Habitat for Humanity Subdivision, Development Review, and Zoning Text Amendment and (25PLN-20)

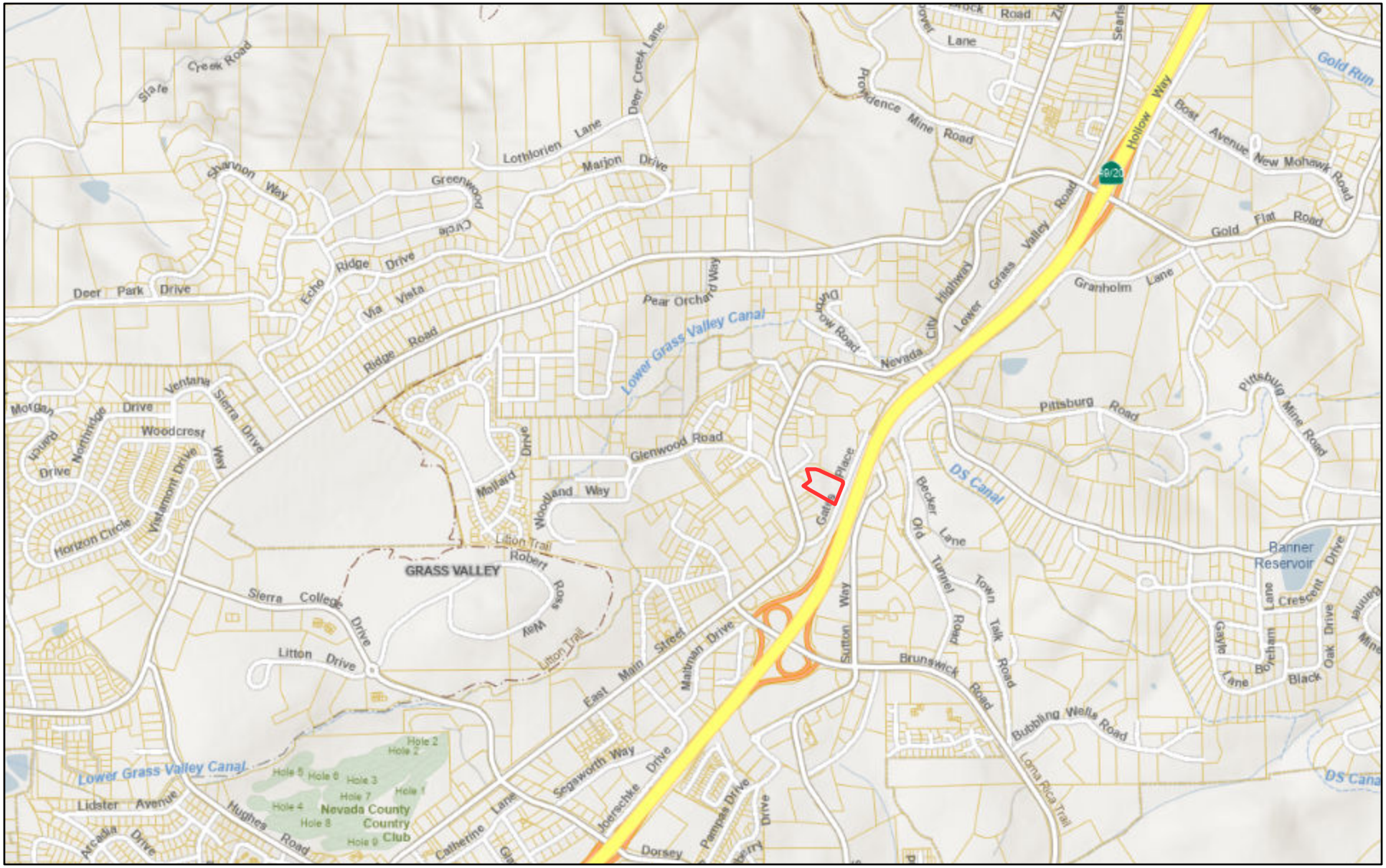
Attachment List

1. Vicinity Map
2. Aerial Map
3. Applications (Universal, Development Review, Tentative Map)
4. Subdivision Map/Site Plan
5. Residential Elevations
6. Landscape Plans
7. Zoning Text Amendment
8. Draft Conditions of Approval
9. Draft Mitigation Monitoring Report Program
10. Draft Initial Study/Mitigated Negative Declaration

