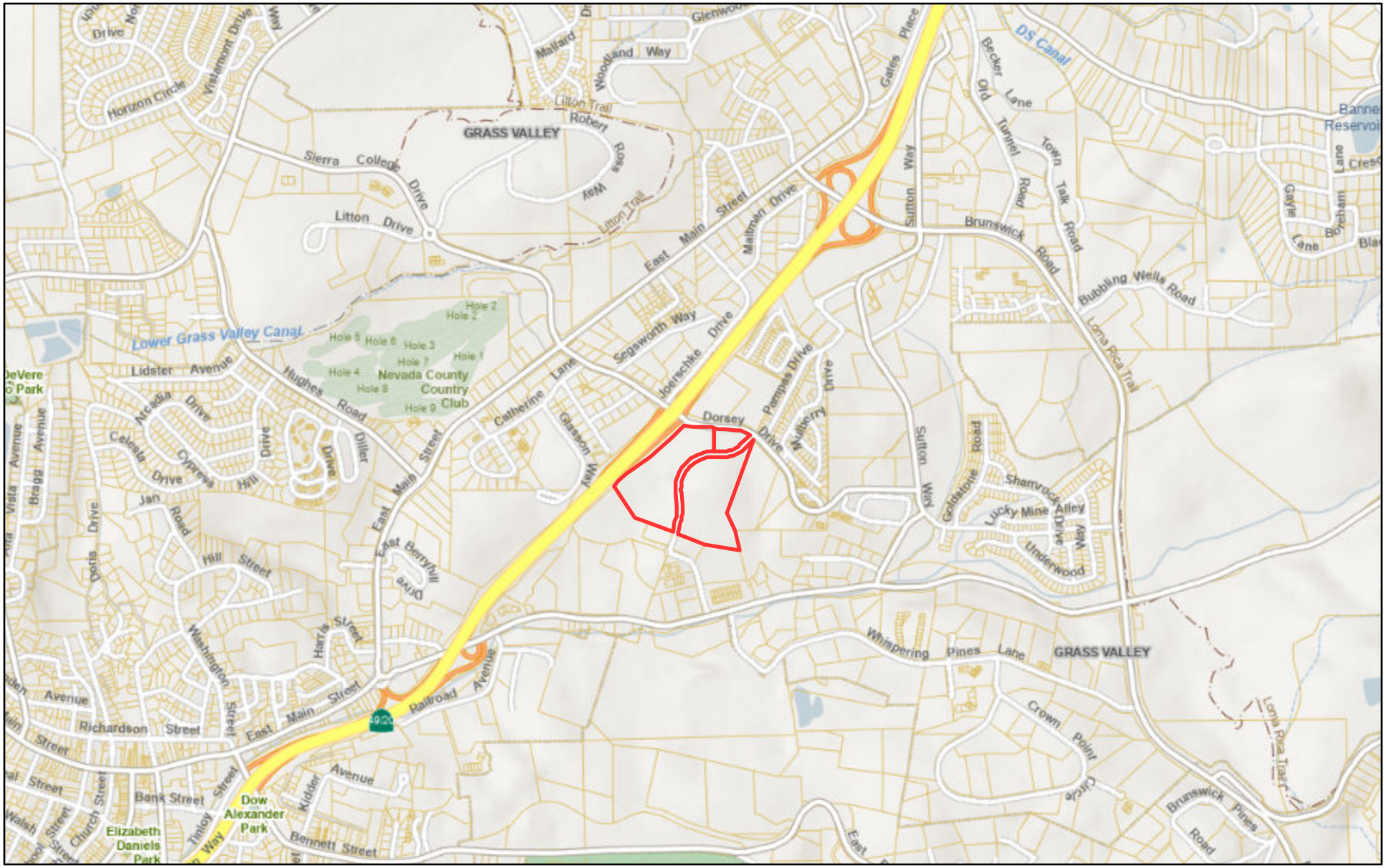
☐ Graphic scale and north arrow.

☐ Show location and dimensions of existing and proposed structures and walls (identify existing as a solid line and proposed as a dashed line).

☐ Label the use of all existing and proposed structures or area.

- ☐ Show the distance between structures and to the property lines.
- ☐ Show site access and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- ☐ Show size and species of all trees 6 inches and greater in diameter at breast height.
- ☐ Show location and size of all proposed and existing signs, fences and walls.
- ☐ Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.

Dorsey Marketplace - Vicinity Map



4/22/2026, 4:26:25 PM

1:22,252

0 750 1,500 3,000 ft

0 240 480 960 m

Nevada County GIS

Nevada County GIS 2025

Dorsey Marketplace - Aerial Map

4/22/2026, 4:29:26 PM

1:3,277

0 115 230 460 ft

0 35 70 140 m

Nevada County GIS 2025

Community Development Department
Amy Wolfson, City Planner

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
Fax 530-274-4399

April 22, 2026

Addendum to the Environmental Impact Report for the Dorsey Marketplace Project

Project: Addendum to the certified EIR for the Dorsey Marketplace project to analyze the environmental impacts related to reinstating the Development Review Permit and the Use Permit entitlements and an added condition of approval to phase the project over a seven-year period.
Lead Agency: City of Grass Valley
EIR State Clearinghouse No.: 2016022053
Applicant: Warren Hughes
Project Location: 200 Block of Dorsey Drive, APNs: 035-260-062, -064, -077

Background:

At its April 28, 2020 regular meeting, the City Council approved the Dorsey Marketplace project "Alternative B" and also certified the Final EIR prepared for the Project and adopted Findings of Fact and a "Statement of Overriding Considerations." The previously approved Project consisted of applications for a General Plan Amendment, Zoning Map Amendment, Development Review Permit, and Use Permit for a proposed mixed-use development on a 26.8-acre infill site. Approved Alternative B includes 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units, along with pedestrian corridors, public plaza spaces, spaces for public art and murals throughout the commercial component, as well as a small dog park.

The City's CEQA determination and land use approvals were subsequently challenged in court, which lawsuit was resolved in late 2024. At the regular meeting held on September 10, 2024, the City Council adopted Resolution No. 2024-66 certifying the Supplement to the Final Environmental Impact Report for the Dorsey Marketplace Project, which included the Subsequent EIR prepared for the project to analyze traffic from the Project and its impact on health risks for future Project residents and occupants based on the potential for mobile source emissions associated with SR 20/49 in 2035.

The time between the initial entitlement approval and the conclusion of the legal challenge was over four years. Development entitlements have a standard one-year expiration unless conditioned otherwise. While the applicant could technically have pulled permits while litigation was pending, it is generally ill-advised and difficult to obtain financing during pending litigation given the uncertainty of the outcome and the financial burdens that come with exercising an entitlement. Therefore, the Development Review Permit and the Use Permit entitlements expired. However, the General Plan and zoning amendment components were implemented and remain in effect.

Purpose of this Addendum:
An addendum to a Certified EIR for the Dorsey Marketplace Project (State Clearinghouse No. 2016022053) has been prepared in conformance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, which allows a lead agency to prepare an Addendum to a certified EIR if changes or additions are necessary but none of the conditions in Section 15162 calling for a subsequent EIR or negative declaration have occurred.

The purpose of this Addendum is to document the reinstatement of the Development Review Permit and the Use Permit entitlements, as well as document the addition of a new Condition of Approval to allow the project to be constructed in phases over an approximate seven-year period. The phasing is proposed to respond to market conditions, financing logistics, and construction sequencing, while maintaining consistency with the overall approved project.

Description of the Proposed Changes:

Reinstatement of Entitlements:
The application in 2020 included two alternative proposals, but Alternative B, which includes a proposal for 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartments, was the one approved by City Council. The applicant has submitted only the originally approved Alternative B proposal for consideration under this current entitlement review. The project will include pedestrian corridors and several plazas, public art and murals throughout the commercial area, and a small dog park. Two transit stops are proposed, and a pedestrian trail is provided to the existing apartment complex to the east, as well as a meandering accessible path from Dorsey Drive into the shopping center. The project will also involve the extension of Springhill Drive to Dorsey for improved circulation and emergency access. At the time of approval, conditions of approval were added at the public hearing (see conditions B10 and C2). These conditions require one of the three drive-through uses to be non-food related and requires the apartment buildings to install solar panels. ,. The applicant has additionally requested that the project be conditioned to be phased over a seven-year period, as discussed below. Staff is recommending approval of the currently proposed project, which has been submitted as originally approved in 2020, along with the added condition of approval for a phases development approach. There are no revisions to the project development plans as approved in 2020.

Proposed Modification:
Add a new Condition of Approval (A10) to allow construction of the Dorsey Marketplace Project over a seven-year period, with each phase consisting of portions of the remediation program, infrastructure improvements, and residential and commercial development as shown in the Phasing Plan provided by the applicant (Attachment 1). The added Condition of Approval states:

> *The Dorsey Marketplace Project may be constructed in phases within a seven-year period as approved by the City Council of the City of Grass Valley. Minor modifications to the phasing program may be approved by the Planning Director. The phased project shall remain eligible for extensions of time for no more than*

two, twelve-month periods in accordance with Development Code Section 17.74.060(T).

The applicant is requesting a permit revision to their approved project to add a condition of approval to allow a phased approach to building out of the project to occur over a seven-year period. Without this revision the project is subject to standard project timelines as outlined in Section 17.74.060 of the Grass Valley Municipal Code, which requires effectuating the project through a building permit within one-year of project approval (an ordinance amendment is currently being considered to change this to two years), and subsequent building permits for each subsequent year until project completion. This standard timeline is impractical for a project of this size and scope, particularly considering there is a soil cleanup component with this project. The development code allows for a project to be phased over several years so long as it is conditioned as such. Phasing is typical for larger developments such as Dorsey Marketplace. The applicant has provided a phasing plan that shows build-out progress within a seven-year timeframe. There are no changes proposed to the overall project development.

CEQA Analysis :

This Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines. Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a Subsequent EIR or Negative Declaration is only required when:

1. Substantial changes are proposed in the project which will require major revision of the previous EIR 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 revision of the previous EIR due to the involvement of new significant environmental 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 EIR was certified as complete, shows any of the following:

(a) The project will have one or more significant effects not discussed in the previous EIR;

(b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(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; or

(d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

Neither the reinstatement of entitlements as approved in 2020, nor the introduction of construction phasing will alter the physical characteristics, intensity, or location of the approved development. The project footprint, grading limits, infrastructure network, and land uses remain consistent with the project analyzed in the certified EIR. None of the conditions described above from CEQA Guidelines Section 15162 calling for preparation of a subsequent document have occurred. Therefore, the differences between the approved Dorsey Marketplace Project, as described in the certified EIR and SEIR, and the project modifications now being considered constitute changes, consistent with CEQA Guidelines Section 15164, that may be addressed in an addendum to the EIR.

Staff received a comment letter from the Northern Sierra Air Quality Management District (NSAQMD) noting concerns about the CalEEMod analysis being out of date and new district guidelines that would require additional mitigation measures for this project if it were to undergo environmental review now. The applicant responded to these concerns in a memorandum dated April 3, 2026 from Nathan George, attorney for Gallelli Real Estate. George's memo cites several case law examples showing that once a project has undergone environmental review, the circumstances in which further environmental review is required is limited to that outlined in CEQA Guidelines Section 15162: 1) changes to the project, 2) changes in the circumstances surrounding the project, or 3) new information becomes available that was not and could not have been available at the time the EIR was certified. None of these circumstances have occurred, and NSAQMD did not identify any such circumstances in its comment letter. Case Law supports that mere delay of a project does not constitute a "substantial change," and that newly adopted regulations do not constitute "new information of substantial importance." The memo further acknowledges that Level B mitigation measures as recommended in the updated district guidelines are already incorporated into the Project and notes that the three measures not specifically included are components of the Project already, including 1) incorporate mixed uses, 2) provide parks and recreational options, and 3) incorporate densities of at least 9 units per acre. All of these updated Level B measures are incorporated as part of the proposed Dorsey Marketplace project.

NSAQMD also commented on the need for the applicant to update their Asbestos Dust Mitigation Plan (ADMP). The ADMP is required to be submitted as part of the Remedial Action Workplan (RAW) applicable to the project pursuant to Mitigation Measure 15a. The RAW, and ADMP as a required component, must meet all applicable agency standards including NSAQMD and the Department of Toxic Substance Control at the time of their review.

Environmental Review of Adding a Phasing Condition of Approval:
The City of Grass Valley has determined that, in accordance with PRC Section 21166 and Section 15164 of the State CEQA Guidelines, minor technical changes or additions to the EIR and SEIR are necessary to address the modifications to the approved Dorsey Marketplace EIR and SEIR. The analysis of environmental effects provided below addresses the same impacts addressed in the Dorsey Marketplace EIR and SEIR. The environmental analysis evaluates whether, for each applicable environmental resource topic there are any changes in the project or the circumstances under which it would be undertaken that would result in new or substantially more severe environmental impacts than considered in the Dorsey Marketplace EIR and SEIR.

This analysis focuses only on those topics potentially affected by the proposed change in the Conditions of Approval to allow an extended timeline of construction in phases over a seven-year period. No changes are proposed to the development area, approved land use or density, required infrastructure improvements or any of the previously adopted mitigation measures. The City has reviewed the certified EIR and SEIR and determined the following:

Environmental Topic	Evaluation Summary
Aesthetics	The proposed entitlement reinstatement does not involve any changes to the design or aesthetics analyzed in the certified EIR. Phasing of the project will not alter the design, massing, or site visibility of the overall project. No new or increased impact would occur.
Air Quality/GHG	While there have been updates to air quality guidelines since the adoption of the EIR, there has been no change to the proposed project design or scope. Delay in completing a project does not constitute a "substantial change" for the purposes of CEQA. All Air Quality mitigations measures required for Level B impacts under the guidelines, remain mitigation measures that are applicable to the project under the certified EIR or are incorporated within the project as proposed. Construction phasing may extend the construction period but would not increase total emissions. Total emissions may actually decrease as vehicles are required to meet more stringent emissions standards over time. Phased implementation remains within the EIR's analyzed construction and operational assumptions.
Biological Resources	All previously identified mitigation measures remain appliable prior to and during each phase. No new or increased impact would occur.
Traffic/Transportation	Phased occupancy would reduce peak construction and operational trip generation compared to full buildout in a shorter time-period. No new or increased impact would occur.
Noise	Temporary construction noise would occur over a longer duration but would not exceed EIR assumptions or applicable standards.
Public Services/Utilities	Infrastructure demand remains consistent with prior analysis and phasing would not create new service needs.
Cumulative Impacts	No change to project size, design, or setting is proposed. Cumulative impacts remain as previously analyzed.

No other CEQA topics would experience new or substantially more severe impacts due to the proposed modification.

Consistency with Adopted Mitigation Measures:
All mitigation measures adopted under the EIR and SEIR for the Dorsey Marketplace project remain in effect. If mitigation timing is linked to specific milestones (e.g. "prior to issuance of

grading permit" or "prior to occupancy"), such measures will apply to each construction phase as relevant to the scope of work.

CEQA Determination:
Based on the above evaluation and the criteria of CEQA Guidelines §§15162-15164:

- No substantial changes are proposed that would require major revisions to the EIR or SEIR;
- No substantial changes in the surrounding circumstances have occurred; and
- No new information of substantial importance has been identified that would result in new significant effects or more severe impacts.

Therefore, an Addendum to the certified EIR and SEIR is the appropriate CEQA documentation, and preparation of a Subsequent or Supplemental EIR is not required to re-entitle the Dorsey Marketplace project as previously approved with a Development Review Permit and Use Permit, and include a condition of approval for phasing the project over a seven-year period.

References:

- City of Grass Valley (Year). Final Environmental Impact Report for the Dorsey Marketplace Project.

- CEQA Guidelines §§15162, 15164.

- City of Grass Valley, Mitigation Monitoring and Reporting Program for Dorsey Marketplace.

Conditions of Approval for Dorsey Marketplace

A. GENERAL CONDITIONS:

1. The project shall be constructed in accordance with the plans approved by the City Council for applications 15PLN-07, specifically Alternative B, unless the Planning Commission approves changes prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.

2. 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.

3. The City shall provide, and the applicant shall file a Notice of Determination, including payment of associated fees, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.

4. The Dorsey Marketplace Project may be constructed in phases within a seven-year period as approved by the City Council of the City of Grass Valley. Minor modifications to the phasing program may be approved by the Planning Director. The phased project shall remain eligible for extensions of time for no more than two, twelve-month periods in accordance with Development Code Section 17.74.060(T).

B. PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit final landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning Department. Landscaping design shall comply with all provisions of the City's/State's Model Water Efficient Landscape Ordinance (MWELO). The final plans shall include the City application, standard worksheet, and required reports pursuant to MWELO.

2. The final landscape plan shall include a landscape hedge, small wall, or landscape berm between the east facing parking stalls south of Pad 4 and east of the apartment building located on the southeast portion of the site. The intent is to screen the cars and potential headlights from the apartment complexes to the east.

3. The landscape architect shall provide a letter to the Planning Department and a note on the landscape plans that specifies proper trees are to be planted for this project on any portions of the site that may have limited soils or will be near bedrock due to site grading activities. The landscape plan and letter shall include specific soil amenities to ensure trees and plants will thrive in this setting.

4. Alternative B shall incorporate the wide enhanced pedestrian crossing over the Springhill Drive extension between Shops D and E and the apartments as shown in Alternative A. This is intended to act as a traffic calming measure. The new intersection of the Springhill Drive extension should also include enhanced pedestrian cross walks. The crossing shall be shown on the improvement plans.

5. The applicant shall include power and low voltage data connections (terminated at an acceptable data-capable facility) on a sufficient number of parking lot poles and/or on the planned Dorsey Drive signal light poles for public space video cameras to provide vehicle and pedestrian surveillance at the project entrances/exits to detect and deter criminal activity. The specific poles and locations shall be approved by the Planning Department and Police Chief.

6. The plans shall include an emergency phone within the center pedestrian path, and power and low voltage data connections (terminated at an acceptable data-capable facility) on parking lot poles for public space video cameras to provide video surveillance coverage of the business parking areas. The locations shall be approved by the Planning Department and Police Chief.

7. The applicant shall provide a letter from Waste Management confirming the final location and approval of all the trash enclosures.

8. The *CFC* allowable distances from a building to a required *Aerial Fire Apparatus Access Road* is a *minimum of 15-feet and a maximum of 30-feet*. The carport parking area distances in *15PLN-07 (7/30/2019 submittal) are at 30'-8 ¾"* which is beyond the *30-foot maximum*, however, it will be acceptable provided it does not exceed that distance.

9. The project, either Alt A & B, could require an available fire flow potentially as high as 5,000 to 6,000-gpm +/- to support required fire protection systems. Actual Available Fire Flows TBD by Fire Protection Engineer.

10. The applicant shall identify on the plans which one of the three drive-though buildings shall be dedicated and used for non-food related uses.

11. A "No further Action" letter or equivalent to indicate the property is safe for the intended development from the Department of Toxic Substance Control (DTSC) shall be achieved and a copy provided to NCDEH.

12. All checked conditions on the Standard Grading Permit/Public Improvement Condition Checklist, attached as Exhibit A, shall be satisfied to the satisfaction of the City Engineer.

C. PRIOR TO ISSUANCE OF BUILDING PERMITS:

1. The applicant shall submit for approval by the Planning Department:

a. Trash enclosure details for the entire project site that includes a consistent design theme and incorporates materials and colors used on the buildings (e.g. corrugated metal gates, brick or plaster covered walls).
b. A Master Sign Program that covers the project area. This sign program must be approved by the Planning Commission prior to approval of any signage for this site.

2. The building plans shall show that all the apartment buildings incorporate solar panels.

3. The applicant shall record within the CC&Rs the Dorsey Marketplace – General Use Restrictions document, attached to the end of these conditions and dated 4/28/2020. The CC&Rs shall include a statement that these Use Restrictions cannot be changed without approval by the Grass Valley City Council.

4. The applicant's plan shall confirm that any carports for the apartments that contain solar panels will not interfere with the aerial fire apparatus vehicle.

5. The project, either Alt A & B, will require the installation of a complete Private Underground Fire Service designed in accordance with the current editions of NFPA-24, CFC and the City of Grass Valley.

6. All buildings, in both Alt A & B, will require the installation of Monitored Fire Sprinkler Systems designed in accordance with the current editions of NFPA-13, CFC and the City of Grass Valley.

7. All buildings, in both Alt A & B, will require the installation of Fire Alarm Systems designed in accordance with the current editions of NFPA-72, CFC and the City of Grass Valley.

8. All buildings, in both Alt A & B, >/= 30' in height will require Aerial Fire Apparatus Access as per CFC Appendix D.

9. All buildings, in both Alt A & B, where Aerial Fire Apparatus Access is required shall have drive isles designed in accordance with CFC Appendix D.

10. Roof access by Aerial Fire Apparatus to any building shall not be obstructed, for the life of the building(s), by any landscaping proposed for both Alt A & B. Tree height(s) at full growth need to be taken into consideration prior to planting.

11. The following *Alt B buildings* will require *Aerial Fire Apparatus Access*.
    a. Major – 1 & 2
    b. Shops – A, B & D
    c. Apartments – ALL

12. Applicant must grant the Nevada Irrigation District the necessary Right of Way for any new or existing water delivery facilities

13. Waterline Extension shall run all the way up Springhill Drive and connect to existing line and may require PRV.

14. A Water Demand Analysis shall be required to determine meter size.

15. If any retail food facilities are proposed, their buildouts shall go through food facility plan check with Nevada County Department of Environmental Health (NCDEH) prior to construction. Permits to operate shall be issued NCDEH prior to opening.

16. If any pools or spas (hot tubs) are proposed, their build outs shall go through commercial pool/spa plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

17. If any body art facilities are proposed, their buildouts shall go through facility plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

18. An NID treated water will-serve letter shall be provided to NCDEH

19. A City of Grass Valley sewer will-serve letter shall be provided to NCDEH

D. 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 Departments.

2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.

3. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELO.

4. 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.

5. Prior to the occupancy of 50% of the project's total commercial square footage space (appx. 52,175 sq. ft.), the applicant shall install a minimum of five (5) artwork opportunities concepts as shown on sheet A1.4 of the approved plans. This includes sculptures, murals, kiosks, decorative bike racks, or other art exhibits. The artwork shall include at least one element in recognition of the Nisenan heritage and one for

the historic Springhill Mine. The applicant shall coordinate the artwork with the Nevada County Arts Council. The mural on Major 1 may be deferred until prior to occupancy of 75% of the total commercial square footage (appx. 78,262 sq. ft.).