The following technical studies are available on the City's website at the following link: Click Here

- Biological Resource Assessment
- Greenhouse Gas Assessment
- Geotechnical Report

Habitat for Humanity - Vicinity



11/6/2025, 1:19:20 PM

1:22,562

0 500 1,000 2,000 ft

0 245 490 980 m

Nevada County GIS

Habitat for Humanity - aerial

11/6/2025, 1:20:14 PM

1:2,265

0 80 160 320 ft

0 25 50 100 m

Nevada County GIS 2025

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 $757.00
- ☐ Zoning Interpretation $243.00

Development Review

- ☐ Minor Development Review – under 10,000 sq. ft. $1,966.00
- ☑ Major Development Review – over 10,000 sq. ft. $3,571.00
- ☐ Conceptual Review - Minor $497.00
- ☐ Conceptual Review – Major $847.00
- ☐ Plan Revisions – Staff Review $342.00
- ☐ Plan Revisions – DRC / PC Review $901.00
- ☐ Extensions of Time – Staff Review $306.00
- ☐ Extensions of Time – DRC / PC Review $658.00

Entitlements

- ☐ Annexation $8,505.00 (deposit) + $20.00 per acre
- ☐ Condominium Conversion $5,339.00 (deposit) + $25 / unit or $25 / 1,000 sf com.
- ☐ Development Agreement – New $20,023.00 (deposit) + cost of staff time & consultant minimum $300
- ☐ Development Agreement – Revision $7,486.00 + cost of staff time & consultant minimum $300
- ☐ General Plan Amendment $8,000.00
- ☐ Planned Unit Development $8,839.00 + $100.00 /unit and / or $100 / 1,000 sf floor area
- ☐ Specific Plan Review - New Actual costs - $18,399.00 (deposit) (+ consultant min. $300)
- ☐ Specific Plan Review - Amendments / Revisions Actual costs - $7,576.00 (deposit) (+ consultant min. $300)
- ☑ Zoning Text Amendment $3,364.00
- ☐ Zoning Map Amendment $5,501.00
- ☐ Easements (covenants & releases) $1,794.00

Environmental

- ☐ Environmental Review – Initial Study $1,858.00
- ☐ Environmental Review – EIR Preparation Actual costs - $34,274.00 (deposit)
- ☐ Environmental Review - Notice of Determination $162.00 (+ Dept. of Fish and Game Fees)
- ☐ Environmental Review - Notice of Exemption $162.00 (+ County Filing Fee)

Sign Reviews

- ☐ Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria $330.00
- ☐ Major – Master Sign Programs $1,407.00
- ☐ Exception to Sign Ordinance $1,046.00

Subdivisions

- ☐ Tentative Map (4 or fewer lots) $3,788.00
- ☐ Tentative Map (5 to 10 lots) $5,267.00
- ☑ Tentative Map (11 to 25 lots) $7,053.00
- ☐ Tentative Map (26 to 50 lots) $9,668.00
- ☐ Tentative Map (51 lots or more) $14,151.00
- ☐ Minor Amendment to Approved Map (staff) $1,208.00
- ☐ Major Amendment to Approved Map (Public Hearing) $2,642.00
- ☐ Reversion to Acreage $829.00
- ☐ Tentative Map Extensions $1,136.00
- ☐ Tentative Map - Lot Line Adjustments / Merger $1,325.00

Use Permits

- ☐ Minor Use Permit - Staff Review $562.00
- ☐ Major Use Permit - Planning Commission Review $3,292.00

Variances

- ☐ Minor Variance - Staff Review $562.00
- ☐ Major Variance - Planning Commission Review $2,200.00

Application	Fee
Zoning Text Amendment	
Tentative Map (11 to 25 lots)	
Major Development Review	
Total:	$7,053 deposit

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: Nevada County Habitat for Humanity	Name: MRP Grass Valley, LLC
Address: PO Box 2997	Address: 3100 Pinebrook Rd, Ste 2600A
Grass Valley CA 95945	Park City UT 84098
Phone: 530-274-1951	Phone: 770-757-0030
E-mail: lorraine@nchabitat.org	E-mail: mdm@mcrealty.com

Architect	Engineer
Name:	Name: SCO Planning & Engineering
Address:	Address: 140 Litton Dr, Suite 240
	Grass Valley CA 95945
Phone: ( )	Phone: (530) 272-5841
E-mail:	E-mail: martinwood@scopeinc.net

1. Project Information

a. Project Name Nevada County Habitat for Humanity- Gates Place

b. Project Address Gates Place Grass Valley

c. Assessor's Parcel No(s) 035-600-004
(include APN page(s))

d. Lot Size 2.01ac

2. Project Description See attached project description.

3. General Plan Land Use: BP GVCity

4. Zoning District: CBP GVCity

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

   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: _____

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

LEGEND:

- PHASING LINE
- EXISTING TREES (CONIFER & DECIDUOUS)
- PROPOSED ASPHALT (3" AC ON 8" AGG. BASE)
- PROPOSED CONCRETE

SITE INFORMATION:

PROPERTY ADDRESS
NEVADA CITY HIGHWAY/ GATES PLACE
GRASS VALLEY, CA 95945

APPLICANT
NEVADA COUNTY HABITAT FOR HUMANITY
P.O. BOX 2997
GRASS VALLEY, CA 95945

OWNER
MRP GRASS VALLEY, LLC
3100 PINEBROOK RD, STE 2600A
PARK CITY, UT, 84098

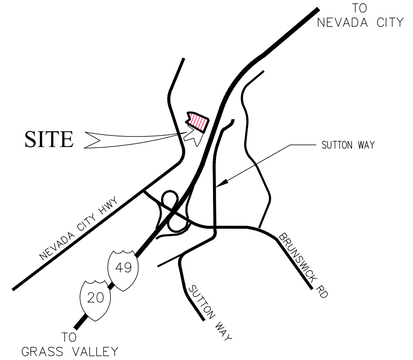
MAP PREPARED BY
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER
035-600-004; -007

LOT AREA
87,584 SF (PER LLA)

ZONING/ GENERAL PLAN
CBP GVCity/ BP CVCity
(CORPORATE BUSINESS PARK, GRASS VALLEY)

SITE STATISTICS			
	SF	AC	%
Buildings	18,932	0.43	21.62%
AC	18,171	0.42	20.75%
Landscape HOA	14,200	0.33	16.21%
Landscape	36,281	0.83	41.42%
	87,584	2.01	100.00%



VICINITY MAP
NO SCALE

NO.	REVISIONS	DATE

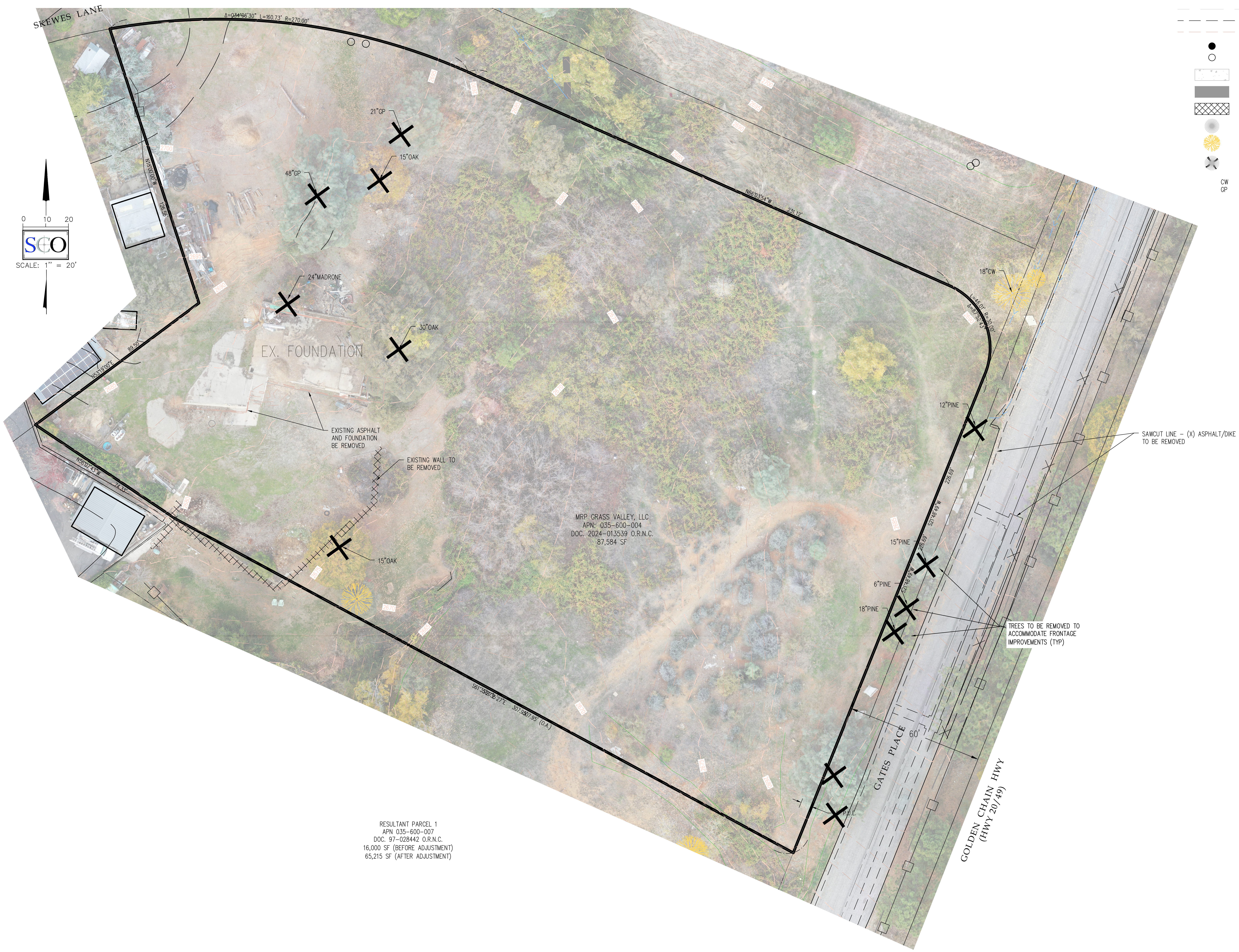
DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