6. All irrigation shall be tied to a separate meter

7. All connections shall be protected from backflow via an RP device.

DORSEY MARKETPLACE - GENERAL USE RESTRICTIONS 4/28/2020

No portion of the Shopping Center shall be used for any nuisance or obnoxious use, and owner shall not lease to: 1) tenants not typically found in first class shopping centers , 2) tenants shall not use a Parcel, or any part thereof, for any use not typically found in first class shopping centers, and/or any of the following:

- No portion of the shopping center may be used for the operation of a “Cigarettes Cheaper” or similar operation selling bulk tobacco products or whose primary business is the sale of tobacco or vaping products.
- The sale, distribution or facilitation of marijuana (whether legal or illegal) or the sale of paraphernalia for use with illicit drugs; so called “head shop”.
- Live adult entertainment; game room or arcade, including video game, virtual reality or laser tag room or facility (unless incidental to another use such as, but not limited to, a restaurant).
- Establishment in which the primary business is (or is substantially similar to) that of Dollar Tree Stores, Big Lots, Dollar General or .99 Cent Clearance Center.
- Movie theater, dance hall, disco or night club; billiard parlor or pool hall (Dave & Buster type of establishments with full-service menus shall be permitted; bowling alley; skating rink; bars (unless part of a first-class restaurant).
- Establishment in which the primary business is the sale of second hand property (for example Goodwill or The Salvation Army) unless such operation is a for profit regional or national chain typically found in first class shopping centers (for example, but not limited to “Play it Again Sports” and “Once Upon a Child”).
- Off-track betting parlor, pawn shop junk yard; flea market; recycling facility other than operated by a food supermarket or as required by law; auditorium; (however, an antiques store shall be permissible).
- School, educational or training facility (except for the one Score/Kaplan type of use anywhere in the Shopping Center provided it does not exceed 2,500 square feet and one day care/larger facility;
- An industrial use; amusement park or carnival; auction; sale, display or repair of motor vehicles, boats, trailers, motor homes.
- Adult bookstore, adult video store or other establishment engaged in the business of selling, exhibiting or delivering pornographic or obscene materials.

- Massage parlor (unless part of a day spa or similar health club or a branded operator of massage services such as, but not limited to a Massage Envy).

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A. STANDARD GRADING PERMIT / PUBLIC IMPROVEMENT CONDITION CHECKLIST:

All checked conditions will apply to the project.

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

X 1 The applicant shall submit to the Building Department 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.

X 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.

X 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.

X 5 The applicant shall submit to the Building Department 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 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.

X 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:

1. 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.

2. 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:
   1) be onsite during excavation for and construction of the retaining walls;
   2) be onsite at least once a day during inclement weather; and
   3) will submit daily reports to the City.

X 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 (if new connection to creek or disturbance of creek) The applicant shall notify the California Department of Fish and Game and obtain a Streambed Alteration Permit or exemption. A copy of the approved Streambed Alteration Permit and associated documents or exemption from the Department of Fish and Game shall be submitted to the Engineering Division.

X 9 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.

X 10 (If creates and/or replaces 5000sf or more of impervious surfaces) Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management measures per the City of Grass Valley Design Standards.

____ 11 (If creates and/or replaces 2500-5000sf of impervious surfaces) Site design measures must be implemented to reduce project site runoff per the City of Grass Valley Design Standards.

____ 12 (If new structure in a floodplain) The plans shall indicate the pad elevation for the structure so that the resulting first or basement floor elevation of the proposed structure will be at least one foot higher than the base flood elevation.

X 13 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 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.

X 14 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.

X 15 The applicant shall submit to the City Engineer for review and approval, a traffic report identifying the traffic indexes proposed for the developments roadways.

X 16 (If a new street/major driveway connects to an existing street) The applicant shall submit to the City Engineer for review, a separate sight distance exhibit showing that minimum sight distance requirements are achieved in accordance with City of Grass Valley Design Standards. The exhibit shall indicate the roadway design speed, sight distance design speed, sight distance in both directions, and delineate any areas of vegetation removal/easements and no parking areas, recommended for optimal sight distance and/or vehicular movements.

X 17 The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
(If existing buildings are on the project site) All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a relief device.

X 18 The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.

X 19 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).

____ 20 The applicant must apply for and complete a parcel merger for the parcels involved with the project. The parcel merger must be recorded prior to acceptance of the improvements.

____ 21 (If a subdivision) If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map or approval of the building permit(s) for approval pursuant to Government Code Section 66457:

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 66462.5;

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.

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

X 22 That prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.

X 23 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.

X 24 Placement of construction fencing around all trees designated to be preserved in the project.

X 25 Submit for review and approval by the Fire Department, a Fire Safety Plan.

X 26 Submittal of two copies to the Engineering Division of the signed improvement/grading plans.

DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

X 27 Prior to final preparation of the subgrade and placement of pavement base materials, all underground utilities shall be installed and service connections stubbed out behind the hardscape improvement. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

X 28 The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

X 29 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 geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

X 30 Prior to placing the initial lift of asphalt and after all aggregate base is placed, all public sewer pipelines and storm drain pipelines shall be video inspected at the expense of the contractor/developer. All videotapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

X 31 No 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.

X 32 The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.

X 33 For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.

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D. STANDARD FINAL / PARCEL MAP CONDITIONS:

All checked conditions will apply to the project.

PRIOR TO RECORDING THE FINAL/PARCEL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

X 1 (If grading/improvements included) A Grading Permit, as described above, shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.

____ 2 (if previously issued grading permit) All conditions of approval associated with the Grading Permit and Development Review Application for the project shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements.

X 3 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.

X 4 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.

X 5 (If a residential subdivision) 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.

X 6 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; and shall post sufficient surety guaranteeing the construction of all of the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a 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.

____ 7 If the proposed properties of a Parcel Map require offsite and/or onsite improvement prior to development, the parcel map must include a statement on the parcel map or on a separate instrument identifying the requirement for:

☐ Sidewalk
☐ Water service
☐ Sewer service

X	8	(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).
_____	9	A Lighting and Landscaping Assessment District shall be formed and recorded concurrently with the final/parcel map to fund maintenance costs for landscaping and street lighting accepted by the City.
_____	10	A Benefit Assessment District shall be formed and recorded concurrently with the final/parcel map to fund maintenance costs for drainage and detention facilities accepted by the City.
_____	11	(If in Whispering Pines) The applicant shall submit to the City Engineer for review and approval an amended reassessment diagram for the Whispering Pines/Morgan Ranch Refunding District 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. The amended reassessment diagram shall be recorded concurrently with the recordation of the final/parcel map.
_____	12	(If existing buildings are on the project site) All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a relief device.

Development Review Application #(s):
15PLN-07

E. STANDARD PUBLIC IMPROVEMENT / SECURITY CONDITIONS:

All checked conditions will apply to the project.

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

X	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. *
X	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.
	3	(If not addressed above) The applicant must apply for and complete a parcel merger for the parcels involved with the project. The parcel merger must be recorded prior to acceptance of the improvements.
X	4	(If not addressed above) An acceptable method, such as a tenant agreement and/or CC&R's, must be provided to maintain the common areas, roadways, utilities, detention facilities and the open space. The developer shall provide the appropriate documentation for review by the Community Development Director and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.
X	5	(if no subdivision) The Applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).
X	6	"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.
X	7	A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.
X	8	A final report prepared by the geologist, in accordance with the California Building Code, must be submitted to the Engineering Division.
X	9	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.

*EITHER A CASH DEPOSIT OR OUR STANDARD BOND SHALL BE PROVIDED. IN EITHER CASE, THE APPLICANT SHALL SUBMIT THE "BONDS - SECURITY AGRMT" WITH THEIR SECURITY. THE FORM, "BONDS - GUARANTEE AND WARRANTY " SHALL BE USED FOR A BOND.

G. **SPECIAL CONDITIONS:**

All checked conditions will apply to the project.

X	1	Complete the signalization and other related traffic improvements at the intersection of Dorsey Drive with the Spring Hill Drive extension prior to the first Certificate of Occupancy.
X	2	Analyze the benefit of all-way stop controls at the Idaho-Maryland Road/Springhill Drive and Idaho-Maryland Road/Centennial Drive intersections. If all-way stop controls are determined to increase the LOS during periods of peak flow at one or both of these intersections, subject to approval of the City, the intersection(s) shall be converted to all-way stop-controlled intersections. All improvements shall be installed prior to the first Certificate of Occupancy.
X	3	The final locations of the two (2) transit stops (one transit stop on Dorsey Drive and one internal transit stop) shall be coordinated with Nevada County.
X	4	One of the twin 18-inch sewers crossing under the Highway 20 shall be upsized to 21-inch diameter pipe (approximately 650 LF from MH I17-7 to MH I18-1). All improvements shall be installed prior to the first Certificate of Occupancy.
X	5	Complete pavement striping improvements from the Spring Hill Dr extension intersection, along Dorsey Dr to Sutton Way, in order to provide connectivity of Class 2 bike lanes in both directions.

7-year Dorsey Marketplace Phasing Plan and Anticipated Timeline

This timeline is intended to be a broad overview of anticipated milestone activities. The actual timeline will be dependent on market conditions. The following broad milestone activities may occur in a different order than laid out if determined to be appropriate by the developer, but they represent a typical order and an anticipated timeline for completing the project.

1. Year 1:
    a. Negotiate LOI's with anchor tenants. Engage architects and engineers to perform conceptual design/plans for on/offsite improvements. Update construction pricing with updated plans.
2. Year 2:
    a. Continue with anchor tenant and shop/pad tenant leasing.
    b. Begin finalizing improvement plans based on leasing activity.
3. Year 3:
    a. Finalize negotiated tenant LOI's and convert to leases.
    b. Continue leasing
    c. Continue construction documents based on leasing activity.
    d. Initiate and submit Forest Conversion Plan to CalFire.
4. Year 4:
    a. Finalize and execute tenant leases.
    b. Finalize Forest Conversion Plan with CalFire.
    c. Obtain Financing
    d. Finalize improvement plans and submit to the City for review with the goal of obtaining permits by year end for on/off site improvements.
5. Year 5:
    a. Begin on-site infrastructure improvements
    b. Complete Removal Action Work Plan (RAW) as part of the on-site improvements.
    c. Begin off-site improvements required by conditions of approval.
    d. Continue leasing
6. Year 6:
    a. Complete on/offsite improvements.
    b. Receive final inspection and acceptance of public improvements from the City.
    c. Finalize permits for vertical construction
    d. Begin vertical construction residential apartment units
    e. Begin vertical construction of commercial construction
    f. Initiate tentative map application with the City.
    g. Continue leasing
7. Year 7:
    a. Begin delivery to tenants and secure final certificates of occupancy for both commercial and residential units that began construction in year 6.
    b. Continue leasing.

c. Secure final certificates of occupancy for both commercial and residential units that began construction in year 6.
d. Balance of construction, if any, will be completed based on leasing activity and developers ability to finalize leases.

No mitigation measures are required for the following resources:

- Population/Housing
- Hydrology and Water Quality
- Public Services and Utilities
- Energy

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Land Use and Planning				
See Mitigation Measures 5a, 6a, 6b, 6c, 6d, 6e, 6f, 7a, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 9b, 9c, 9d, 10a, 10b, and 15a below				
Visual Resources				
Mitigation Measure 5a: Final landscaping plans shall be approved by the City of Grass Valley Planning Division prior to issuance of any grading permits for the project site. The landscape plan shall be drawn to scale and shall show the locations of existing trees and plant material to be retained and the location and proposed design of landscaped areas and the varieties and sizes of plant materials to be planted. The final landscaping plans shall demonstrate compliance with the following standards: • The trees proposed to be planted onsite shall include a minimum of either a one and one-half inch caliper healthy and well-branched deciduous tree or a 5–6-foot-tall evergreen tree for each protected tree removed, in compliance with the City's Tree Preservation Ordinance. • Landscaping along the western, southern, and eastern site boundaries shall include a mixture of shrubs and trees spaced such that there is sufficient room for each plant to grow while also providing visual screening of large walls, loading docks, and parking areas. This may be accomplished with staggered meandering rows of planting that provide depth and natural variation in placement and plant materials/species. At a minimum, perimeter landscaping shall	Project applicant to prepare and implement landscaping plan	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (landscaping plan approval) • Prior to issuance of certificates of occupancy (verification that landscaping was correctly installed)	Final Landscaping Plans demonstrate attainment of the performance criteria specified in the mitigation measure, including, but not limited to: • Tree planting meets the City's Tree Preservation Ordinance requirements • Landscaping provides visual screening of the development based on species height and planting density • Minimum sizes of trees at the time of planting

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
include species that typically reach heights at least as tall as the proposed buildings, and shall have sufficient quantities of vegetation such that at maturity, the vegetation will fully block sections of views that are at least 10 feet in length, spaced a minimum of 30 feet apart to a height of 8 feet. In the sections between those where views are fully blocked and at heights greater than 8 feet, views of the development must be screened with varying amounts of landscaping. • Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping. • Site areas not used for buildings, parking or other designated functions shall be landscaped. • All trees planted within the site shall be transplanted from five-gallon or larger size containers. • Landscaped areas shall utilize predominantly low-maintenance, native and adaptive drought-tolerant plantings that conserve water and facilitate the use of drip irrigation. • Landscaped areas shall use native trees and vegetation selected and placed to create a "natural forest" character in the landscape. • Parking lot landscaping shall meet the requirements of the City of Grass Valley Municipal Code Section 17.34.030. • The project site entrances at Dorsey Drive and Spring Hill Drive shall be landscaped with a mixture of ground cover, flowers, shrubs, and trees. At each entrance, landscaping shall be provided on both sides of the street and in median islands. • Along the project site frontage on Dorsey Drive and along the on-site section of Spring Hill Drive, at least one street tree shall be properly installed for each 30-foot length of right-of-way and shall be maintained in compliance with the City of Grass Valley Municipal Code Section 17.34.140 (Maintenance of Landscape Areas). The				• Low maintenance and water efficient plant species are predominant • Parking lot landscaping complies with Municipal Code Section 17.34.030

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
review authority may modify this requirement depending on the chosen tree species and its typical spread at maturity. • The project applicant shall post with the City of Grass Valley surety in the form of cash, letter of credit, performance bond, or instrument of credit, in an amount equal to 150% of the total value of all plant materials, irrigation, installation, and maintenance. Such surety shall be posted with the City for a 2-year period in compliance with Grass Valley Municipal Code Section 17.74.050 (Performance Guarantees). • Prior to issuance of any certificates of occupancy for structures within the project site, the project applicant shall submit to the Planning Division a letter signed by a licensed landscape architect, or the landscape contractor who performed the installation certifying that the landscaping and irrigation for the project has been installed in compliance with the approved plans.				
	Biological Resources			
Mitigation Measure 6a: Prior to issuance of grading permits, focused surveys for special-status plant species shall be conducted by a qualified project biologist according to the following protocol and guidance: CNPS Botanical Survey Guidelines (CNPS 2001); Protocols for Surveying and Evaluating Impacts to Special Status Native Populations and Sensitive Natural Communities (CDFW 2018); and U.S. Fish and Wildlife Service General Rare Plant Survey Guidelines (Cypher 2002). The pre-construction survey shall be conducted during a period when the target species would be observable and identifiable (e.g., blooming period). If special-status plants are detected during pre-construction surveys, the location of the species will be mapped. If impacts to special-status plants cannot be avoided, the following measures will be implemented: 1. Special-status plants in the vicinity of the disturbance will be temporarily fenced or prominently flagged and a 50-foot buffer established around the populations to prevent inadvertent encroachment by vehicles and equipment during the activity;	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (surveys completed) • During construction (on-site inspections to verify no-disturbance buffers, if needed, are established and maintained)	• Surveys are completed • A no-disturbance buffer is created and maintained where applicable

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
2. Seeds/bulbs will be collected and stored in appropriate storage conditions (e.g., cool and dry), and dispersed/transplanted to an area that would not be impacted following the construction activity and reapplication of salvaged topsoil; and 3. The top 6 inches of topsoil will be salvaged, stockpiled, and replaced as soon as practicable after project completion. The salvaged topsoil shall be redistributed at the same depth and contoured to blend with surrounding grades. Additionally, while it is not expected that a federally or state-listed plant would be observed during these surveys, the applicant shall consult with the applicable agency (i.e., CDFW and/or USFWS) and written concurrence for measures required for federally or state-listed plant species, if observed. If federal or state-listed plant species are observed, the applicant will submit a 2081(b) incidental take permit application to CDFW and a Biological Assessment for the "take" of certain plants that would be affected by the project. As part of the consultation process, a plan to transplant federal or state-listed species will be developed. A transplantation plan for any observed state or federally listed plants will be prepared that includes the following: 1. The area of occupied habitat to be preserved and removed. 2. Identification of on-site or off-site preservation, restoration, or enhancement locations. 3. Methods for preservation, restoration, enhancement, and/or translocation. 4. A replacement ratio and success standard of 1:1 for impacted individuals. 5. A monitoring program to ensure mitigation success. 6. Adaptive management and remedial measures in the event that performance stands are not achieved. 7. Financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity.				

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 6b: Prior to issuance of a grading permit, the project applicant shall develop, in consultation with the CDFW, a Survey, Avoidance and Relocation Plan for Blainsville's horned lizard. The Survey and Avoidance provisions shall include, but not be limited to, the timing and location of the surveys that shall be conducted; the locations where more intensive efforts shall be conducted; the reporting mechanism that shall be used to document survey results; and measures to reduce the potential for this species moving onto the site during construction. The Relocation provisions shall include, but not be limited to, the proposed relocation site(s); the habitat and conditions in the proposed relocation site(s); the methods that shall be utilized for trapping and relocating the individual species; and mechanisms for documentation/recordation of the species and number of the animals relocated. The Survey, Avoidance and Relocation Plan shall be submitted to CDFW for approval 60 days prior to any vegetation removal or ground disturbing activities within potentially occupied habitat, which is limited to the California chaparral habitat as shown in Figure 6-1. The Plan shall include the specific survey efforts that shall occur for construction activities that occur both during the activity period of this species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Prior to commencement of vegetation removal and grading activities, an exclusion fence shall be installed around the portions of the California chaparral habitat where vegetation removal and grading will occur. During vegetation removal activities, a pre-construction clearance survey shall be performed in potentially suitable habitat for this species at the beginning of each day by a qualified biologist to prevent the take of any Blainville's horned lizards. If any Blainville's horned lizards are observed during surveys, they shall be relocated outside of the project boundary to the designated relocation site and project activities shall resume upon clearance by the designated biologist.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (Survey, Avoidance and Relocation Plan prepared and approved) • During construction: exclusion fence installed prior to vegetation removal and grading; pre-construction clearance surveys completed daily where needed; relocation activities completed as warranted	• Survey, Avoidance and Relocation plan approved by CDFW • Exclusion fencing installed and maintained • Pre-construction surveys completed • Relocation accomplished in accordance with plan

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 6c: Should construction begin during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be performed by a qualified biologist no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist based on species, location, nest concealment, and planned construction activity (e.g. 50 feet for passerines to 250-500 feet for raptors). These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. If active nests are present, project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species. If preconstruction surveys indicate nests are inactive or potential habitat is unoccupied during construction period, no further mitigation is required.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Surveys completed no more than 14 days prior to any groundbreaking activities or tree removal • Surveys completed no more than 14 days prior to resuming construction activity if site is inactive for more than one month • During construction (on-site inspections to verify no-disturbance buffers, if needed, are established and maintained)	• Surveys are completed • A no-disturbance buffer is created and maintained where applicable
Mitigation Measure 6d: All construction workers shall receive worker environmental awareness program training conducted by a qualified biologist or an environmentally trained construction manager. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to recognize all special-status species potentially present in the project area; identify their habitat; and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site, other than where impacts have	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (training program materials created) • Throughout construction process (contractors provide evidence that training has occurred at start of	All construction workers complete worker environmental awareness program training

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
been authorized, and to prevent spills, and shall be given contact information for the qualified biologist.			each construction phase)	
Mitigation Measure 6e: Prior to issuance of grading permits, the project applicant shall submit to the City evidence that compensatory habitat conservation and/or restoration for the loss of McNab cypress woodland and cottonwood forest is incorporated within the proposed landscaping plans and/or has been provided for through purchase of credits in a habitat mitigation bank and/or establishment of a conservation easement or other mechanism providing for the site's perpetual conservation on an offsite parcel that supports McNab Cypress woodland and/or cottonwood forest that is of similar habitat quality to that existing on the project site. The habitat conservation and/or restoration shall occur over a total area of 3.15 acres for McNab cypress woodland and 0.62 acres for cottonwood forest. This may include a combination of on-site replanting and restoration and off-site restoration sufficient to ensure no net loss of habitat functions or values. On-site planting may include restoration of the disturbed areas of McNab cypress woodland and cottonwood forest, as well as planting of individual McNab cypress and Fremont cottonwood trees as part of the proposed landscaping plan.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of grading permits	Submission of proof of compensatory habitat conservation and/or restoration for the loss of McNab cypress woodland and cottonwood forest
Mitigation Measure 6f: To the extent practicable, the project shall be designed to avoid impacts to the jurisdictional waters of the U.S. or state within the project site, and the following avoidance/minimization measures shall be implemented: • Any material/spoils from project activities shall be located away from jurisdictional areas and protected from stormwater runoff using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate. • Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank. • Any spillage of material shall be stopped if it can be done safely. The contaminated area shall be cleaned and any contaminated materials	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of a grading permit: resource agency permits obtained and evidence of compensatory mitigation submitted	• Clean Water Act Section 404 permit, Streambed Alteration Agreement, and Section 401 Water Quality Certification obtained • Compensatory mitigation completed