HABITAT FOR HUMANITY
OVERALL SITE PLAN
TOWN/CITY/COUNTY
CALIFORNIA

SCO PLANNING•ENGINEERING•SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLACK
C 95657
CIVIL
STATE OF CALIFORNIA



LEGEND

PROPERTY LINE
EASEMENT LINE (AS DESCRIBED)
SETBACK LINE (AS DESCRIBED)
MAJOR CONTOUR LINE (5' INTERVAL)
MINOR CONTOUR LINE (1' INTERVAL)
(DESCRIBE) PROPERTY CORNER MONUMENT
PROPERTY CORNER NOT FOUND OR TO BE SET
EXISTING CONCRETE SURFACE
EXISTING ASPHALT PAVEMENT
EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
EXISTING DECIDUOUS TREE BLACK OAK (BO), DIAMETER INDICATED
EXISTING TREE TO BE REMOVED (P) PINE (F) FIR, DIAMETER INDICATED. (±13 TOTAL)

CW COTTONWOOD
GP GREY PINE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

HABITAT FOR HUMANITY
TOPOGRAPHY AND DEMOLITION PLAN

TOWN/CITY/COUNTY CALIFORNIA

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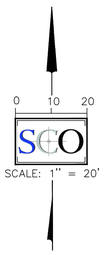
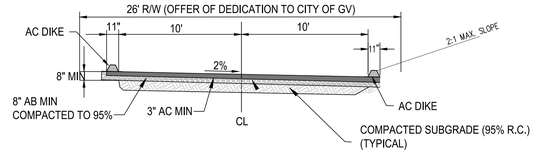
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLACK
C 95657
CIVIL
STATE OF CALIFORNIA

EARTHWORK QUANTITIES

3476 C.Y. CUT
5366 C.Y. FILL
1890 C.Y. IMPORT





A- DRIVEWAY CROSS-SECTION

N.T.S.

LEGEND

- PROPERTY LINE
- 8"W — WATER LINE PIPE
- 15"SD — STORM DRAIN PIPE (SIZE AS NOTED)
- 8"SS — S — SEWER LINE (SIZE AS NOTED)
- GAS — GAS LINE
- JU — JU — JOINT TRENCH (DRY UTILITIES)
- E — E — ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- COMMUNICATION BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- FLOW LINE / ROCK LINED DITCH
- BIO RETENTION TREATMENT AREA/POND
- SF — SE-1-SILT FENCE SD#71, SEE STORM DRAIN DETAILS
- FR — SE-5-FIBER ROLLS

DRAINAGE NOTES

- D1 - RETENTION POND
- D2 - BIO RETENTION AREA
- D3 - TYPE 1R V-DITCH
- D4 - HDPE STORM DRAIN (SIZE AS SHOWN)
- D5 - 36" CMP IMLET
- D6 - STORM DRAIN INLET

SEWER NOTES

- S1 - 6" SEWER MAIN
- S2 -NOT USED
- S3 -SANITARY SEWER MANHOLE
- S4 -SERVICE LATERAL
- S5 -CLEANOUT TO GRADE WITHIN 5' OF BUILDING

WATER NOTES

- W1 -CONNECT TO EXISTING MAIN
- W2 -IRRIGATION METER AND BACKFLOW DEVICE
- W3 -DOMESTIC METER
- W4 -DOUBLE DOMESTIC WATER METER
- W5 -FIRE HYDRANT
- W6 -EXTENSION OF EXISTING MAIN
- W7 -END OF LINE AIR RELEASE VALVE
- W8 -BUNDLED DOMESTIC WATER SERVICE

DRY UTILITY NOTES

- U1 -JOINT UTILITY TRENCH
- U2 -TRANSFORMER
- U3 -SERVICE BOXES

GENERAL NOTES

- G1 -ASPHALT CONCRETE PAVING
- G2 - 5' CONCRETE SIDEWALK
- G3 -CONCRETE CURB AND GUTTER
- G4 -CONCRETE OR BLOCK WALL TO EXPOSED HEIGHTS - 2-3'
- G5 -ROCKERY RETAINING WALL - UP TO 6' ±

NO.	REVISIONS	DATE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

HABITAT FOR HUMANITY
PRELIMINARY GRADING, DRAINAGE, UTILITY PLAN
TOWN/CITY/COUNTY CALIFORNIA

SCO PLANNING•ENGINEERING•SURVEYING
GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLACK
C 95657
CIVIL
STATE OF CALIFORNIA

LEGEND:

PROPERTY LINE

PHASING LINE

SKEWES LANE

L=113.22' R=270.00'
Δ=24°01'37"

(O.A.)

MRP GRASS VALLEY, LLC
035-600-004
2024-013539 O.R.N.C.
87,584 SF

LOT C
6,920 SF
COMMON

L=47.50' R=270.00'
Δ=10°04'47"

LOT 16
4,313 SF

30' R/W

LOT 15
3,289 SF

LOT 14
3,640 SF

LOT 13
5,434 SF

LOT 12
3,378 SF

LOT D
3,847 SF
COMMON
BLANKET PUBLIC
DRAINAGE EASEMENT

PHASE 2

PHASE 1

LOT 9
3,279 SF

LOT B
11,492 SF

LOT 8
3,315 SF

LOT 7
3,646 SF

LOT 10
3,532 SF

LOT 4
3,332 SF

LOT 11
3,081 SF

17.5' PUBLIC
DRAINAGE EASEMENT

LOT 5
3,372 SF

LOT 6
4,166 SF

LOT E
3,430 SF
COMMON
BLANKET PUBLIC
DRAINAGE
EASEMENT

26' PUBLIC ROADWAY,
DRAINAGE & UTILITY
EASEMENT

LOT A
3,784 SF

LOT 3
3,153 SF

LOT 2
3,315 SF

LOT 1
3,666 SF

5' P.U.E.

OFFSITE PUBLIC
DRAINAGE EASEMENT

MRP GRASS VALCO
LEY, LLC
035-600-007
2024-013539 O.R.N.C.
65,215 SF

60' R/W

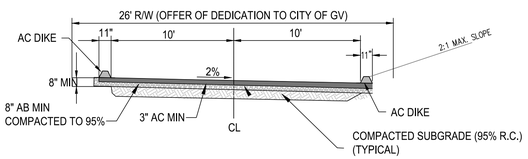
GATES PLACE

GOLDEN CHAIN HWY
(HWY 20/49)

0 10 20
SCALE: 1" = 20'

PHASING NOTE:

THE PROJECT IS LIKELY TO CONSTRUCT IN ONE PHASE; HOWEVER UP TO TWO PHASES ARE PROPOSED BASED ON MARKET DEMAND, AND ENVIRONMENT.
PHASE 1: LOTS 1-9
PHASE 2: LOTS 10-16
NOTE: PHASES CAN BE MODIFIED AND/OR COMBINED.



A- DRIVEWAY CROSS-SECTION

N.T.S.