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
properly disposed of. For all spills the project foreman or designated environmental representative shall be notified.				
Where impacts to jurisdictional waters cannot be avoided, minimization measures shall be applied and all necessary resource agency permits shall be obtained. This may include a Nationwide Permit from the ACOE, Water Quality Certification or Individual or General Waste Discharge Requirements from the RWQCB, and a Streambed Alteration Agreement from CDFW. Proof of compliance shall be submitted to the Grass Valley Planning Department prior to issuance of building and grading permits and/or demonstration that avoidance of jurisdictional waters will occur during construction.				
All temporary impacts to federal- and state-jurisdictional waters shall be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.				
Compensatory mitigation for permanent impacts shall occur off site, and shall occur at a ratio no less than 1:1 for the impact to jurisdictional waters or at a higher ratio if so determined in the jurisdictional waters permits. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, RWQCB, and CDFW.				
Mitigation lands shall be comprised of drainages similar to those impacted. Off-site mitigation lands shall be preserved through a conservation easement and the waters mitigation and monitoring plan shall identify an approach for funding assurance for the long-term management of the conserved land. Suitable mitigation lands provided for species, if any are identified, may also be used for mitigation of jurisdictional waters of the state. The proposed 1:1 acreage ratio (or higher ratio if so determined in the jurisdictional waters permits) is considered sufficient to reduce project effects to less than significant because the type of potentially affected jurisdictional features (i.e., ephemeral drainages) are relatively common in				

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
the context of regional drainage. It is noted that the final mitigation ratio required by the ACOE, RWQCB and CDFW for acquisition of regulatory permits may differ, but shall be no less than 1:1.				
Cultural Resources				
Mitigation Measure 7a: All construction workers shall receive worker cultural resources awareness training conducted by a qualified archaeologist, and shall receive a worker cultural resources awareness brochure prepared by the same qualified archaeologist. Worker cultural resources awareness training may also be conducted through a video created by a qualified archaeologist specifically for this project. The program shall include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The worker cultural resources awareness training shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site, and shall outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance related to Native Americans and behaviors, consistent with Native American tribal values. Worker cultural resources awareness training shall instruct workers to recognize potential cultural resources, such as the presence of discolored or dark soil, fire-affected material, concentrations of lithic materials, or other characteristics observed to be atypical of the surrounding area; lithic or bone tools that appear to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; non-local high-quality materials such as chert and obsidian; and historic artifacts such as glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Prior to issuance of a grading permit, the City of Grass Valley shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, mining equipment, unusual	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (training program materials created) • Throughout construction process (contractors provide evidence that training has occurred at start of each construction phase)	All construction workers complete cultural resources awareness training

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the contractor shall suspend all work within 100 feet of the find and immediately notify the City's Community Development Director." Further, the project applicant shall undertake the following: • Retain a qualified archaeologist to conduct an investigation of the site as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource") and to provide management recommendations should potential impacts to the resource be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects). • Consult with the United Auburn Indian Community (UAIC) to determine if the find is a tribal cultural resource. If so, consultation with the UAIC shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370, and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments. • As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives.				
Transportation and Circulation				
Mitigation Measure 8a: Under either Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall construct a larger concrete porkchop barrier within the existing acceleration lane to restrict all movements from the eastbound approach at the Idaho Maryland Road/ Brunswick Road intersection to right turns. Additionally, under either Alternative A or Alternative B, prior to issuance of a building permit, the	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit	• Construction of the larger concrete barrier complete

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair-share contribution towards signalization of this intersection consistent with the City's Capital Improvement Program.				• Payment of the City of Grass Valley Traffic Impact Fee
Mitigation Measure 8b: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay the Western Nevada County Regional Transportation Mitigation Fee, which includes a fair-share contribution towards the installation of a traffic signal at the Idaho Maryland Road/State Route 20/49 northbound ramps intersection, consistent with the Western Nevada County Regional Transportation Mitigation Fee improvement program.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit	• Payment of the Western Nevada County Regional Transportation Mitigation Fee
Mitigation Measure 8c: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall install a traffic signal at the Dorsey Drive/Catherine Lane intersection.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of the first certificate of occupancy under Alternative A only	• Installation of a traffic signal at the Dorsey Drive/Catherine Lane intersection under Alternative A only
Mitigation Measure 8d: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall fully fund agency staff time needed to complete signal optimization of the Dorsey Drive/SR 20/49 SB/EB On-Ramp/Joerschke Drive traffic signal	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of the first certificate of occupancy for the project site under Alternative A only	• Payment of funding sufficient to allow agency staff to complete signal optimization under Alternative A only
Mitigation Measure 8e: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair-share contribution towards the City's planned improvement at the Dorsey Drive/Sutton Way intersection, consistent with the City's Capital Improvement Program.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit	• Payment of the City of Grass Valley Traffic Impact Fee
Mitigation Measure 8f: Under Alternative A, prior to issuance of a building permit, the project applicant shall restripe the southbound approach to the Idaho Maryland Road/Spring Hill Drive intersection to create a southbound right-turn pocket	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit under Alternative A only	• Southbound right-turn lane created under Alternative A only

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 8g: Under Alternative A, prior to issuance of a building permit, the project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair share contribution towards the installation of a traffic signal at the Bennett Street/SR 20/49 SB Off-Ramp/Tinloy Street intersection, consistent with the City of Grass Valley Capital Improvement Program.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit under Alternative A only	• Payment of the City of Grass Valley Traffic Impact Fee under Alternative A only
Mitigation Measure 8h: Under Alternative B, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall pay a fair share contribution towards the signal optimization of the traffic signals at the Dorsey Drive/SR 20/49 SB Ramp/Joerschke Drive intersection and the Dorsey Drive/SR 20/49 NB Ramps intersection.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of the first certificate of occupancy for the project site under Alternative B only	• Payment of a fair-share contribution under Alternative B only
Noise				
Mitigation Measure 9a: Under Alternative B only, a noise attenuation barrier shall be constructed between the proposed residential apartment buildings in the southwestern corner of the site and SR 20/49. Further, where windows on the second and third floors of buildings adjacent to SR 20/49 and its off-ramp have a direct line of sight to the highway and/or off-ramp shall have a minimum Sound Transmission Class (STC) rating of 32. The noise attenuation barrier shall be a minimum height of 6 feet and shall be constructed of concrete or other solid material that is rigid and has a minimum density of 20 kilograms/square meter. Additionally, the noise attenuation barrier shall be constructed in accordance with the Caltrans standards outlined in Chapter 1100 of the Highway Design Manual. The City of Grass Valley shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of building permits (noise attenuation barrier and windows with minimum STC rating of 32 for designated units included on construction plans) under Alternative B only • Prior to issuance of the first certificate of occupancy for the project site (noise attenuation barrier constructed and appropriate windows installed)	• Noise attenuation barrier constructed under Alternative B only • STC 32 windows installed in second and third floors where windows have a direct line of sight to SR 20/49 and/or the off-ramp under Alternative B only

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
			under Alternative B only	
Mitigation Measure 9b: Under Alternative A, a noise assessment shall be performed to address potential noise impacts to the apartment buildings immediately south of Shops C, D, and E to determine the exposure to noise from commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 4. Under Alternative B the noise assessment shall consider noise exposure associated with commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 1. For either alternative the assessment shall identify requirements to construct noise barriers for commercial noise sources and/or implement increased construction standards within the affected apartment buildings to ensure that interior noise levels will be 45 dB or less.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of building permits (noise assessment completed and noise control measures included in construction plans) • Prior to issuance of certificates of occupancy (noise control measures constructed and/or implemented)	• Noise assessment completed • Noise control measures constructed and/or implemented • Interior noise levels are 45 dB or less
Mitigation Measure 9c: Under Alternative A and Alternative B, a noise assessment of the mechanical equipment for the proposed residential units east of Spring Hill Drive shall be completed to identify the noise levels to which adjacent neighbors could be exposed and to identify noise control methods (such as placing equipment further from the adjacent neighbors and using barriers to screen the equipment) sufficient to ensure that noise levels at the nearest sensitive receptor do not exceed 55 dBA during daytime hours and 50 dBA during nighttime hours	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of building permits (noise assessment completed and noise control measures included in construction plans) • Prior to issuance of certificates of occupancy (noise control measures constructed and/or implemented)	• Noise assessment completed • Noise control measures constructed and/or implemented • Exterior noise exposure from mechanical equipment is no greater than 55 dBA during daytime hours and no greater than 50 dBA during nighttime hours

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 9d: Prior to issuance of grading and/or building permits, City staff shall ensure that project Grading and Building Plans identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. The project applicant shall submit a list of the construction equipment proposed to be used (including horsepower), a schedule for the use of each piece of equipment during that phase, and the general location where each piece of equipment would operate. Where such equipment must be located near adjacent residences, project Grading and Improvement plans shall include provisions to reduce noise exposure to nearby receptors such as modifying the equipment list, restrictions on the number of individual pieces of equipment that may be used at one time, modifying the location of individual pieces of equipment such that they are 150 feet from the nearest sensitive receptor, or providing acoustical shielding of stationary equipment when achieving 150 feet of separation is not feasible, use of temporary noise attenuation barriers, and/or other measures that are demonstrated to be sufficient to ensure that the maximum noise level at the property boundary would remain at or below 90 dB and increases in hourly noise levels at the property boundary would not exceed 10 dBA above the ambient noise level for two or more hours per day. Additionally, City staff shall ensure that the Grading and Building Plans include the following notes: A. Construction noise emanating from any construction activities for which a grading or building permit is required shall be prohibited on Sundays and federal holidays, and shall occur only as follows: • Monday through Friday, 7:00 a.m. to 7:00 p.m. • Saturday, 7:00 a.m. to 7:00 p.m. B. All construction equipment shall be fitted with factory-installed muffling devices, and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard decibel level for that equipment. C. All equipment and vehicles shall be turned off when not in use.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes) • During construction (noise control requirements implemented)	Noise-generating construction equipment located as far as possible from sensitive noise receptors and/or shielded.

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
D. Unnecessary idling of internal combustion engines shall be prohibited. E. Idling shall be limited to no more than 5 minutes.				
Air Quality				
Mitigation Measure 10a: Prior to issuance of grading permits, the City of Grass Valley shall verify that construction contracts include requirements for construction contractor(s) to implement the following measures: • Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the NSAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. • Fugitive dust shall be controlled as required by District Rules • All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Haul trucks transporting soil, sand, or other loose material on the site must be loaded with a minimum of two feet of freeboard. Any haul trucks that would be traveling along freeways or major roadways shall be covered. • Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, sidewalks, parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid within 4 months of grading unless seeding or soil binders are used • Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes) • During construction (air pollution control requirements implemented)	• Verification of construction contracts • Identified air pollution control requirements implemented

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• No equipment or vehicles may idle for more than 5 minutes. Clear signage that posts this requirement for workers shall be posted at the entrances to the site. • The construction contractor shall provide the City with current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. • Temporary traffic control shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by local transportation agencies and/or Caltrans. • Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable. • Minimize active earthmoving and the generation of fugitive dust to the extent feasible when pedestrians walk by active project construction sites. • The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. Throughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan.				
Mitigation Measure 10b: Prior to issuance of grading and building permits, the City of Grass Valley shall verify that building plans include provisions for the following measures to reduce air pollutant emissions throughout project operation: • There shall be a limit of one wood-burning appliance per residence, and it shall be an EPA Phase II certified appliance. Also, each residence shall be equipped with a non-wood-burning source of heat. • The project applicant shall provide, operate, and fund a green-waste drop-off site for residents.	Project applicant and construction contractor	City of Grass Valley Community Development Department	• Prior to issuance of grading permits	Identified air pollution reduction measures implemented in all new buildings

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• Streets shall be designed to maximize pedestrian access to transit stops. • The project shall provide for pedestrian access between bus service and major transportation points within the project, and between separate sections of the project, where feasible.				
Climate Change				
Mitigation Measure 11a: The following GHG emission reduction measures shall be implemented: All residential buildings shall: • Meet or exceed CALGreen Tier 1 requirements in place at the time of Building Permit issuance. • Include a solar energy system consistent with the 2019 California Building Code. • Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). • Include programmable thermostat timers. • Include exterior outlets on all residential buildings to allow the use of electrically-powered landscape equipment. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence only utilize low flow water fixtures such as low flow toilets, faucets, showers, etc. • Prior to approval of Improvement Plans the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product.	Project applicant	City of Grass Valley Community Development Department	• Prior to building permit issuance (building plans include required measures) • Prior to issuance of the certificates of occupancy (required measures were appropriately installed)	Identified GHG reduction measures implemented in all new buildings

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• Install EV charging stations on 1.5% of the constructed parking spaces, in addition to installing the infrastructure necessary to support future EV charging stations consistent with the 2019 California Building Code. All non-residential buildings shall: • Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. • Prior to the issuance of non-residential building permits, the proposed project applicant or its designee shall submit building plans illustrating that the proposed project's non-residential land uses shall achieve an 8% greater building energy efficiency than required by the current state energy efficiency standards in Title 24, Part 6 of the California Code of Regulations. • Use "Energy Star" rated (or greater) roofing materials. • Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system. • Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. • Only use low flow water fixtures such as low flow toilets, faucets, showers, etc. • Only use programmable thermostat timers. • Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting.				

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• Include pedestrian-friendly paths and cross walks in all parking lots, consistent with the proposed site plans. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product. • Install EV charging stations on 1.5% of the constructed parking spaces, in addition to installing the infrastructure necessary to support future EV charging stations consistent with the 2019 California Building Code. • Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible as well as comply with the City's Model Water Efficient Landscape Ordinance for both residential and commercial land uses. • Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas				
Geology and Soils				
Mitigation Measure 12a: If paleontological resources are encountered during site remediation or construction, work shall be halted within 100 feet of the resource and the construction contractor must notify the City of Grass Valley Community Development Department of the resource within 24 hours. The project applicant shall retain a qualified paleontologist to evaluate and record the resource and make recommendations for the appropriate treatment of the resource, in consultation with the City. Construction workers shall not collect paleontological resources. Appropriate treatment may include collection and processing of "standard" samples by a qualified paleontologist to recover micro vertebrate fossils; preparation of significant fossils to a reasonable point of identification; and depositing significant fossils in a museum repository for permanent curation and storage, together with an itemized inventory of the specimens	Project applicant and construction contractors	City of Grass Valley Community Development Department	Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes)	Defined protocols are implemented in the event paleontological resources are encountered

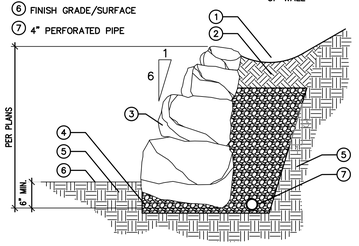
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Hazards and Hazardous Materials				
Mitigation Measure 15a: The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. This shall include excavation and off-site disposal for the waste in Area of Concern (AOC) 1, and on-site consolidation and burial of mine waste rock and tailings beneath the proposed commercial development in AOC 2. In AOC 1, vegetation removal must be conducted in the areas to be excavated using hand-held mechanical equipment to minimize disturbance of soil prior to excavation. In AOC 2, prior to implementation of the RAW, DTSC must review and approve site development plans showing the final development layout and waste placement details. In the event that any ground-disturbing activities would occur on the project site prior to the site remediation activities, DTSC must review the proposed ground-disturbing activities and the project proponent/construction contractor would mark remediation areas on the site so the areas may be avoided. After excavation and on-site placement, soil samples must be tested and submitted to DTSC to verify that soil conditions meet the remedial goals defined in the RAW. Throughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to the issuance of a grading permit (grading plans include excavation, off-site disposal, on-site consolidation, Site Safety Plan measures, and Asbestos Dust Mitigation Plan measures per the approved RAW) • RAW is implemented throughout site remediation • Prior to issuance of building permits, City verifies that RAW has been fully implemented.	• RAW is implemented in accordance with DTSC approvals • DTSC provides verification that RAW has been implemented and all residual contaminant levels are below the applicable screening levels

LEGEND

1. DRAINAGE SWALE TO OUTLET OR AREA DRAIN. 1% FLOW LINE MINIMUM
2. 8" MIN. AMENDED SOIL FOR PLANTING
3. ANGULAR BOULDERS
4. ¾"–1 ½" COMPACTED GRANULAR FILL
5. NATIVE SOIL
6. FINISH GRADE/SURFACE
7. 4" PERFORATED PIPE

NOTES:

- USE ANGULAR BOULDERS TO FACILITATE STRUCTURAL INTEGRITY
- WALL BATTER FROM VERTICAL TO BE 6:1
- ANGLE OF REPOSE TO BE 3:1
- ANGLES AND DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE STATED IN CIVIL DRAWINGS, SOILS REPORTS ETC.
- WALL NOT TO EXCEED 4' IN HEIGHT
- FROM BOTTOM OF FOOTING TO TOP OF WALL

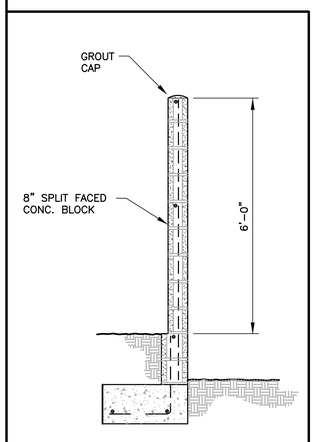


SECTION

"ROCK" RETAINING WALL

BLDR–DRSTK SCALE: NTS

ALL RETAINING WALLS TO BE "ROCK" UNLESS OTHERWISE NOTED



MASONRY WALL

SCALE: NTS

INSTALL ROCK WALLS–IF NO GRADES NOTED THEY ARE DECORATIVE ONLY AND WILL BE 0–4' TALL

INSTALL MASONRY WALL–SUBTRACT GRADES TO DETERMINE HEIGHT

ROCK WALL–TYP SUBTRACT GRADES TO DETERMINE HEIGHTS

INSTALL ROCK WALLS–IF NO GRADES NOTED THEY ARE DECORATIVE ONLY AND WILL BE 0–4' TALL

MASONRY WALL; 4' TALL WITH DRIVE AREA BELOW–TYP.

CROSS SECTION LOCATIONS–SEE SHEETS Pre–C–6 & 7 FOR PROFILES

NO SD CONNECTION

INSTALL SPLIT FACE MASONRY WALL TO NOTED GRADES

INSTALL ROCK WIERS AT POND STEPOWNS–TYP.

EXISTING CONCRETE SWALE TO REMAIN

INSTALL ROCK WALLS; SUBTRACT NOTED GRADES TO DETERMINE HEIGHTS

"METERED" OUTFALL LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EXISTING GROUND CONTOURS–TYP

EXISTING CONCRETE SWALE TO REMAIN

INSTALL ROCK WALLS; SUBTRACT NOTED GRADES TO DETERMINE HEIGHTS

DORSEY DRIVE

OFF RAMP

HIGHWAY 49–20

SPRING HILL DRIVE–EXIST

TRUE N

CONSULTANT:

FOR DESIGN REVIEW ONLY
MICHAEL S. MOHAR
No. 49870
Exp. 03–31–17
CIVIL
STATE OF CALIFORNIA
10–6–17

GENESIS ENGINEERING
1402 D Street · Marysville, CA 95901
office (530) 742-1300 · fax (530) 742-1331
email sean@genesisengineering.us

DORSEY MARKETPLACE

DORSEY DRIVE @ HWY 20/49
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions

No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16
2	Alternative #1	SMO	10-6-17

KEY PLAN:

SHEET TITLE:

PRELIMINARY GRADING PLAN for ALTERNATIVE #1

PROJECT NO. 13-135

DATE: 10-6-17

SHEET NO. **REV C-3** OF 1

OVERALL LANDSCAPE PLAN

SCALE: 1" = 60'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
	ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal	
	ACE COL	Acer platanoides 'Columnare' / Columnar Norway Maple	15 gal	
	ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple	15 gal	
	ACE GLO	Acer rubrum 'October Glory' / October Glory Maple	15 gal	
	CEA HAR	Ceanothus x 'Ray Hartman' Multi / California Lilac	15 gal	CA Native
	CED DEO	Cedrus deodara / Deodar Cedar	24"box	
	CER CAN	Cercis canadensis Multi / EasternRedbud Multi-trunk	15 gal	
	HES MAC	Hesperocyparis macnabiana / MacNab Cypress	15 gal	CA Native
	HET ARB	Heteromeles arbutifolia 'Standard' / Toyon	15 gal	CA Native
	LAG NAT	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box	
	PIN PON	Pinus ponderosa / Jeffrey Pine	15 gal	CA Native
	PIS CHI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box	
	PLA ACE	Platanus x acerifolia 'Columbia' / London Plane Tree	24"box	
	QUE KEL	Quercus kelloggii / California Black Oak	15 gal	CA Native
	QUE ROB	Quercus robur 'Crimson Spire' / Columnar English Oak	15 gal	
	QUE WIS	Quercus wislizenii / Interior Live Oak	15 gal	CA Native
	ULM PAR	Ulmus parvifolia 'True Green' / True Green Elm	24"box	

SHRUBS	SIZE	
Arctostaphylos x 'Howard McMinn' / Sunset McMinn	5 gal	CA Native
Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	5 gal	
Ceanothus x 'Julia Phelps' / California Lilac	5 gal	CA Native
Diplacus grandiflorus / Largeflower Bush Monkeyflower	1 gal	CA Native
Eriogonum grande rubescen / Red Buckwheat	1 gal	CA Native
Escallonia x 'Compacta' / Compact Escallonia	5 gal	
Ficus pumila / Creeping Fig	5 gal	
Grevillea x 'Noelii' / Grevillea	5 gal	
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	5 gal	
Loropetalum chinense rubrum 'Razzleberri' / Razzleberri Fringe Flower	5 gal	
Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal	CA Native
Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal	
Olea europaea "Little Ollis' TM / Little Ollie Olive	5 gal	
Philadelphus lewisii / Wild Mockorange	5 gal	CA Native
Pinus mugo mugo / Dwarf Mugo Pine	5 gal	
Polystichum munitum / Western Sword Fern	5 gal	CA Native
Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal	
Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	CA Native
Ribes sanguineum / Red Flowering Currant	5 gal	CA Native
Sarcococca hookerana humilis / Slender Sweetbox	5 gal	
Styrax redivivus / Snowdrop Bush	5 gal	
Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurestinus	5 gal	

GRASSES	SIZE	
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
Carex pansa / Sanddune Sedge	1 gal	
Carex testacea 'Prairie Fire' / Prairie Fire Sedge	1 gal	
Carex tumulicola / Berkeley Sedge	1 gal	
Festuca idahoensis / Idaho Fescue	1 gal	CA Native
Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 gal	CA Native
Muhlenbergia rigens / Deer Grass	5 gal	CA Native

GROUND COVERS	SIZE	SPACING	
Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.	CA Native
Baccharis pilularis 'Twin Peaks #2' / Twin Peaks Coyote Brush	1 gal	36" o.c.	CA Native
Ceanothus griseus horizontalis / Carmel Creeper	1 gal	48" o.c.	CA Native
Epilobium canum / Hummingbird Trumpet	1 gal	30" o.c.	CA Native
Mahonia repens / Creeping Mahonia	1 gal	36" o.c.	CA Native
Salvia sonomensis / Creeping Sage	1 gal	36" o.c.	CA Native
Symphoricarpos mollis / Creeping Snowberry	1 gal	36" o.c.	CA Native
Trachelospermum asiaticum / Star Jasmine	1 gal	24" o.c.	
Turf Sod Bolero Plus / Fescue blend	sod		

PARKING LOT SHADE CALCULATIONS

TOTAL PARKING AREA	274,000 SF
SHADE REQUIRED (50%)	137,000 SF
COVERED PARKING	53,260 SF
TREE SHADE	140,058 SF
TOTAL SHADE PROVIDED	193,318 SF
PERCENT SHADE	70%

williams + paddon
ARCHITECTS + PLANNERS

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

DORSEY MARKETPLACE - ALT. B

GRASS VALLEY, CA.