NO.	REVISIONS	DATE

DESIGNED: MDW/ NJB
DRAWN: MDW
PROJ. NO: 202458
DATE: MAY, 2025
DWG: SEE DAY STAMP

HABITAT FOR HUMANITY
TENTATIVE SUBDIVISION MAP

TOWN/CITY/COUNTY CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLACK
C 95657
CIVIL
STATE OF CALIFORNIA

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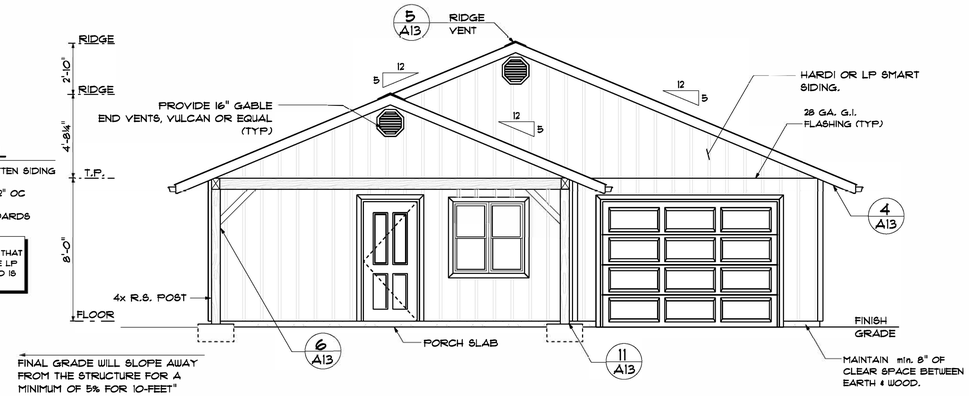
EXTERIOR WALL

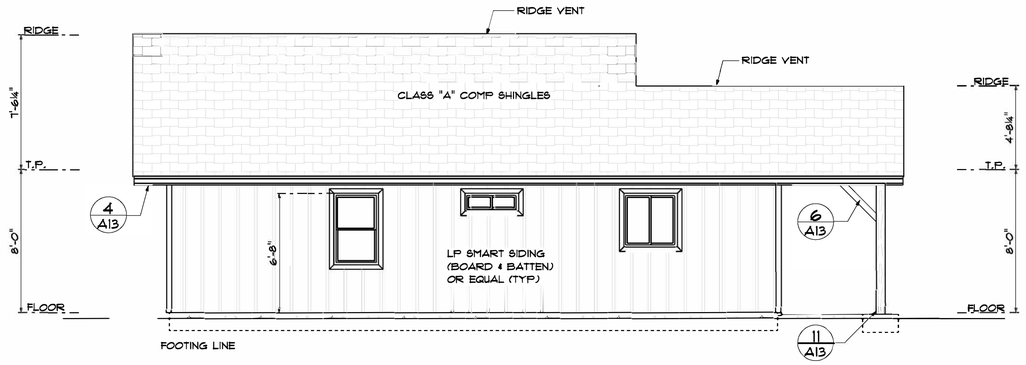
7/16" LP SMART BOARD & BATTEN SIDING
W/ CEDAR TEXTURE, PAINTED
W/ 1x3 COMPOSITE BATTS AT 12" OC
OV HOUSEWRAP
W/ 3" COMPOSITE CORNER BOARDS
& TRIM, PAINTED

ALTERNATE SIDING NOTE:
ANY CEMENTOUS SIDING BOARD THAT IS EQUAL OR GREATER THAN THE LP SMART SIDING MAY BE USED AND IS UP TO THE CONTRACTOR.