DECEMBER 4, 2018

SHEET
L1.1

LANDSCAPE DETAIL - MARKET PLAZA

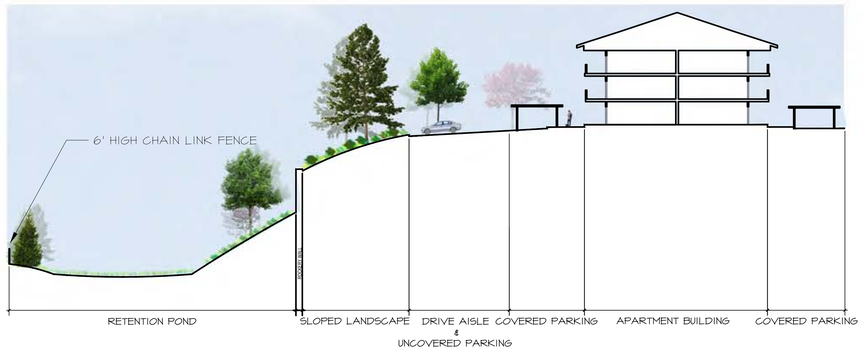
SCALE: 1" = 20'-0"

LANDSCAPE DETAIL - DORSEY DRIVE ENTRY

SCALE: 1" = 20'-0"

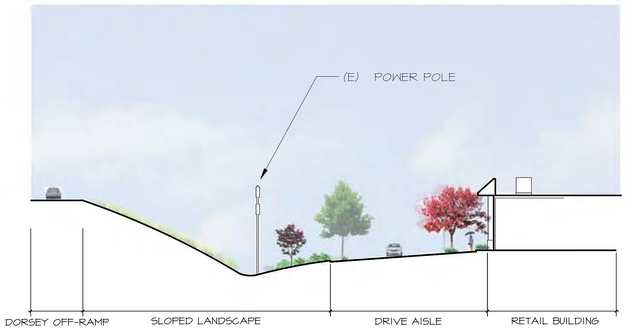
LANDSCAPE SECTION 1

SCALE: 1/2" = 1'-0"



LANDSCAPE SECTION 2

SCALE: 1/2" = 1'-0"



LANDSCAPE SECTION 3

SCALE: 1/2" = 1'-0"

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YAMASAKI
LANDSCAPE ARCHITECTURE
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DORSEY MARKETPLACE - ALT. B

GRASS VALLEY, CA.

DECEMBER 4, 2018

SHEET
L1.2

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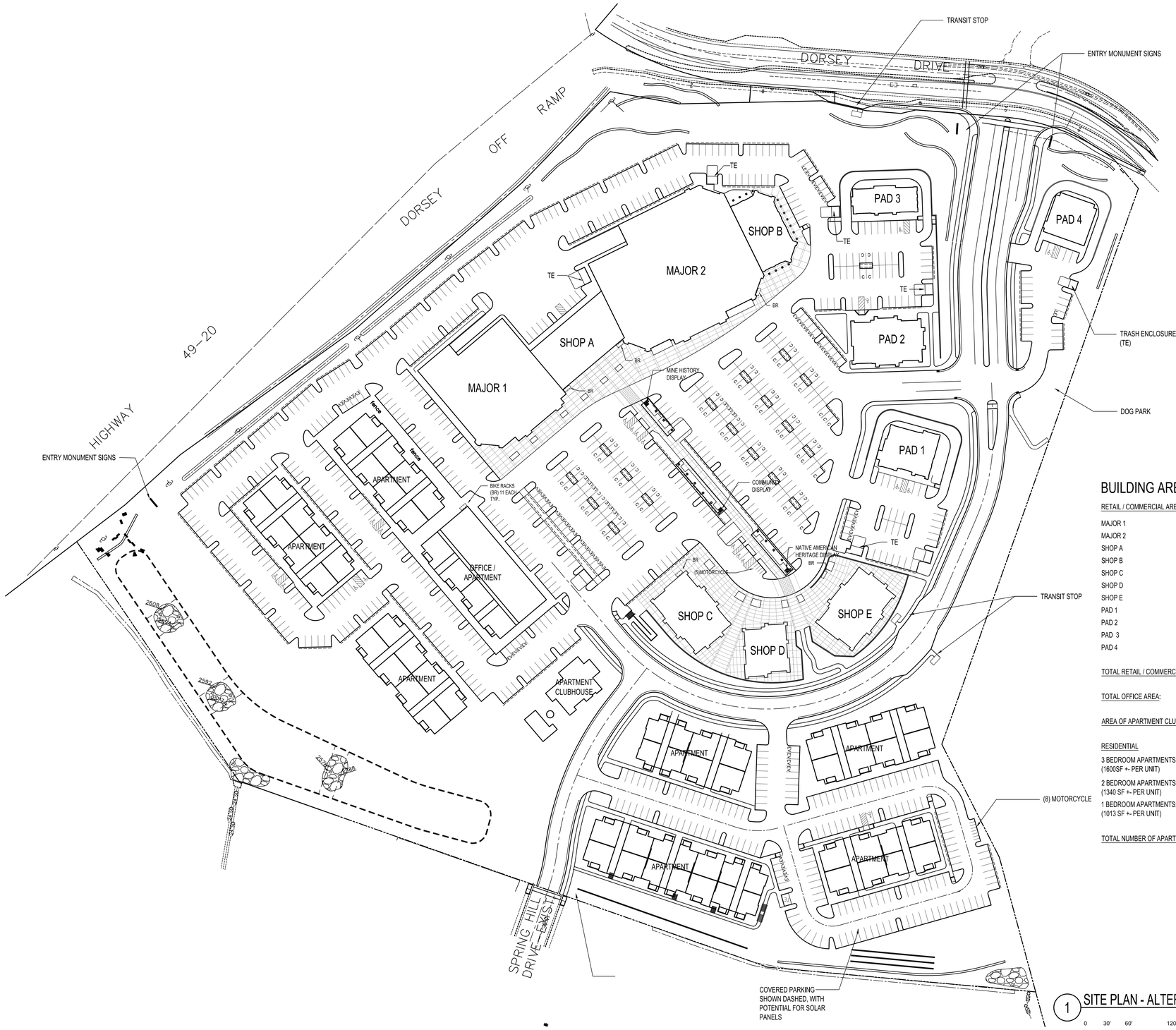
DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A1.1
Neighborhood Plan

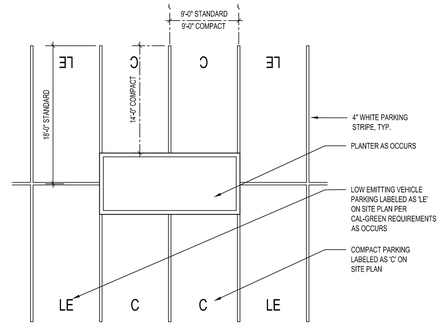


1 SITE PLAN - ALTERNATIVE

0 30' 60' 120'

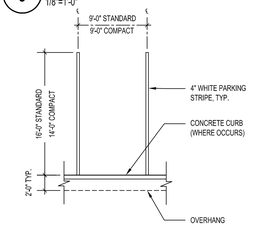
(IN FEET) 1 inch = 60 ft.

N



3 TYPICAL PARKING STALL @ PLANTER

1/8"=1'-0"



2 TYPICAL PARKING STALL

1/8"=1'-0"

BUILDING AREA DATA:

RETAIL / COMMERCIAL AREA:

MAJOR 1	21,500 SF
MAJOR 2	35,000 SF
SHOP A	8,500 SF
SHOP B	5,650 SF
SHOP C	6,400 SF
SHOP D	4,000 SF
SHOP E	6,400 SF
PAD 1	4,200 SF
PAD 2	6,000 SF
PAD 3	3,200 SF
PAD 4	3,500 SF
TOTAL RETAIL / COMMERCIAL AREA:	104,350 SF
TOTAL OFFICE AREA:	8,500 SF
AREA OF APARTMENT CLUBHOUSE:	3,260 SF + -

RESIDENTIAL

3 BEDROOM APARTMENTS: (1600SF +- PER UNIT)	38 UNITS
2 BEDROOM APARTMENTS: (1340 SF +- PER UNIT)	95 UNITS
1 BEDROOM APARTMENTS: (1013 SF +- PER UNIT)	38 UNITS
TOTAL NUMBER OF APARTMENTS	171 UNITS

PARKING DATA:

PARKING REQUIRED :

REQUIRED PARKING COMMERCIAL BEFORE BICYCLE SUBSTITUTION (4/1000) :	417 STALLS
** REQUIRED PARKING COMMERCIAL AFTER BICYCLE SUBSTITUTION :	412 STALLS
***REQUIRED PARKING COMMERCIAL AFTER MOTORCYCLE SUBSTITUTION :	410 STALLS
REQUIRED ACCESSIBLE PARKING (2% OF TOTAL PARKING PROVIDED)	12 STALLS
REQUIRED BIKE PARKING (10% OF TOTAL PARKING PROVIDED)	0.1 * 568 = 57 BIKE RACKS
REQ. CLEAN AIR / VAN POOL / EV : (AS REQUIRED BY CAL GREEN)	0.08 * 568 = 46 STALLS
REQ. FUTURE ELECTRIC VEHICLE CHARGING STATION: (AS REQ. BY CAL GREEN)	0.06 * 568 = 35 STALLS
REQUIRED OFFICE PARKING (1:400)	22 STALLS

RETAIL / COMMERCIAL PARKING PROVIDED :

- STANDARD STALLS PROVIDED:	447 STALLS
- COMPACT STALLS PROVIDED:	77 STALLS (13% < 20% ALLOWED, THUS OK)
- ACCESSIBLE PARKING:	14 STALLS (12 > 15 STALLS, THUS OK)
- MOTORCYCLE ***	5 SPACES
- BIKE RACKS	57 BIKE RACKS
- CLEAN AIR / VAN POOL / EV : (STRIPED AND INDICATED ON SITE PLAN AS 'LE'. PART OF TOTAL STANDARD STALLS)	46 STALLS
- FUTURE ELECTRIC VEHICLE CHARGING: (INDICATED ON SITE PLAN AS 'EV' PART OF 'LE' STALL COUNT)	35 STALLS

RESIDENTIAL PARKING PROVIDED:

- STANDARD STALLS (COVERED) PROVIDED:	304 STALLS
- STANDARD STALLS (UNCOVERED) PROVIDED:	74 STALLS
- ACCESSIBLE PARKING PROVIDED:	10 STALLS (REQ. IS 2% OF TOTAL = 8 STALLS)
- MOTORCYCLE	7 SPACES
- FUTURE ELECTRIC VEHICLE CHARGING (INDICATED ON SITE PLAN AS 'EV' PART OF STANDARD STALL COUNT)	12 STALLS (3% OF PARKING PROVIDED)

OFFICE PARKING PROVIDED:

- STANDARD STALLS	28 STALLS
- ACCESSIBLE PARKING PROVIDED:	1 STALL

OTHER PARKING:

** SUBSTITUTION FOR AUTOMOBILE PARKING IS (1) STALL PER 8 BICYCLE RACKS, UP TO 10% MAXIMUM OF REQUIRED VEHICLE SPACES	** 417 X 10% = 41 / 8 = 5 STALL REDUCTION
MOTORCYCLE SPACES ALLOWED:	$\frac{1}{25}$, UP TO 10% MAX. OF REQUIRED VEHICLES
***SUBSTITUTION FOR AUTOMOBILE PARKING IS (1) SPACE PER 25 MOTORCYCLE SPACES, UP TO 10% MAXIMUM OF REQUIRED VEHICLE SPACE	***417 X 10% = 41 SPACES 41/ 25 = 2 SPACE REDUCTION (5 MOTORCYCLE SPACES PROVIDED , 41 ALLOWED, THUS "OK")

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET

A1.2

Site Plan

Legend

- Pedestrian Plazas
- Typical Pedestrian Crossings
- Enhanced Pedestrian Crossings

1 PEDESTRIAN PLAZAS AND PATHWAYS

0 30' 60' 120'

(IN FEET) 1 inch = 60 ft.

N

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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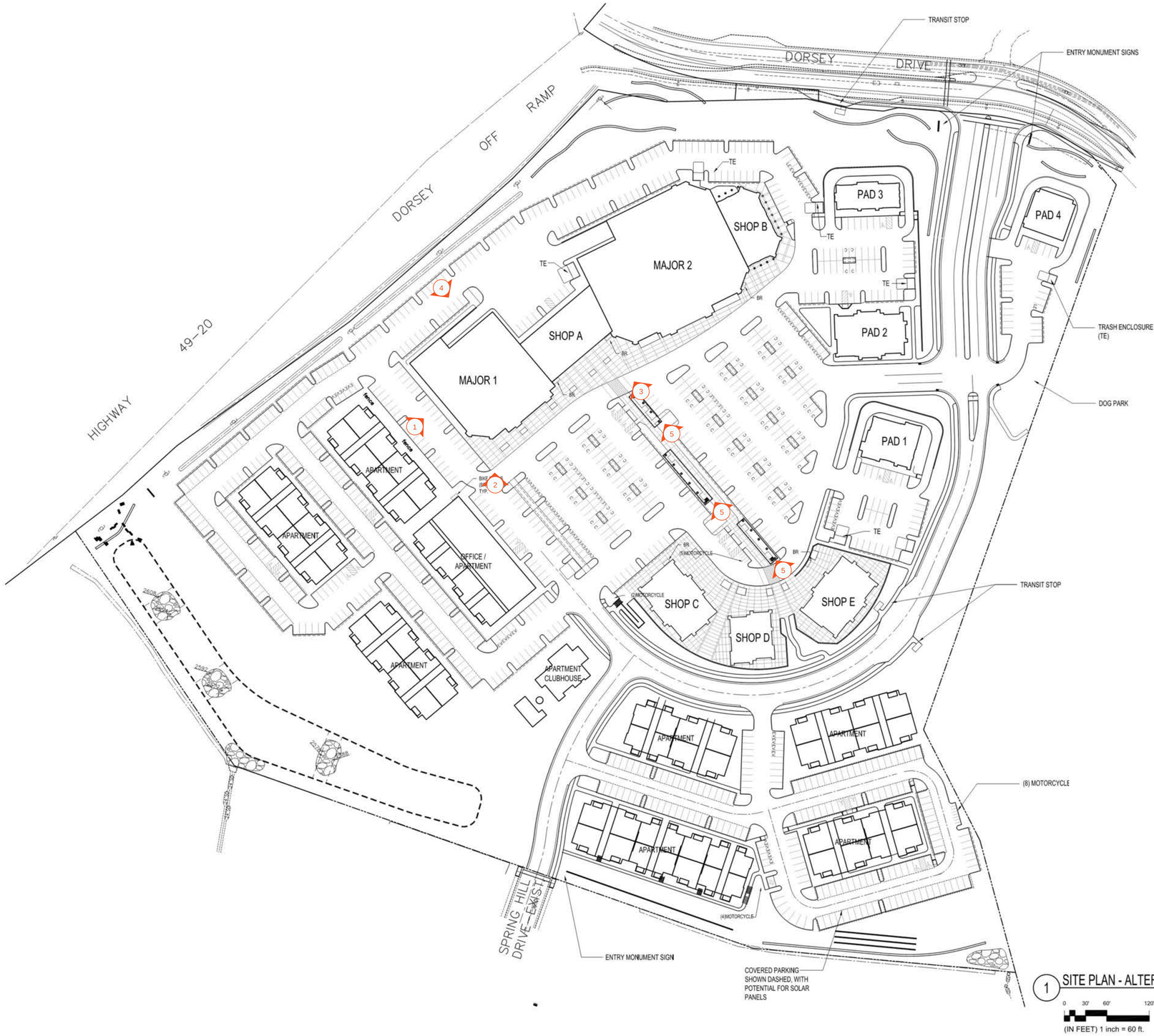
SHEET
A1.3
Pedestrian Exhibit

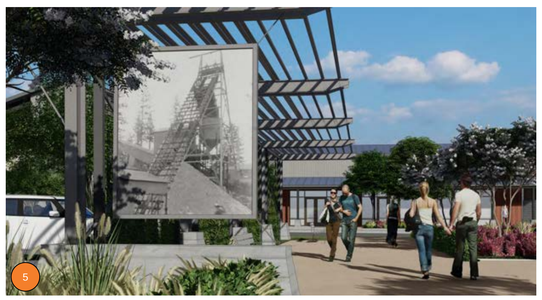


1 Mural opportunity

2 Sculpture opportunity

3 Sculptural bike rack

4 Mural opportunity



5 Kiosk

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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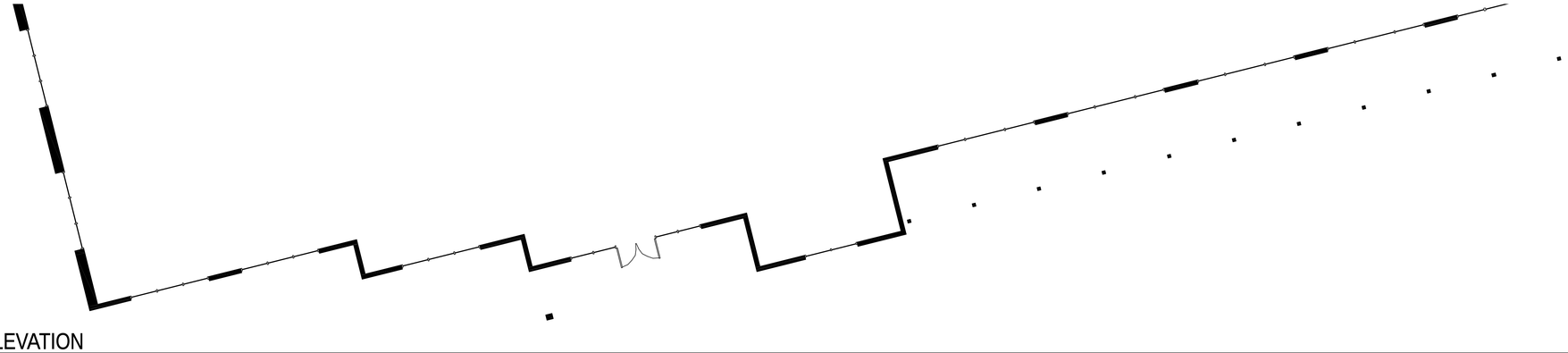
SHEET
A1.4
Site Art Exhibit

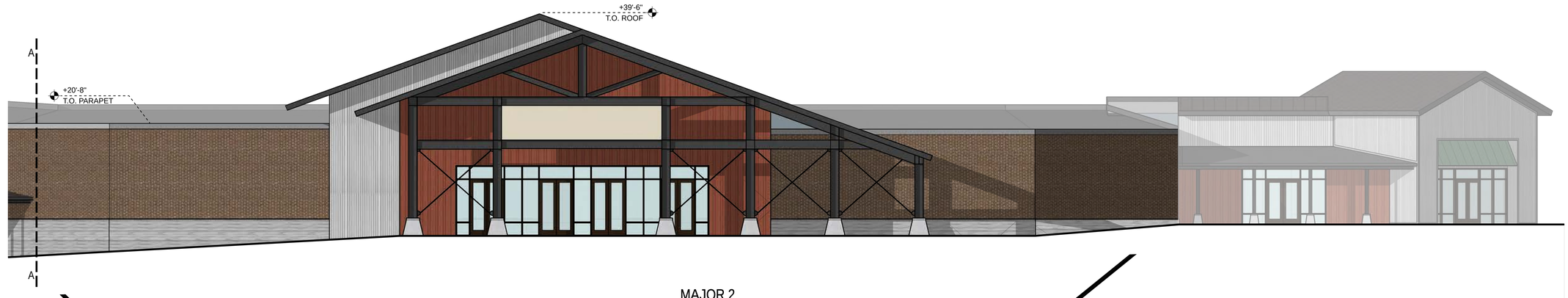


1 MAJOR - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

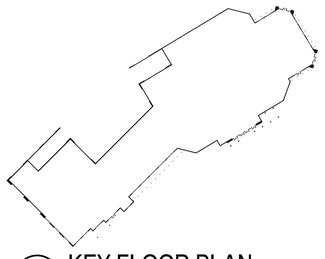
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