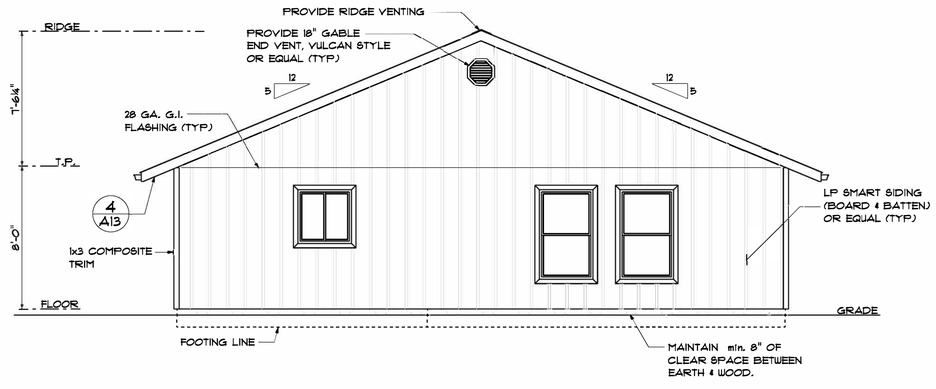
FRONT ELEVATION

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



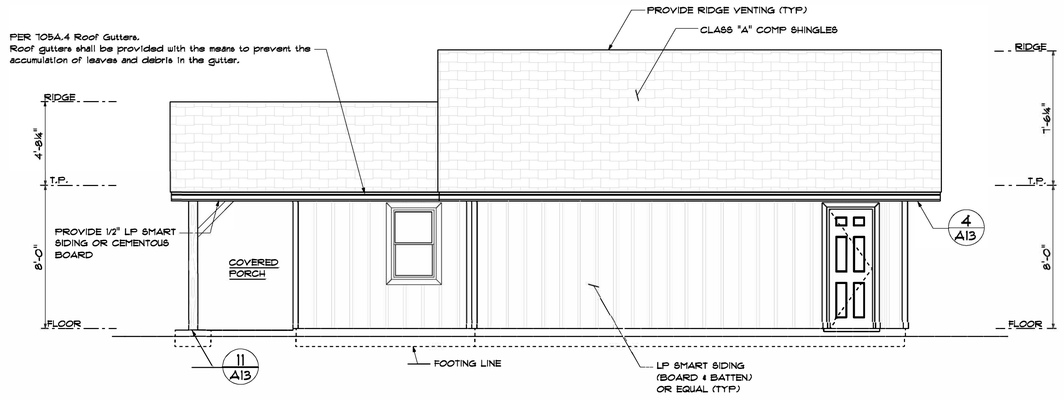
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

SOFTPLAN Architectural & Home Design Software

PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: perspdraft@suddenlink.net 530-913-3044

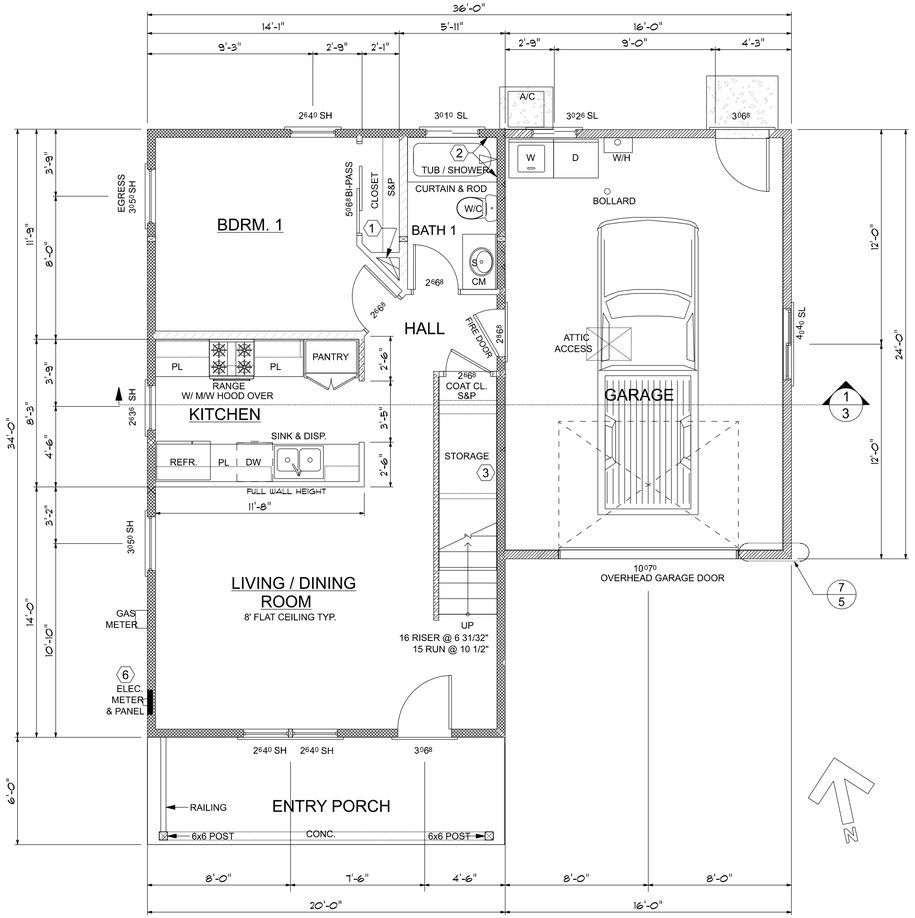
REVISIONS	DATE:
1	

ELEVATIONS

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
146-B VENTANA SIERRA DRIVE
LOT - 3
GRASS VALLEY, CA.
APN 035-140-025