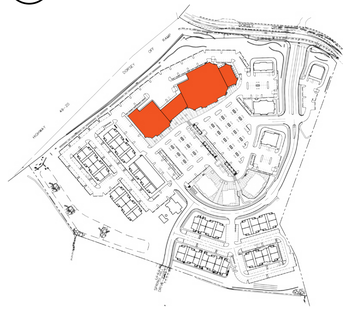


2 MAJOR - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN



KEY SITE PLAN

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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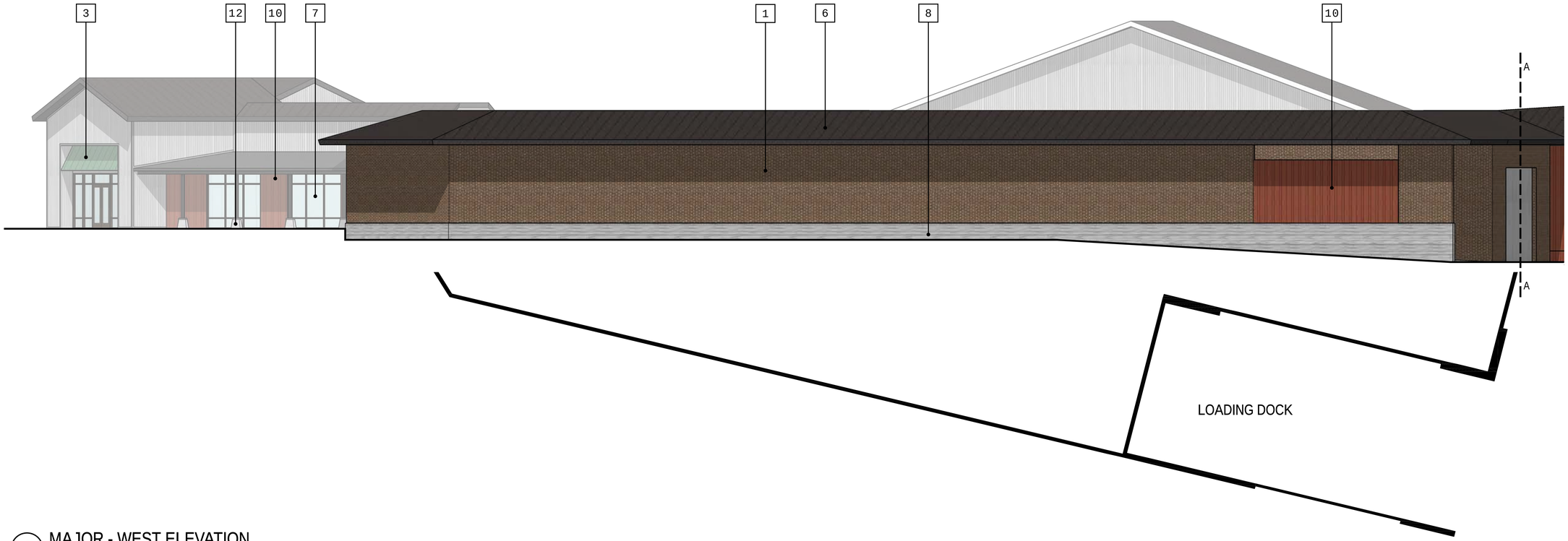
SHEET
A4.1
Building Elevations

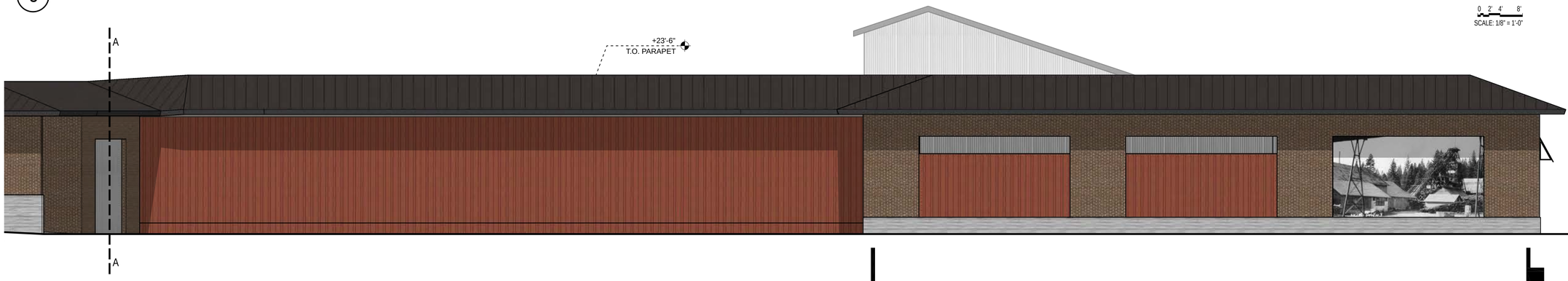


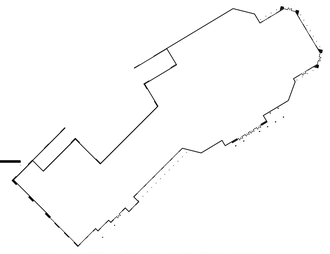
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

3 MAJOR - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"





KEY FLOOR PLAN

KEY SITE PLAN

4 MAJOR - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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SHEET
A4.2
Building Elevations

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
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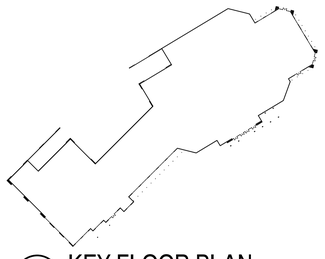
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

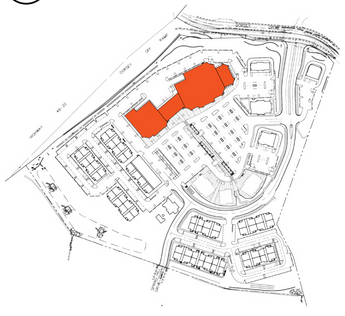
5 MAJOR - NORTH ELEVATION

6 MAJOR - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN



KEY SITE PLAN

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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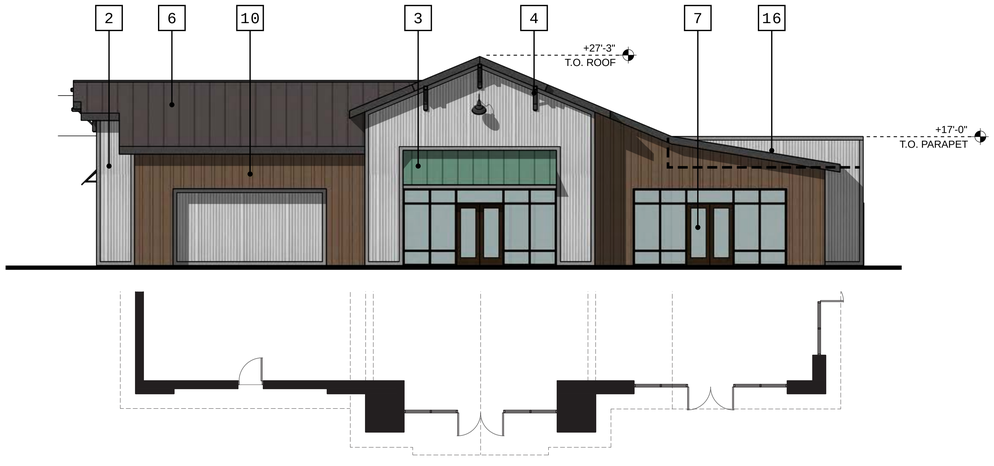
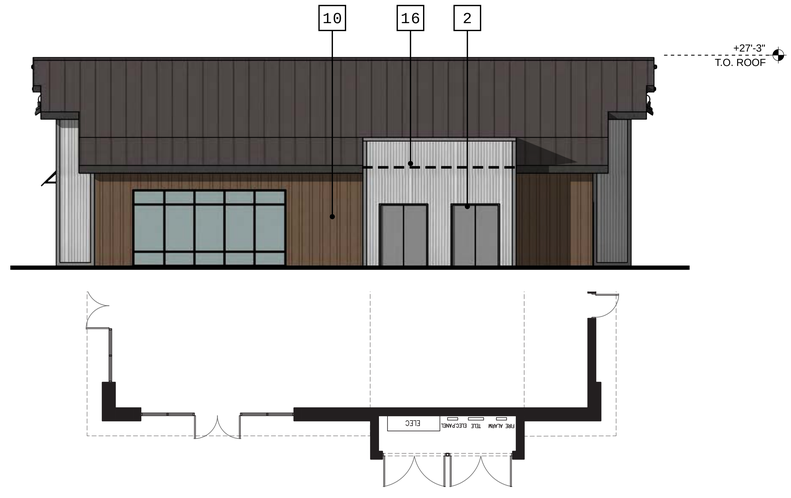
SHEET
A4.3
Building Elevations



1 SHOP C - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 SHOP C - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
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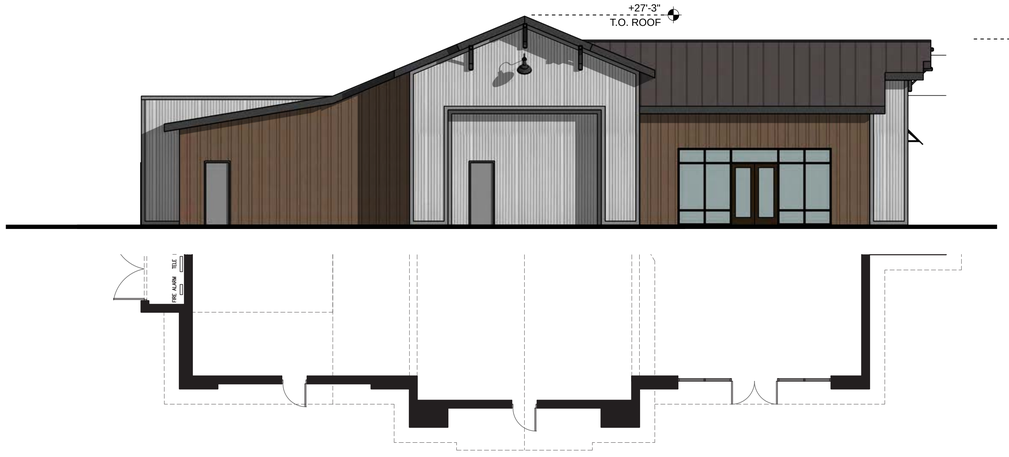
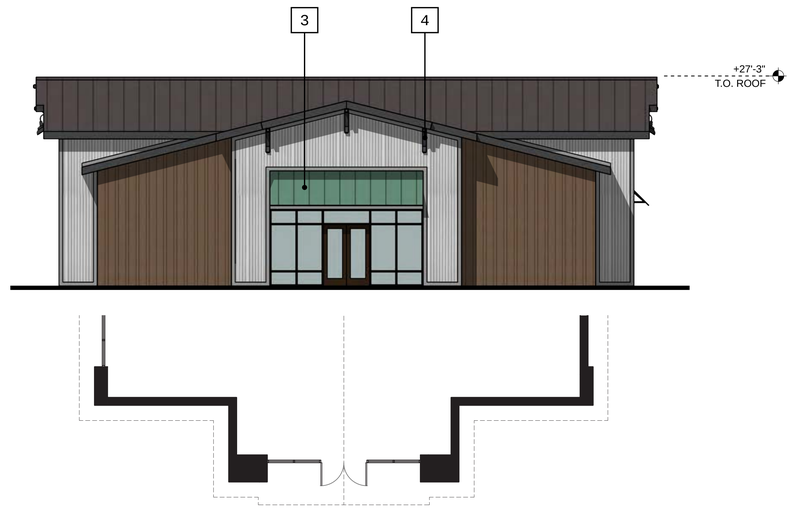
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



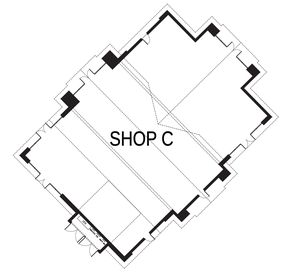
3 SHOP C - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 SHOP C - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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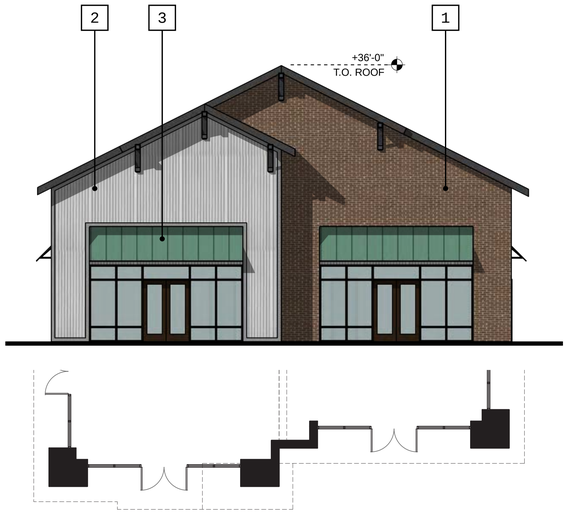
SHEET
A4.4
Building Elevations

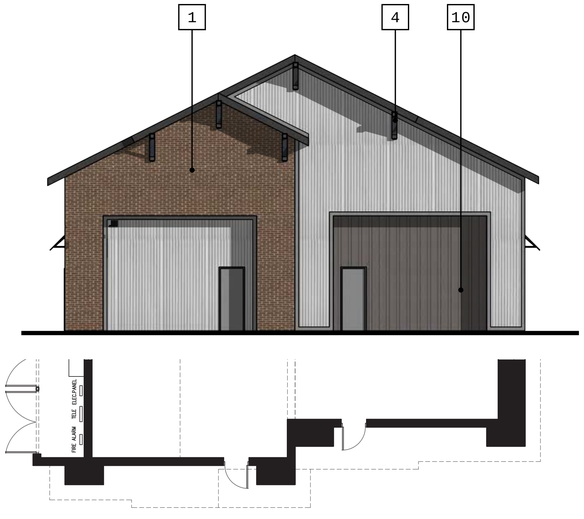


1 SHOP D - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

2 SHOP D - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



3 SHOP D - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

4 SHOP D - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
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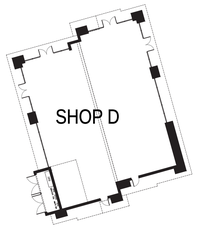
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN

KEY SITE PLAN

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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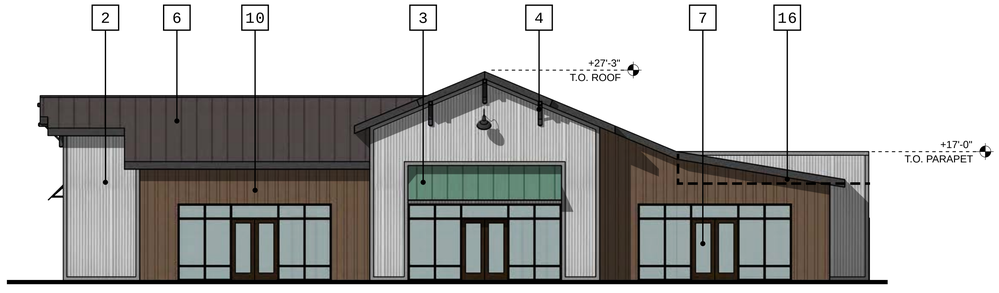
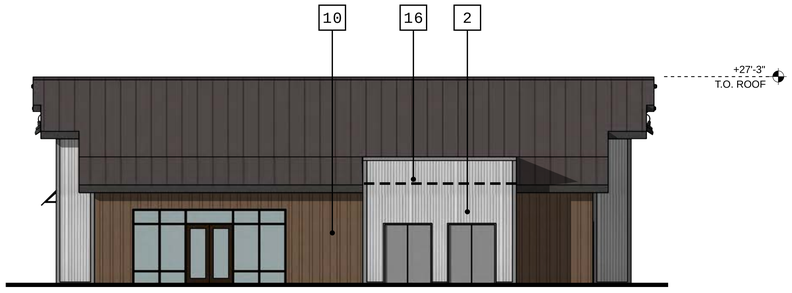
SHEET
A4.5
Building Elevations



1 SHOP E - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 SHOP E - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
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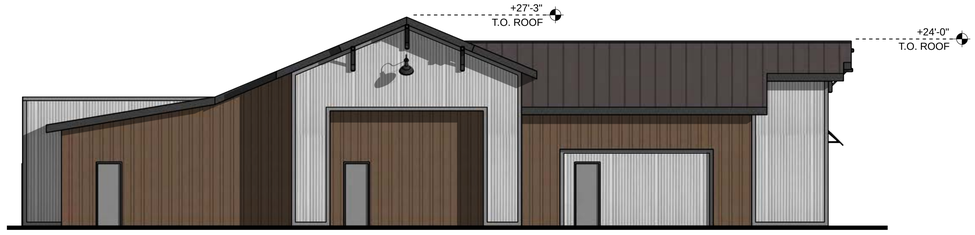
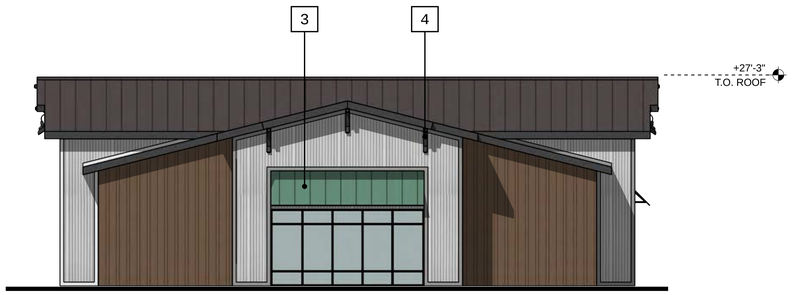
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



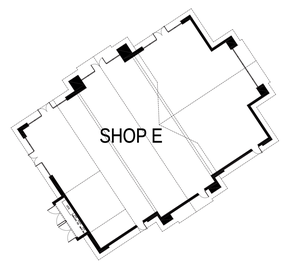
3 SHOP E - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 SHOP E - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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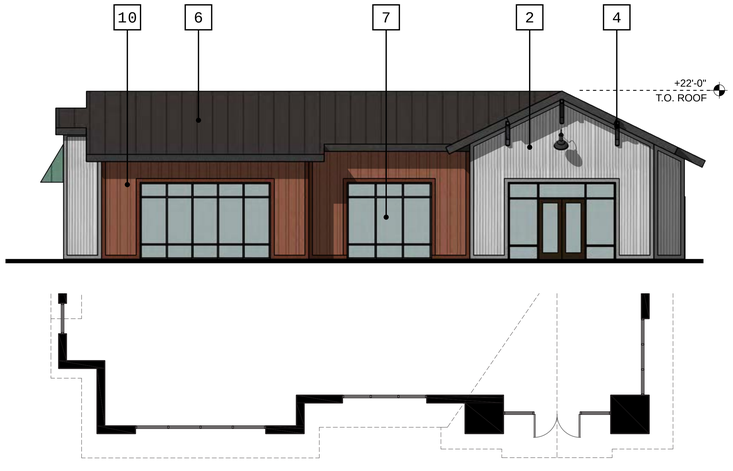
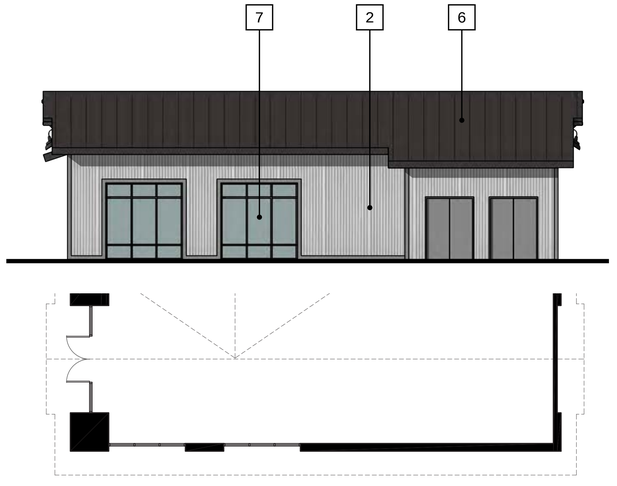
SHEET
A4.6
Building Elevations



1 PAD 1 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 PAD 1 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
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10. BOARD AND BATTEN SIDING
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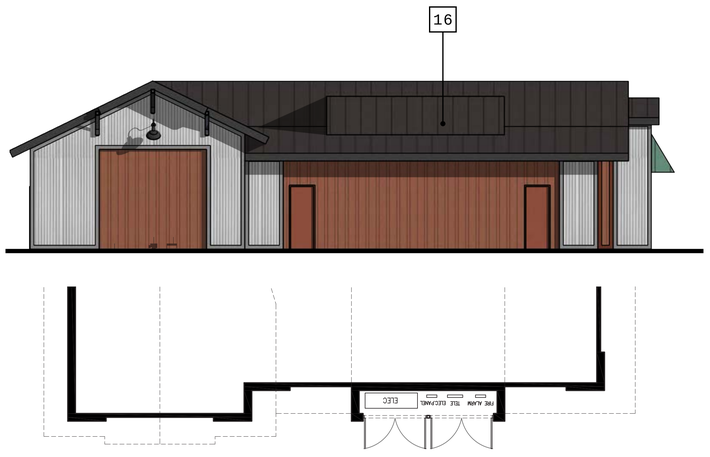
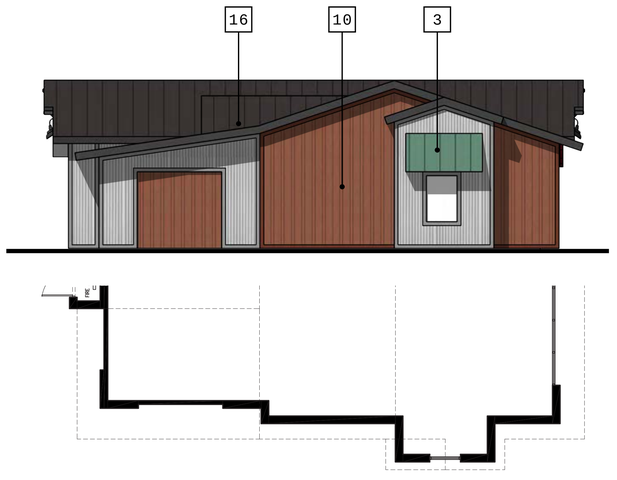
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



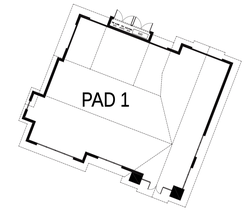
3 PAD 1 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 PAD 1 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

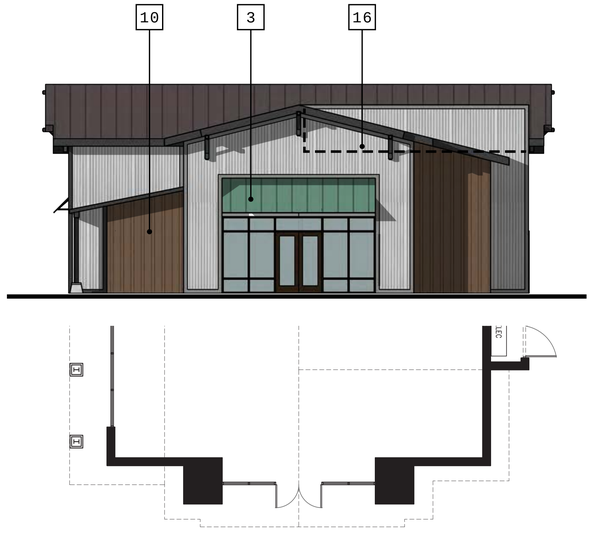
GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.7
Building Elevations

1 PAD 2 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

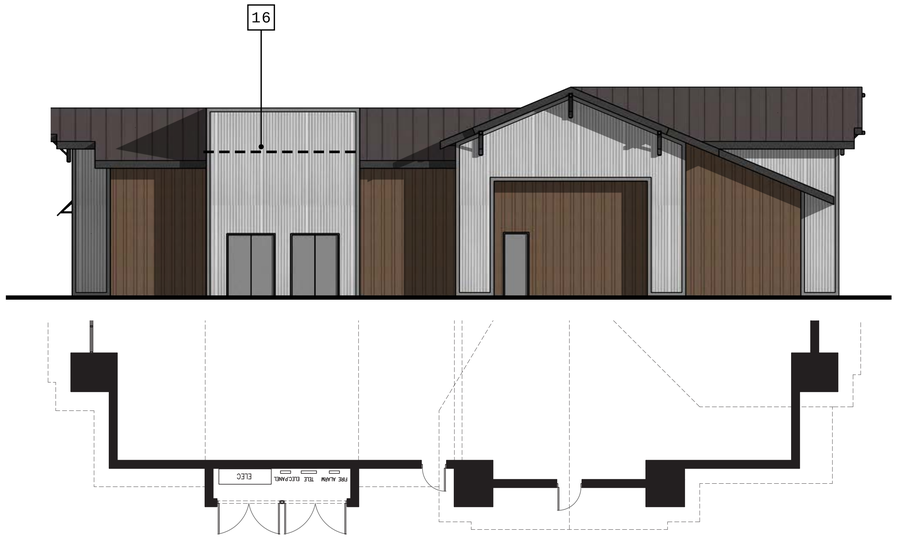


2 PAD 2 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

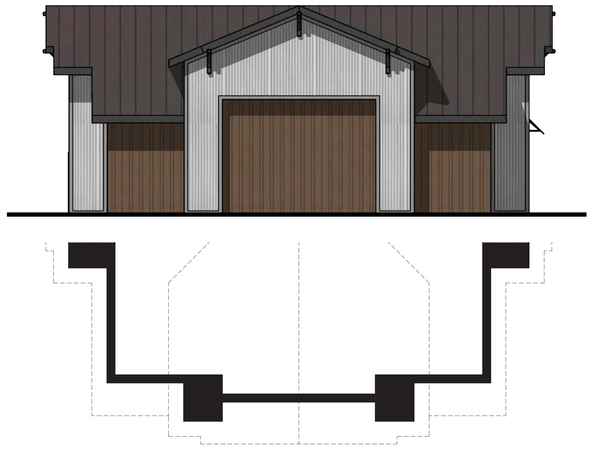
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



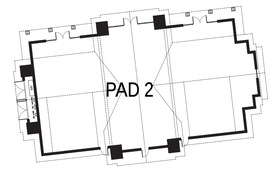
3 PAD 2 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

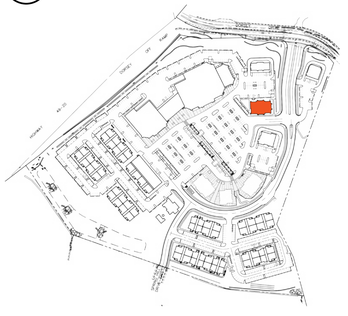


4 PAD 2 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN



KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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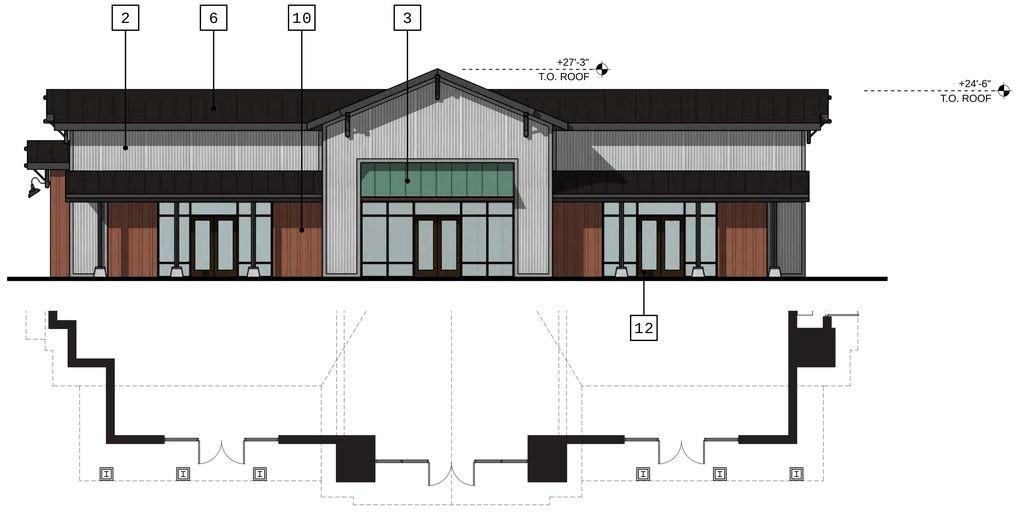
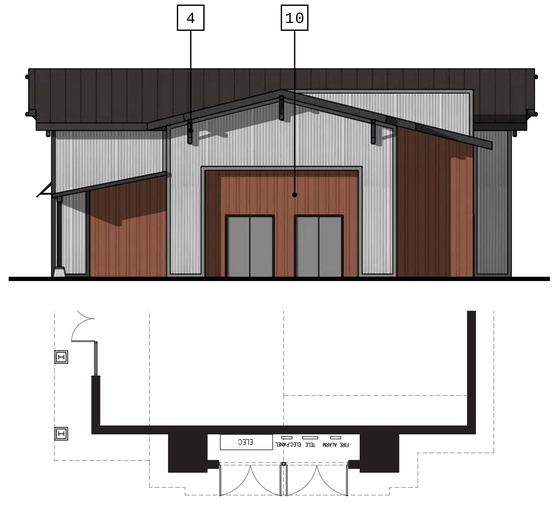
SHEET
A4.8
Building Elevations



1 PAD 3 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

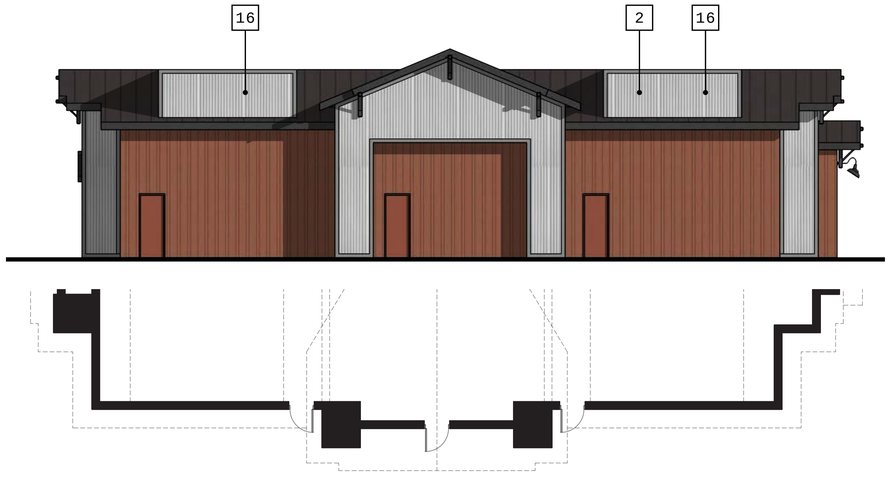


2 PAD 3 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

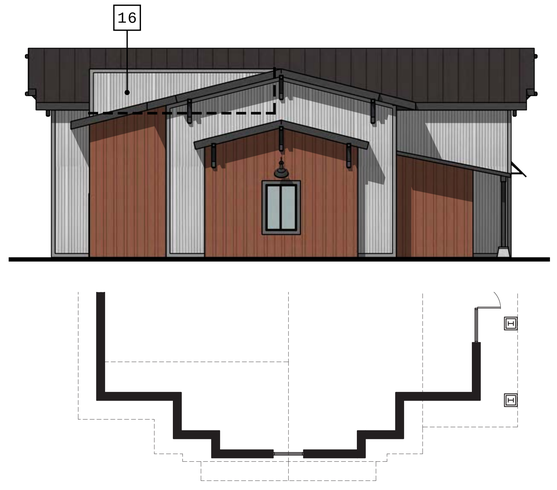
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



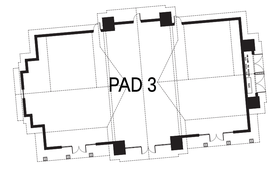
3 PAD 3 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 PAD 3 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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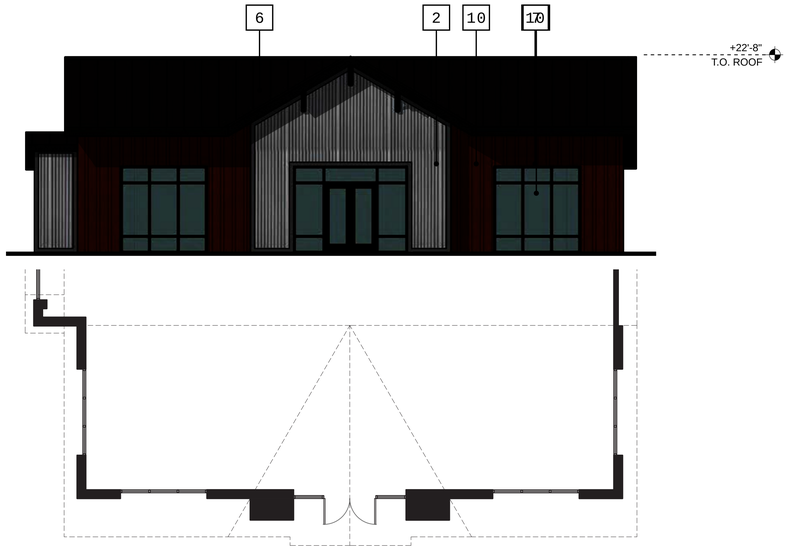
SHEET
A4.9
Building Elevations

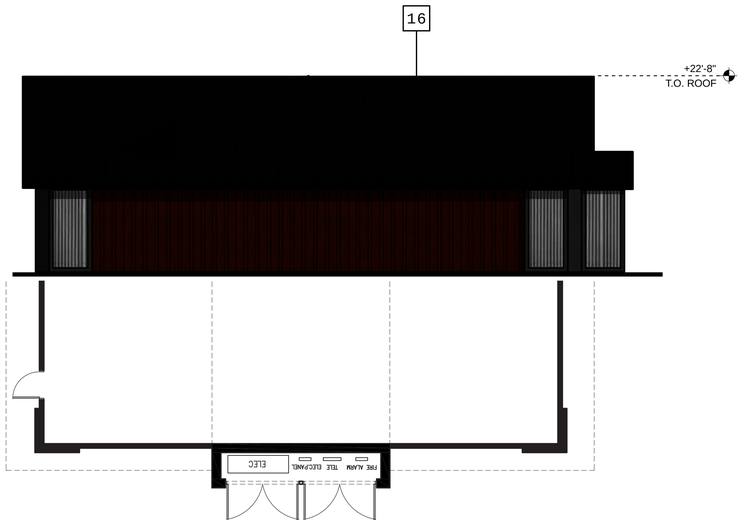


1 PAD 4 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

2 PAD 4 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



3 PAD 4 - NORTH ELEVATION

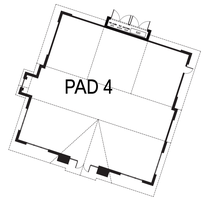
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

4 PAD 4 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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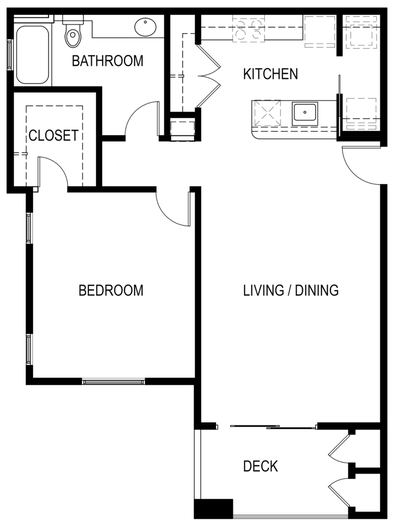
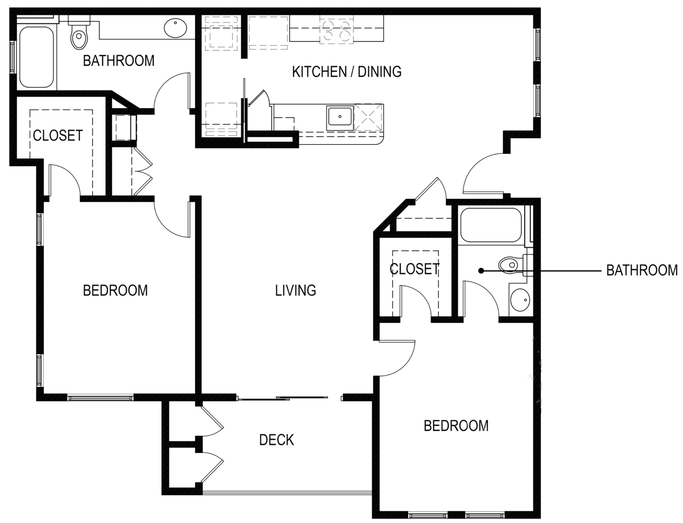
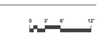
SHEET
A4.10
Building Elevations

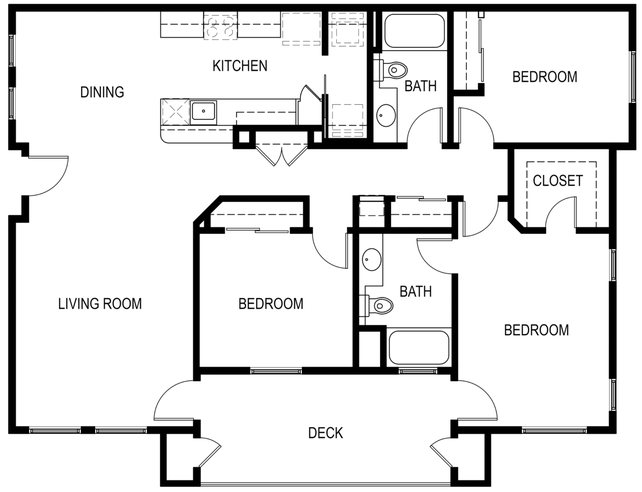


1 BEDROOM - PLAN (1013 SF +/-)



2 BEDROOM - PLAN (1340 SF +/-)





3 BEDROOM - PLAN (1600 SF +/-)

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

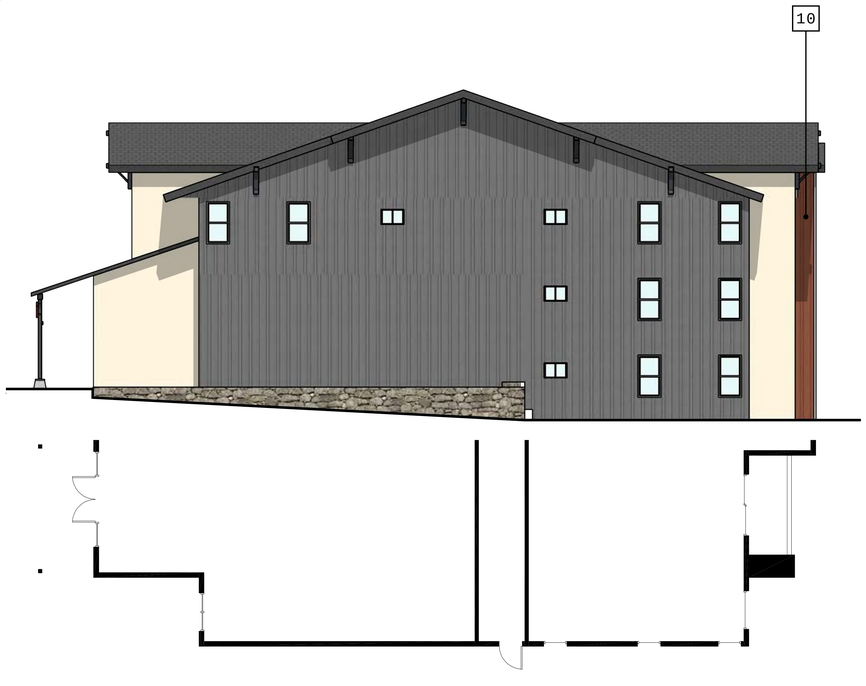
GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.11
Building Elevations

1 MIXED USE ELEVATION - FRONT

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

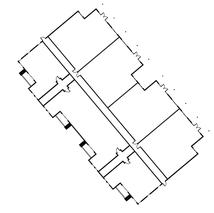


2 MIXED USE ELEVATION - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

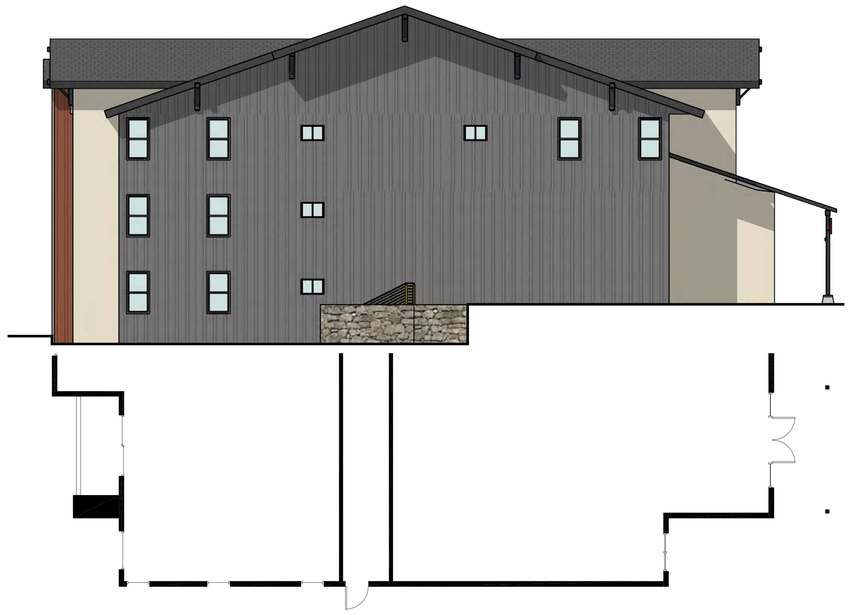
GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.12
Building Elevations

3 MIXED USE ELEVATION - BACK

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

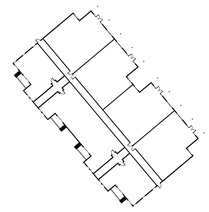


4 MISED USE ELEVATION - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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SHEET
A4.13
Building Elevations

1 APARTMENT ELEVATION (2 BEDROOM UNITS) - FRONT

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
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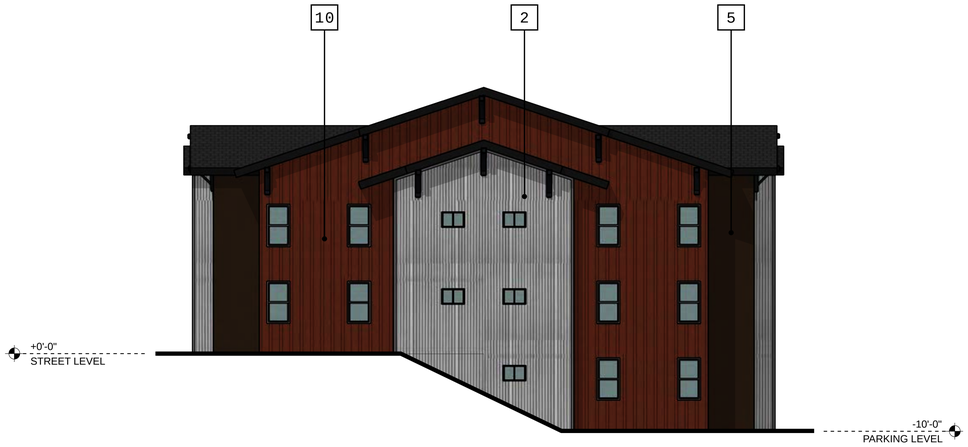
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



2 APARTMENT ELEVATION (2 BEDROOM UNITS) - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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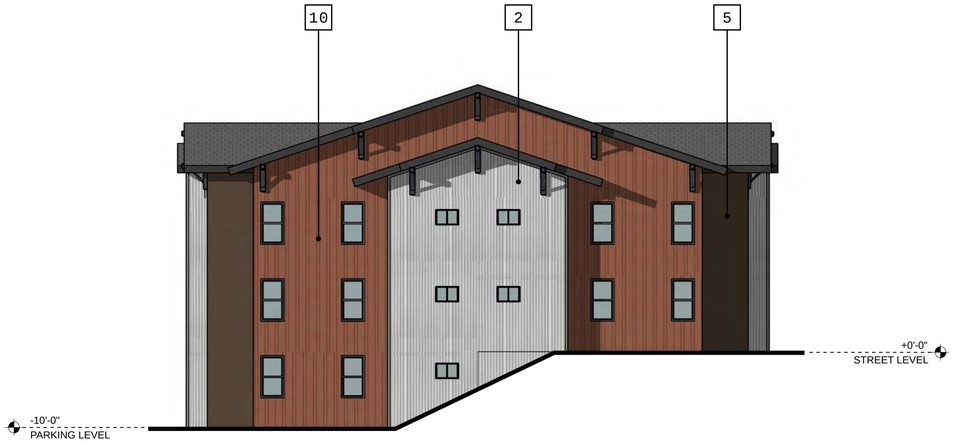
SHEET
A4.14
Building Elevations

3 APARTMENT ELEVATION (2 BEDROOM UNITS) - BACK

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 APARTMENT ELEVATION (2 BEDROOM UNITS) - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

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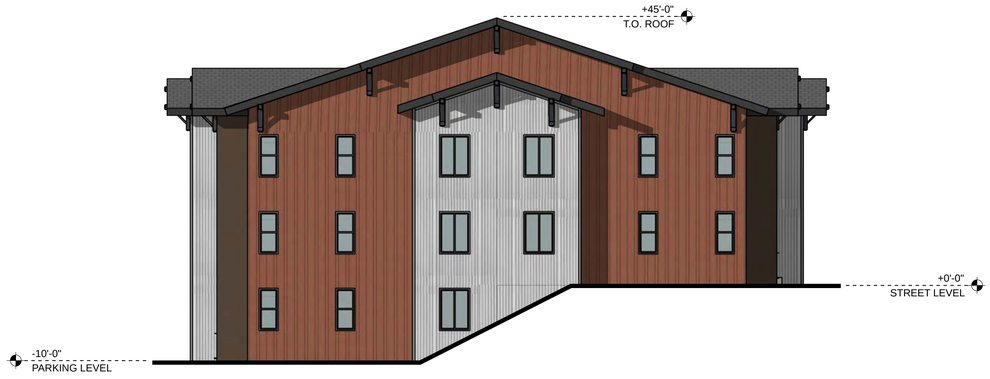
SHEET
A4.15
Building Elevations

1 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - BACK

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - SIDE

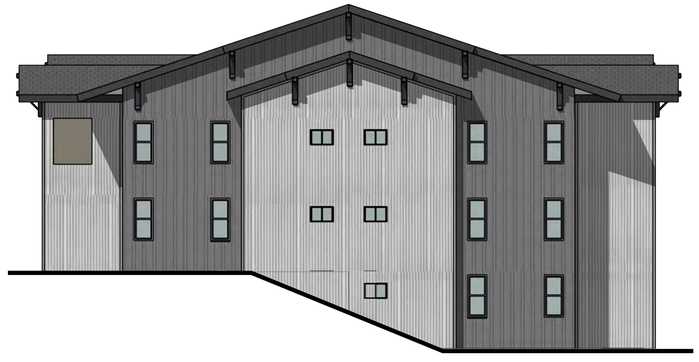
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

3 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - FRONT

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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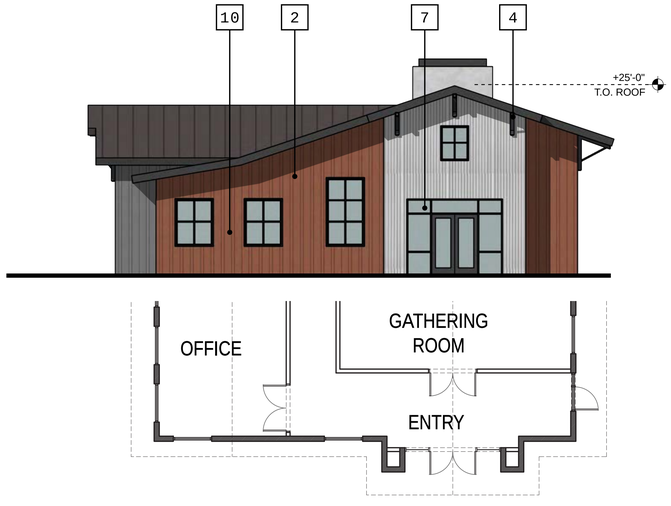
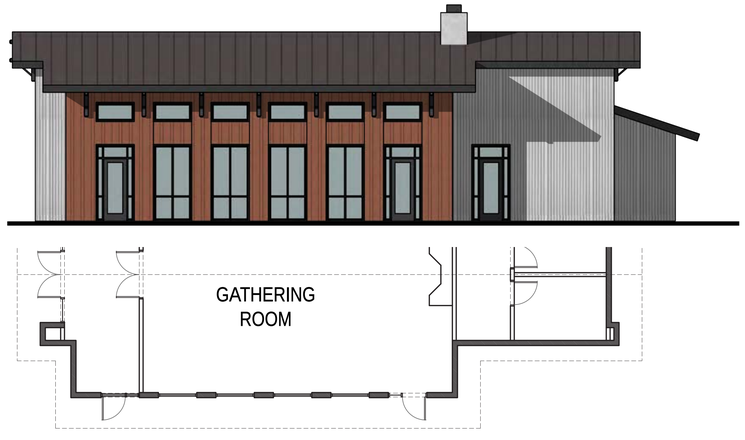
SHEET
A4.16
Building Elevations



1 APARTMENT CLUBHOUSE - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

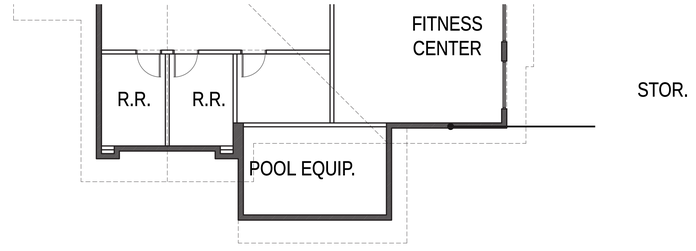


2 APARTMENT CLUBHOUSE - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

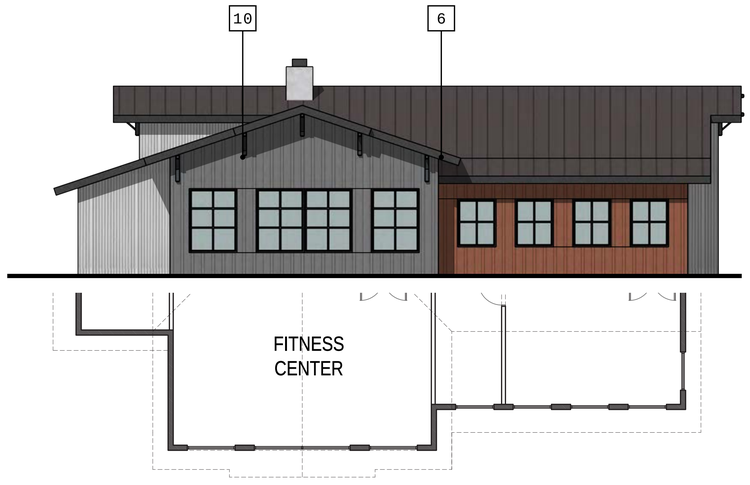
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



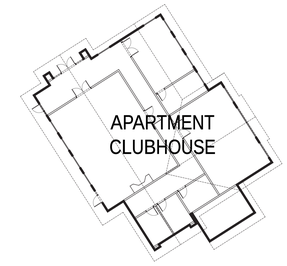
3 APARTMENT CLUBHOUSE - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 APARTMENT CLUBHOUSE - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.17
Building Elevations

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET

A5.1

Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.2
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.3
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.4
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.5
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET

A5.6

Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.7
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET

A5.8

Renderings

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.9
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.10
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET

A5.11

Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.12
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.13
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET

A5.14

Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.15
Renderings

PRELIMINARY NOT FOR CONSTRUCTION

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
APARTMENT WALKWAY	Illuminance	Fc	1.23	5.5	0.0	N.A.	N.A.
MAJOR 1 SHOP A B & F WALKWAY	Illuminance	Fc	1.42	8.2	0.0	N.A.	N.A.
PAD 2 & 3 WALKWAY	Illuminance	Fc	1.47	7.3	0.0	N.A.	N.A.
PAD 4 WALKWAY	Illuminance	Fc	1.39	2.1	0.4	3.48	5.25
PARKING	Illuminance	Fc	1.56	3.9	0.7	2.23	5.57
SHOP C-D-E & PAD 1 WALKWAY	Illuminance	Fc	1.29	8.3	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	22	B1	SINGLE	RAB LIGHTING BLEDR24N	1203	0.900	BLEDR24N.ies
	87	CP1	SINGLE	RAB LIGHTING PRT30N/D10/WS	3151	0.900	PRT30N_D10_WS.ies
	11	S1	SINGLE	LUMEC TR20-55W48LED4K-R-LE2F	5301	0.900	TR20-55W48LED4K-R-LE2F (LRP0826A
	19	S2	SINGLE	LUMEC TR20-550W48LED4K-R-LE3F	5566	0.900	TR20-55W48LED4K-R-LE3F (LRP0826K
	55	S3	SINGLE	LUMEC TR20-55W48LED4K-R-LE4F	5158	0.900	TR20-55W48LED4K-R-LE4F (LRP0826E
	50	S4	2 @ 180 DEG (	LUMEC TR20-55W48LED4K-R-LE5F	5120	0.900	TR20-55W48LED4K-R-LE5F (LRP0826G
	37	W1	SINGLE	RAB LIGHTING GNLED26YSTB_FLOOD REF_FROSTED LENS	1262	0.900	GN1LED26YRSTA.ies

FIXTURE LABEL; SEE FIXTURE SCHEDULE FOR DETAILS

FIXTURE MOUNTING HEIGHT (MH); BOTTOM OF LENS TO GRADE (U.O.N.)

ISOLINE VALUE 0.50 Fc

ISOLINE VALUE 1.00 Fc

DORSEY OFF RAMP

SPRING DRIVE-EXIST.

PROJECT PLAN LIGHTING LAYOUT - PHOTOMETRIC ANALYSIS

SCALE: 1" = 50'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE., U.O.N.)

Please note that the light loss factor (LLF) used in calculations is based on published mean lumen ratings by the major lamp manufacturers: 0.75 LLF for pulse start metal halide; 0.80 LLF for high pressure sodium and induction lamps; 0.678 LLF for fluorescent lamps; 0.90 LLF for LED sources, Cosmo and Elite lamps.

Associated Lighting Representatives
7300 FOLSOM BOULEVARD, SUITE 201
SACRAMENTO, CA 95826
PH: 916/ 383-4545 FAX: 916/ 383-6600 www.alrinc.com

Associated Network Systems Representatives

Calculations have been performed according to IES standards and good practice. Actual performance of any manufacturer's luminaires may differ somewhat due to tolerances in calculation methods, testing procedures; component performance, measurement techniques and field conditions such as voltage and temperature conditions. Input data used to generate the attached calculations such as room dimensions, reflectances and luminaire locations must be verified to reflect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

AGI32 VERSION 17.3
AGI (C) 2016 LIGHTING ANALYSTS, INC.
1934 WEST CHESTNUT EXPY., SUITE 100, LITTLETON, CO 80127

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

REVIEW FOR: DAN RICHARDS, WILLIAMS & PADDON

DESIGNED BY: RYAN CULVER, ASSOCIATED LIGHTING REPRESENTATIVES

APPLICATION ENGINEERING: GREG KESZLER

PROJECT DESCRIPTION: Jeter - Grass Valley - Dorsey Marketplace XK

DRAWING NO. / PROTYPE: Jeter - Grass Valley - Dorsey Marketplace - CUL -1

REV	SHEET	DATE	SCALE
0	1 OF 1	10/23/18	AS NOTED

NEVADA COUNTY
CALIFORNIA

Community Development Agency
Environmental Health
Env.Health@nevadacountyca.gov
www.nevadacountyca.gov/eh

950 Maidu Avenue, Suite 170
PO BOX 599002
Nevada City, CA 95959-7902

PH: (530) 265-1222 ext. 3
FAX: (530) 265-9854

TO: Amy Wolfson, Project Planner, City of Grass Valley

FROM: Nicole Johnson, Environmental Health Specialist II, Nevada County Environmental Health Department

DATE: March 19, 2026

RE: Project No.: 26PLN-0005 APN(s): 035-260-062, 063, 064 Location(s): No address- Dorsey Marketplace

---

PROJECT DESCRIPTION: (Also associated with Chrisitan Encounter Property APN:025-500-028)

A development Review and Use Permit for Dorsey marketplace. Development of 104,350 SF pf commercial and family units.

BACKGROUND INFORMATION & DISCUSSION:

ON-SITE SEWAGE DISPOSAL:

A Nevada County Department of Environmental Health (NCDEH) file review does not show any septic system permit records. It is the understanding of NCDEH that the subject parcels will be provided municipal sewer service by the City of Grass Valley Public Works/Sanitation Division. No will serve letter was located within the file.

DRINKING WATER:

An NCDEH file review does not show any well permit records. It is the understanding of NCDEH that the subject parcels will be served potable treated drinking water from NID. There is no will serve letter in the file.

RISK OF UPSET/HEALTH HAZARD:

Envirostor shows an active voluntary cleanup case with Department of Toxic Substances Control under ID: 60000663 associated with the former Spring Hill Mine. Most recent activity on the case is from 2020. A “No Further Action” (NFA) letter from DTSC has not yet been issued.

CONCLUSION:

This Department has no objection to approval of the referenced project, subject to the following conditions:

1.) Consumer Protection Division:
   A.) If any retail food facilities are proposed, their buildouts shall go through food facility plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.
   B.) If any pools or spas (hot tubs) are proposed, their buildouts shall go through commercial pool/spa plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

C.) If any body art facilities are proposed, their buildouts shall go through facility plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

2.) An NID treated water will serve letter shall be provided to NCDEH.

3.) A City of Grass Valley Sewer will serve letter shall be provided to NCDEH.

4.) A “No Further Action” letter or equivalent to indicate the property is safe for the intended development from DTSC shall be achieved and a copy provided to NCDEH.

From: Tricia J. Panock <panockt@nidwater.com>
Sent: Thursday, March 12, 2026 10:32 AM
To: Amy Kesler-Wolfson <awolfson@grassvalleyca.gov>
Subject: RE: Dorsey Marketplace - Entitlement Reinstatement

Hi Amy,

NID has reviewed the subject proposed project and has the following comments:

- Applicant must grant the District the necessary Right of Way for any new or existing water delivery facilities.
- Waterline Extension shall run all the way up Spring Hill Drive and connect to existing line.
    - May require a PRV
- All irrigation shall be tied to a separate meter
- All connections will be protected from backflow via an RP device
- Water Demand Analysis (WDA) will be required to determine meter size(s)

Please let me know if you have any questions.

Thank You,

Tricia

Tricia J. Panock

Business Services Technician

Nevada Irrigation District

1036 W. Main Street

Grass Valley, CA 95945

Office: 530.271.6840

Email: panockt@nidwater.com

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com

Grass Valley City Planner, Amy Wolfson
530-274-4711 / awolfson@grassvalleyca.gov

March 20, 2026

Dorsey Marketplace Comments: APN's: 035-260-062, 035-260-077, and 035-260-064

This document acknowledges that the Northern Sierra Air Quality Management District (NSAQMD) has received the full set of documents for the **Dorsey Marketplace** project located south of Dorsey Drive, and east of SR 20/49, in Grass Valley, CA. The NSAQMD has two major concerns for this project.

Primarily, the CalEEMod study now appears to be out of date in two ways. First, the model was run for the years 2019, 2020, and 2021. These emission factors no longer apply to a start date in 2026 or 2027. Additionally, with a new entitlement hearing the project must comply with current regulations. The NSAQMD board approved the district "Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects" in August 2024. This document has our Thresholds of Significance table for NOx, ROG, and PM10. It also includes the stipulation that "Level B is **significant** if two or more pollutants fall into this category". For all presented scenarios of the CalEEMod study (all combinations of Alternative A, Alternative B, Summer, Winter, Unmitigated, and Mitigated) both the NOx and ROG emissions fall into the Level B category. Therefore, further air quality mitigation is now required for this project.

Secondly, there is no NSAQMD approved Asbestos Dust Mitigation Plan (ADMP) for this project. Appendix E of the Removal Action Work plan (RAW) is officially titled a "Dust Mitigation Plan" and does not meet NSAQMD approval as an Asbestos Dust Mitigation Plan. If work begins at the site before this plan is completed, submitted, and approved, a Notice of Violation will be issued with the requisite fine.

There is no exemption to this requirement regardless of the RAW having been circulated in 2013. The entire project must treat all soils as asbestos containing material unless a comprehensive Geologic Evaluation is performed by a registered geologist, according to Title 17 Section 93105 (c)(1). This evaluation must be submitted to the NSAQMD and approved by the Air Pollution Control Officer for any exemption to be granted. There is no other exception to this regulation.

In a letter sent to the NSAQMD on August 30th, 2024 (in response to our comment letter dated March 18, 2024) the applicant or representative stated that "if NOA [naturally occurring asbestos] is identified during earthwork…compliance with the Construction ATCM would be required." This, again, is **incorrect**, and compliance with the Construction ATCM (Title 17 Section 93105) is required "…on any property that meets… the following criteria: if **any portion** of the area to be disturbed **is located in a geographic ultramafic rock** unit…" Therefore, the ADMP applies to the entire project for the entire time.

The City of Grass Valley has asked for specific measures that must be added to the Dust Mitigation Plan to qualify as an Asbestos Dust Mitigation Plan. Unfortunately, the vast amount of documentation for this project and the overlapping and embedded nature of each of the documents renders this type of simple fix impossible. The very name of this plan would need to be changed from Dust Mitigation Plan to Asbestos Dust Mitigation Plan, and every internal

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com

reference to this plan would need to be edited. It must be made clear that the Asbestos Dust Mitigation Plan supersedes **all** previous dust plan measures and **all** previous references to dust and soil handling in any other plan.

The simplest corrections to the dust plan itself would include the following changes. The current dust plan states that "air monitoring will not be required at this time unless visible dust emissions are observed". This sentence must read "Air quality monitoring may be required at any time by the NSAQMD". The current plan states that the "lead agency" or "local enforcement agency" can require air monitoring, but again, that is the purview of the Air District. The Track Out Prevention section **must include this entire phrase**: "**removal of any visible track-out from a paved public road at any location where vehicles exit the work site… shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day.**" And lastly, in section 4.1.5 Earthmoving Activities the first paragraph states "Recommendations to be implemented during site grading are provided below." This sentence must be changed to indicate that these measures are mandatory, not recommended. This is not an exclusive list of dust plan items that need attention.

Beyond these revisions, the RAW and the Site Safety Plan require clarification. Both documents mention notifications to the Nevada County Department of Environmental Health (NCDEH) and the Department of Toxic Substance Control (DTSC). The NSAQMD must be added to these notification lists. The Safety Plan section of the RAW includes no mention of the possibility of NOA in 4.2.7 Hazards Associated with Soil Sampling Activities. The Personal Protective Equipment section makes no mention of NOA or protective equipment that employees must use. The Traffic Control section (8.3) completely ignores hazardous waste handling procedures in the description of the process of moving 100 truckloads of "mine waste and affected soil" from the site. To be clear, all mine waste and soil from the site is considered hazardous waste unless it is tested by approved methods and shown to be otherwise. Hazardous waste can only be transported by a registered hazardous waste transporter. The local landfills do not accept hazardous waste. The Safety Plan must be more specific.

It is the recommendation of the NSAQMD that the Asbestos Dust Mitigation Plan be crafted anew from the attached outline of measures directly from the ATCM. If the RAW and the Safety Plan are not also updated to incorporate the California waste handling measures, the NSAQMD will be forced to require site-wide air quality monitoring to protect the safety of construction workers, the nearby public, and eventual tenants of the project.

Sincerely,

Julie D Hunter

Julie Hunter
Air Pollution Control Officer

Submitted by Suzie Tarnay APCS II / NSAQMD – (530) 274-9360 x505

Here are the excerpts for the state code (CCR 17 section 93105) that apply to Asbestos Dust Mitigation Plans. The applicant can use the chosen measures for each category to include in the ADMP.

(2) Areas **greater than one acre** meeting the criteria in subsections (b)(1) or (b)(2): No person shall engage in any construction or grading operation on property where the area to be disturbed is greater than one (1.0) acre unless:

(A) An Asbestos Dust Mitigation Plan for the operation has been:

1. Submitted to and approved by the district before the start of any construction or grading activity; and
2. The provisions of that dust mitigation plan are implemented at the beginning and maintained throughout the duration of the construction or grading activity; ...

(4) **Asbestos Dust Mitigation Plans**: An Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and **must include one or more provisions** addressing each of the following topics.

(A) **Track-out prevention** and control measures which shall include:

1. Removal of any visible track-out from a paved public road at any location where vehicles exit the work site; this shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day; and
2. Installation of one or more of the following track-out prevention measures:
    i. A gravel pad designed using good engineering practices to clean the tires of exiting vehicles;
    ii. A tire shaker;
    iii. A wheel wash system;
    iv. Pavement extending for not less than fifty (50) consecutive feet from the intersection with the paved public road; or
    v. Any other measure as effective as the measures listed above.

(B) Keeping **active storage piles adequately wetted** or covered with tarps.

(C) Control for **disturbed surface areas and storage piles** that will remain inactive for more than seven (7) days, which shall include one or more of the following:

1. Keep the surface adequately wetted;
2. Establishment and maintenance of surface crusting sufficient to satisfy the test in subsection (h)(6);
3. Application of chemical dust suppressants or chemical stabilizers according to the manufacturers' recommendations;
4. Covering with tarp(s) or vegetative cover;
5. Installation of wind barriers of fifty (50) percent porosity around three (3) sides of a storage pile;
6. Installation of wind barriers across open areas; or

7. Any other measure as effective as the measures listed above.

(D) **Control for traffic** on on-site unpaved roads, parking lots, and staging areas which shall include:

1. A maximum vehicle speed limit of fifteen (15) miles per hour or less; and
2. One or more of the following:
    i. Watering every two hours of active operations or sufficiently often to keep the area adequately wetted;
    ii. Applying chemical dust suppressants consistent with manufacturer's directions;
    iii. Maintaining a gravel cover with a silt content that is less than five (5) percent and asbestos content that is less than 0.25 percent, as determined using an approved asbestos bulk test method, to a depth of three (3) inches on the surface being used for travel; or
    iv. Any other measure as effective as the measures listed above.

(E) **Control for earthmoving activities** which shall include one or more of the following:

1. Pre-wetting the ground to the depth of anticipated cuts;
2. Suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures;
3. Application of water prior to any land clearing; or
4. Any other measure as effective as the measures listed above.

(F) **Control for off -site transport**. The owner/operator shall ensure that no trucks are allowed to transport excavated material off -site unless:

1. Trucks are maintained such that no spillage can occur from holes or other openings in cargo compartments; and
2. Loads are adequately wetted and either:
    i. Covered with tarps; or
    ii. Loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches from the top and that no point of the load extends above the top of the cargo compartment.

(G**) Post construction stabilization** of disturbed areas. Upon completion of the project, disturbed surfaces shall be stabilized using one or more of the following methods:

1. Establishment of a vegetative cover;
2. Placement of at least three (3.0) inches of non-asbestos-containing material;
3. Paving;
4. Any other measure deemed sufficient to prevent wind speeds of ten (10) miles per hour or greater from causing visible dust emissions.

(H**) Air Monitoring for Asbestos**

1. If required by the district APCO, the plan must include an air-monitoring component.
2. The component shall specify the following:
    i. Type of air sampling device(s);
    ii. Siting of air sampling devices(s);

iii. Sampling duration and frequency; and
iv. Analytical method.

(I**) Frequency of Reporting** The plan shall state how often bulk sampling , air monitoring and any other testing will be reported to the district.

(5**) Recordkeeping and Reporting:**

A. Recordkeeping: maintain all records for at least seven years following the completion of the construction project:

1. Results of any air monitoring conducted at the request of the APCO;
2. Documentation of any geologic evaluation conducted on the property for the purpose of obtaining an exemption; and
3. Results of any asbestos bulk sampling
    i. conducted by the owner/operator to document the applicability of or compliance with 93105
    ii. done at the request of the district APCO.

B. Owner/operator shall submit:

1. The results of any air monitoring conducted at the request of the APCO
2. The results of any bulk sampling that was
    i. conducted by the owner/operator to document applicability or compliance with 93105
    ii. done at the request of the APCO.

There are test methods that are strictly defined:

(5) ***Adequately Wetted*****:** Field determination of "adequately wetted" shall be as follows:

If no moisture threshold is specified in a district-approved asbestos dust mitigation plan, a sample of at least one (1) quart in volume shall be taken from the top three (3) inches of a road, or bare area or from the surface of a stockpile. The sample shall be poured out from a height of four (4) feet onto a clean hard surface. The material shall be considered to be adequately wetted if there is no observable dust emitted when the material is dropped.

(6) ***Surface Crusting*****:** "Measurement of the stability of surface crusting on horizontal surfaces" shall be as follows:

(A) Where a visible crust exists, drop a steel ball with a diameter of 15.9 millimeters (0.625 inches) and a mass ranging from 16 to 17 grams from a distance of 30 centimeters (one foot) directly above (at a 90 degree angle perpendicular to) the ground surface. If blowsand (thin deposits of loose grains covering less than 50 percent of the surface that have not originated from the surface being tested) is present, clear the blowsand from the surfaces to be tested before dropping the steel ball.

(B) A sufficient crust is determined to exist if, when the ball is dropped according to subsection (h)(6)(A), the ball does not sink into the surface so that it is partially or fully surrounded by loose grains and, upon removing the ball, the surface on which it was dropped has not been pulverized so that loose grains are visible.

(C) Drop the ball three times each in three representative test areas within a survey area measuring 1 foot by 1 foot that represents a random portion of the surface being evaluated. The test area shall be deemed to have passed if at least two of the three times the ball was dropped, the results met the criteria in subsection (h)(6)(B). If all three test areas pass, the area shall be deemed to be “sufficiently crusted”.

Transporting Hazardous Waste
https://dtsc.ca.gov/managing-asbestos-hazardous-waste/
https://dtsc.ca.gov/managing-asbestos-waste-fact-sheet/

Hauling soil with possible naturally occurring asbestos (NOA) is an involved process. Unless tested and shown to have less than 1% asbestos, NOA soil is considered hazardous waste and requires "generator" licensing, air-tight packaging, and specific labeling. Additionally, a registered hazardous waste transporter must move it, and the soil can only be delivered to a permitted treatment, storage, or disposal facility.

Comment Letter I

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
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(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com

NSAQMD – Planning Dept. Date: March 18, 2024

To: City of GV, Amy Wolfson – City Planner
530-274-4711 / Awolfson@cityofgrassvalley.com

Dorsey Marketplace Comments: APN's: 035-260-062, 035-260-077, and 035-260-064

This document acknowledges that the Northern Sierra Air Quality Management District (NSAQMD) has reviewed the Supplement to the Final EIR for the **Dorsey Marketplace** project located south of Dorsey Drive, east of SR 20/49, in Grass Valley, CA.

The NSAQMD is providing the following information in the interest of compliance assistance.

Since this project encompasses 26.8 acres, and is located on mapped ultramafic soils, an NSAQMD approved Asbestos Dust Mitigation Plan (ADMP) is required before soil disturbance commences. CCR Title 17, §93105 (**e**.2.A) of the Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying and Surface Mining Operations applies in this case. I-1

> "No person shall engage in any construction or grading operation on property where the area to be disturbed is greater than one (1.0) acre unless: (A) An Asbestos Dust Mitigation Plan for the operation has been: 1. Submitted to and approved by the district before the start of any construction or grading activity…"

It appears that an ADMP has been prepared as part of the Remediation Action Workplan (RAW) but was not part of the currently available project materials on the Grass Valley Active Project webpage. Please submit the ADMP to NSAQMD for approval before any grading permits are issued. The ADMP negates the need for a Dust Control Plan, which would otherwise be required under NSAQMD Rule 226, as an ADMP is more stringent.

As normal residential activities on the site could easily cause naturally occurring asbestos fibers to become airborne if ultramafic material is on the surface, it is appropriate (and widely precedented) for the ADMP to include post construction stabilization methods to be maintained in perpetuity. This is particularly important for the "tot lot" and the dog park areas, where the contact between users and the soil will be more intensive. I-2

Please note that under regulations of the California Department of Real Estate, the presence of environmental hazards, including asbestos, must be disclosed by a property seller during the real estate transaction process. In the interest of public health, the District recommends that all prospective residents (buyers and renters) shall be clearly made aware that the property is located on serpentinite which has been tested and found to contain naturally occurring asbestos. The NSAQMD feels that with this knowledge, site users will tend to be careful to minimize dust emissions from daily activities. I-3

Additionally, if any ultramafic material or material containing serpentinite is being used in surfacing applications, the Asbestos ATCM for Surfacing Applications (CCR Title 17, §93106) shall be consulted for applicability. Also, if any material containing 1% or more friable asbestos (technically a "hazardous material") is to be transported, CCR Title 22 applies, and proper I-4

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handling procedures must be followed. Furthermore, Cal-OSHA regulations require hazard communication plans including signage and postings at job sites. The District requires compliance with Cal-OSHA regulations. Contact Cal-OSHA at (800)963-9424 for information.

I-4 Cont.

For future reference, the air quality mitigation measure on page 1-5 to 1-6 “two apartment buildings separated by a drive aisle and parking spaces” which “creates an open area between the buildings that allows for air flow to disperse pollutants” is not valid. The quoted mitigation measures, from the CARB document Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways, are intended for pollutant dispersion in urban street canyons, which is not applicable in this case. The buildings on either side of Highway 20/49 do not constitute an urban street canyon. Additionally, the creation of a street canyon perpendicular to the “street canyon” in question would simply move the problem to an adjacent set of residences. A more effective air quality mitigation measure would be to eliminate one or more of the three drive through facilities at the property. Drive throughs encourage additional car use, discourage pedestrian connectivity, promote idling, and exacerbate traffic congestion, all of which are detrimental to air quality.

I-5

If future retail or commercial tenants require the use of diesel generators greater than 49 hp, NSAQMD permits will be required. And finally, if any commercial tenants will use toxic air contaminant substances, there will be supplementary NSAQMD reporting and permitting requirements.

I-6

Sincerely,

Julie Hunter
Air Pollution Control Officer

Submitted by Suzie Tarnay APCS I / NSAQMD – (530) 274-9360 x505

Response to Comment Letter I

Northern Sierra Air Quality Management District
Julie Hunter
March 18th, 2024

I-1 The comment notes that ultramafic soils have been mapped within the project site and thus an Asbestos Dust Mitigation Plan (ADMP) must be approved by the Northern Sierra Air Quality Management District (NSAQMD) prior to any soil disturbance on the site. The comment also notes that it appears an ADMP was prepared as part of the Remediation Action Workplan (RAW) prepared for the site, but the ADMP was not available online. The comment states that the ADMP must be provided to NSAQMD prior to issuance of any grading permits and notes that a Dust Control Plan would not be required.

The comment does not address the accuracy or adequacy of the Dorsey Marketplace Project Supplement to the Final Environmental Impact Report (SFEIR) analysis of the potential for the project to cause or exacerbate the risks for adverse health effects on project residents and occupants due to exposure to air pollutants associated with project-generated traffic. The SFEIR is not required to address issues related to asbestos and dust management. The petitioners in the litigation against the City of Grass Valley's April 2020 project approval raised arguments relating to the EIR's adequacy with respect to asbestos and dust management during project construction but did not prevail on those arguments. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

The Final EIR, on pages 2-294 and 2-295, explained that the presence of naturally occurring asbestos (NOA) "has been confirmed as reflected in the Remediation Action Workplan (RAW, Draft EIR Appendix J-3A) that was prepared for the project site and has been approved by the California Department of Toxic Substances Control (DTSC)," the ADMP "reflects the NSAQMD's standard approach and conditions for construction activity where NOA is likely to occur." and that the project would be required to implement the ADMP that is included in the RAW. The RAW, on page 18, states that the Dust Mitigation Plan included in the RAW addresses NSAQMD Rule 226, which requires that a dust control plan be prepared for construction activity disturbing over one acre of land. The RAW also identifies that implementation of an ADMP is required under the California Environmental Protection Agency Air Resources Board Regulation 93105, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (Construction ATCM). Section (e) of the Construction ATCM requires air district approval of the ADMP.

The Draft EIR, on page 15-18, explains that mechanical soil disturbance, such as site clearing, excavation, grading, underground utility work, transportation, and disposal activities, could disrupt asbestos-containing soil, and health hazards could occur if NOA becomes airborne. The potential for NOA to become airborne would be controlled through implementation of the ADMP included in the RAW, consistent with the requirements of NSAQMD and the Construction ATCM. The Draft EIR explains that the ADMP "outlines engineering controls that must be used on site to reduce the risk of release of metals and NOA fibers into the environment during site clearing, excavation, grading, underground utility work, transportation, and disposal activities."

The RAW acknowledges section 93105 of Title 17 of the California Code of Regulations, which, as the commenter notes, requires air district approvals of ADMPs. As required by Section 25356.1 of the California Health and Safety Code, DTSC circulated the RAW for a 30-day public comment period from August 8, 2013, to September 9, 2013. At that time, NSAQMD would have had an opportunity for input on the Dust Mitigation Plan included in the RAW.

Pursuant to approved Mitigation Measures 10a and 15a and the accompanying provisions of the Mitigation Monitoring and Reporting Program for the project, the City may not approve grading permits for the project until, among many other things, the applicant has implemented the RAW as approved by DTSC. Each of these measures further provide that "[t]hroughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan."

Pursuant to the Construction ATCM Section (e), the City will not issue any grading permits without verification that NSAQMD has approved the ADMP. As discussed in the 2019 EIR, Chapter 15, Hazards and Hazardous Materials, if NOA is identified during earthwork, NSAQMD must be notified no later than the following business day and compliance with the Construction ATCM would be required.

I-2 The comment states that the ADMP should include post construction stabilization methods that would be maintained in perpetuity to ensure that ultramafic material is not present at the surface level, particularly for the "tot lot" and the dog park area.

The comment does not address the accuracy or adequacy of the SFEIR analysis because the SFEIR is not required to address issues related to asbestos and dust management. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

As discussed in Response to Comment I-1, the project is subject to the requirements of the ATCM. Section (4)(G) of the Construction ATCM requires that the ADMP include one or more of the post construction stabilization methods identified in the Construction ATCM. Regarding surfacing materials, the project is also required to comply with the statewide Asbestos Airborne Toxic Control Measure for Surfacing Applications (Surfacing ATCM, found in California Code of Regulations Title 17), which prohibits the use of material containing 0.25% asbestos or greater for surfacing of areas such as trails, pedestrian walkways, and roads.

I-3 The comment states that regulations of the California Department of Real Estate require disclosure of environmental hazards, including the presence of asbestos, during the real estate transaction process. The comment recommends that all site occupants, including renters, be "clearly made aware that the property is located on serpentinite which has been tested and found to contain naturally-occurring asbestos." The comment suggests that such knowledge will encourage site users to be careful to minimize dust emissions.

The comment does not address the accuracy or adequacy of the SFEIR because the SFEIR is not required to address issues related to asbestos and disclosures during real estate transactions. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

As noted in the comment, state law requires that property owners receive disclosure notice of the potential for NOA to be present.

I-4 The comment states that use of any ultramafic material or material containing serpentinite may require compliance with the Surfacing ATCM. The comment notes that any material containing 1% or more friable asbestos meets the definition of a hazardous material and California Code of Regulations Title 22 applies to the transport and handling of such material. The comment also identifies that Cal-OSHA regulations require that hazard communication plans be prepared and implemented at a project site where such materials are used and that NSAQMD requires compliance with Cal-OSHA regulations.

The comment does not address the accuracy or adequacy of the SFEIR analysis because SFEIR is not required to address issues related to asbestos. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

The project would comply with current state and local environmental regulations. As discussed in Response to Comment I-1, the RAW confirms the presence of NOA at the project site and thus the project is subject to the Construction ATCM, which requires air district approval of the ADMP.

As discussed in Response to Comment I-2, the project is also subject to the Surfacing ATCM, which prohibits the use of material containing 0.25% asbestos or greater for surfacing of areas such as trails, pedestrian walkways, and roads.

I-5 The comment advises the City that, for future reference, the statement on pages 1-5 and 1-6 regarding separation between apartment buildings allowing for dispersal of air pollutants is not valid because there are no urban street canyons in the project vicinity and the project would not create such conditions. The comment states that eliminating one or more of the drive-through restaurants would be a more effective air quality mitigation measure.

The statement referenced in this comment was not identified in the SFEIR or the 2019 EIR as a mitigation measure. The 2019 EIR found that project operation, including the drive-through restaurants, would results in less-than-significant air quality impacts because emissions would remain below NSAQMD's adopted thresholds with implementation of Mitigation Measures 10a and 10b which would reduce emissions from construction and operations. Mitigation Measure 10b requires several design features that would serve to reduce operational air pollutant emissions, including providing adequate pedestrian and transit improvements to encourage reduced reliance on automobiles. There is no significant impact that could be reduced or avoided with elimination of one or more of the drive-through restaurants.

Nor does the SFEIR, to which the comment is addressed, find a significant environmental effect that would trigger mitigation under CEQA. Regardless of the effectiveness of the apartment buildings in creating open space allowing for air flow to disperse pollutants, the SFEIR did not propose any additional mitigation measures, as none was required. There is no need under CEQA to disallow drive-through restaurants within the project site. Impacts will remain less-than-significant even with drive-through restaurants.

I-6 The comment states that if future tenants require use of diesel generators greater than 49 horsepower and/or use of toxic air contaminant substances, additional NSAQMD permitting and reporting requirements will be applicable.

The comment does not address the accuracy or adequacy of the SFEIR because the SFEIR is not required to address issues related to air quality impacts associated with the potential use of diesel generators. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

No specific future tenants have been identified and the City will not be party to any tenant agreements. Future NSAQMD permitting and reporting requirements will be the responsibility of individual businesses that may occupy the project site. The City assumes that any business that requires the use of generators greater than 49 horsepower will comply with the adopted regulations by submitting to NSAQMD the appropriate applications such as the Permit Application Form and/or the Internal Combustion Engine Supplemental form.

REMY | MOOSE | MANLEY LLP

M E M O R A N D U M

To: Amy Kesler-Wolfson, City Planner for the City of Grass Valley & David Ruderman, City Attorney for the City of Grass Valley

From: Nathan O. George, attorney for Gallelli Real Estate – Dorsey Marketplace

Date: April 3, 2026

Re: Comments from Northern Sierra Air Quality Management District

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The City of Grass Valley (City) received a letter from the Northern Sierra Air Quality Management District (NSAQMD) dated March 20, 2026, commenting on the Dorsey Market Place mixed-use development project (Project). The gravamen of NSAQMD's comments was that they believed the air quality modeling included in the environmental impact report (EIR) certified by the City on April 28, 2020,[1] is out of date, because the project is now expected to begin construction in 2026 or 2027 and because the NSAQMD updated its "Guidelines for Assessing and Mitigating Air Quality Impacts for Land Use Projects" in August 2024. According to NSAQMD, these factors require the City to obtain new air quality modeling and require additional mitigation for the potential air quality impacts of the Project. As explained herein, NSAQMD's comments do not trigger supplemental environmental review under the California Environmental Quality Act (CEQA), and no new modeling or additional mitigation is required.

As explained by the Supreme Court, "[o]nce a project has been subject to environmental review and received approval, section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA's central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency." (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949.)

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[1] One aspect of the EIR, the analysis of the potential health effects to Project residents and occupants from mobile source pollution resulting from Project traffic on SR 20/49 in the year 2035, was set aside and revised following litigation. The City prepared and certified a Supplemental EIR correcting the error identified by the court on September 10, 2024, and no litigation challenging that certification was filed. NSAQMD's comments do not pertain to this aspect of the EIR.

Supplemental environmental review is required by Guidelines[2] section 15162 in limited circumstances. First, if "major revisions" to a previously certified EIR are required due to "substantial changes" in the project analyzed or the circumstances under which the project is undertaken. Second, if "new information of substantial importance" becomes available that shows: (1) the project will have new or substantially more severe environmental impacts; (2) mitigation measures or alternatives previously found infeasible have become feasible and would substantially reduce one or more significant impact of the project but project proponents refuse to implement them; and (3), mitigation measures or alternatives that are "considerably different" from those analyzed previously would substantially reduce one or more significant impact but project proponents refuse to implement them. (Guidelines, § 15162.)

As stated above, NSAQMD asserts that the air quality modeling included in the Dorsey EIR certified on April 28, 2020, is out of date because the model was run for the years 2019, 2020, and 2021. Mere delay in completing a project, however, does not constitute a "substantial change" for the purposes of CEQA. (*Committee for Re-evaluation of the T-Line Loop v. San Francisco Municipal Transportation Agency* (2016) 6 Cal.App.5th 1237, 1254; see also *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 802 [upholding city's reliance on an eighth addendum to an EIR prepared 17 years before].) Beyond the passage of time, NSAQMD does not point to, and we are not aware of, any changes to the Project or its circumstances that would trigger CEQA's supplemental review provisions.

NSAQMD further states that the project must update its air quality analysis to comply with regulations adopted after the certification of the EIR. Subsequent changes in regulations or guidance do not require supplemental review. Courts have consistently held that regulations adopted after the certification of an EIR do not constitute "new information of substantial importance" for the purposes of Section 21166. (*Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 (*Concerned Dublin Citizens*); *Fort Mojave Indian Tribe v. California Department of Health Services* (1995) 38 Cal.App.4th 1574, 1605; *Olen Properties Cort. v. City of Newport Beach* (2023) 93 Cal.App.5th 270, 280 (*Olen Properties*); *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426.) In *Concerned Dublin Citizens*, *supra*, 214 Cal.App.4th, the court rejected appellant's similar argument, holding that air quality regulations adopted by the Bay Area Air Quality Management District after certification of an EIR did not constitute "new information" requiring additional environmental review under Section 21166. (*Id.* at p. 1319.) As the Fourth District Court of Appeal stated in *Olen Properties*, *supra*, 93 Cal.App.5th: "Indeed, the rule could hardly be any different—if every change to guidelines constituted "new information," section 21166 would require a new EIR nearly

[2] The State CEQA Guidelines (Guidelines) are found in title 14, division 6, chapter 3 of the California Code of Regulations and are binding on all public agencies in California. (Guidelines, § 15000.)

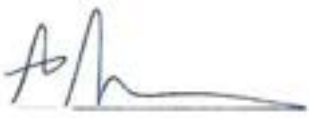
every time any change is made to a project, no matter how inconsequential." (*Id.* at p. 281.)

Even if the Project was required to update its analysis based on the new guidelines—which it is not—NSAQMD's new guidelines are not "new information of substantial importance" under Guidelines section 15162. The certified Dorsey EIR already concluded that the Project may have significant air quality impacts due to NOx and ROG emissions and incorporated mitigation measures into the Project. (Dorsey Marketplace Draft EIR, pp. 10-22—10-26; 10-30.) All mitigation measures required for Level B in the updated guidelines are incorporated into the Project. (*Id.* at p. 10-30; cf. NSAQMD Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects, p. 11.) Additionally, the three measures that are not explicitly included in the EIR are components of the Project itself. The new guidelines include: (a) the project shall incorporate mixed uses; (b) larger projects shall provide for neighborhood parks and other recreational options; and (c) the project should provide densities of nine units per acre or greater, along transit routes when feasible. (NSAQMD Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects, p. 12.) The Dorsey Marketplace Project contains a mix of commercial building space and multiple-family dwelling units. (Dorsey Marketplace Draft EIR, pp. ES-4—ES-5.) The proposed Project includes recreational elements, including a "tot lot park area" and "small dog park." (*Id.* at p. ES-5.) The density far exceeds nine units per acre, and the Project is located along an existing bus route. (Id. at p. ES-5; Figure 2-4—2-5.) Accordingly, the mitigation measures included in the guidelines are not "considerably different" from those analyzed in the certified Dorsey EIR and, in fact, have already been incorporated into the Project by the project proponents. (See Guidelines, §15162, subd. (a)(3)(D).)

In summary, the Dorsey Project has not triggered CEQA's supplemental review provisions, and the law is clear that additional environmental analysis is only required when the conditions in Guidelines section 15162 are met. Since the Project and its surrounding circumstances have not significantly changed, and there is no new information of substantial importance that has become available since the EIR was certified, the Project is not required to perform any additional air quality analysis.

In response to NSAQMD's comments regarding the Asbestos Dust Mitigation Plan required by Mitigation Measure 15a (see the adopted Mitigation Monitoring and Reporting Program (MMRP) for the Project), the applicant will work with the Department of Toxic Substances Control (DTSC) and NSAQMD to prepare a compliant plan.

Please do not hesitate to contact us if you have any questions or would like to discuss these issues.



Nathan O. George