DATE:
MAR, 2025

PAGE #
A15
OF SHEETS



FLOOR PLAN

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

KEYNOTES:

1. CAP TOP OF CHASE WITH SOLID AIR BARRIER SEALED AT PERIMETER.
2. ONE PIECE TUB SHOWER UNIT. INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL BEFORE INSTALLING UNIT.
3. BEFORE CONSTRUCTING STAIRS INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL AREAS IN CONCEALED SPACES AT STAIRS.
4. 7'-0" HEAD HEIGHT AT SECOND FLOOR EGRESS WINDOWS, TYP. OF THREE.
5. ATTIC ACCESS HATCH TO BE AIR-TIGHT AND INSULATED, BATTIC DOOR EZ HATCH or EQ.
6. AT RECESSED POWER PANEL, BLOCK TOP AND BOTTOM, EDGE NAIL PERIMETER OF OPENING.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2013 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2013 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
   MINIMUM CLEAR WIDTH = 20 INCHES
   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS, AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

STAIR NOTES:

1. DOORS, OTHER THAN THE MAIN EXIT DOOR, MAY OPEN TO A STAIRWAY WITH 2 RISERS (MAX) WITHOUT A LANDING AT THE TOP. DOOR CAN NOT SWING OVER THE LANDING.
2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2013 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
6. MIN CLEAR WIDTH OF STAIRWAY IS 36",
7. A CONTINUOUS FLIGHT OF STAIRS WITH FEWER THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS. 2013 CRC R311.7.8
8. IF FOUR OR MORE RISERS, STAIRWAYS MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE, STAIRS WITH ONE OR BOTH SIDES OPEN SHALL HAVE HANDRAILS ON THE OPEN SIDE AND RAILINGS SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THRU AT ANY POINT.. CRC R312.1
9. HANDRAIL HEIGHT TO BE 34" TO 38" ABOVE THE NOSE OF THE TREADS. HANDRAILS MUST HAVE A GRASPABLE DESIGN, 1 1/2" TO 2" WIDTH, AND BE 1 1/2" CLEAR FROM THE ADJACENT WALL. HANDRAIL AND WALL ADJACENT TO HANDRAIL TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. THE ENDS OF THE HANDRAIL MUST RETURN TO THE WALL OR NEWEL POST. HANDRAILS MAY ENCROACH 31/2", AND STRINGERS 1 1/2" ON EACH SIDE.
10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.
2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM
3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER
4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER U-VALUE 0.3, SHGC 0.23
5. ENTRY DOOR: 1 3/4" 2-LITE INSULATED STEEL PANEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
6. GARAGE REAR DOOR: 1 3/8" 6-PANEL STEEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.
8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH
9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS. ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
   BATH - CULTURED MARBLE
10. SHOWER AND TUB ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET, UNO.
    SHOWER ENCLOSURE SHALL BE APPROVED SHATTER RESISTANT MATERIAL.
11. SHOWER HEADS TO 80" AFF
12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.
13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
14. KITCHEN: RANGE HOOD EXHAUST VENTILATION FAN SHALL BE A MINIMUM OF 100 CFM AND VENT TO EXTERIOR. DUCT SIZE AND MAXIMUM DUCT LENGTH TO COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

WALL LEGEND:

- 2x6 STUD WALL 16" OC EXTERIOR W/ INSULATION
- 2x6 STUD WALL 16" OC EXTERIOR
- 2x4 STUD WALL 16" OC INTERIOR
- 2x4 STUD WALL 16" OC INTERIOR LOAD BEARING
- SHEAR WALL PANEL W/ HOLDOWNS
- 2x6 STUD WALL 16" OC INTERIOR

COUNTERTOP MATERIAL:
PLASTIC LAMINATE - PL.
CULTURED MARBLE - CM.

WINDOW TYPE:
SINGLE HUNG - SH
SLIDER - SL

SQUARE FOOTAGE:

FIRST FLOOR	680 SF
SECOND FLOOR	520 SF
TOTAL	1200 SF
GARAGE	288 SF

HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS 1/4"x2 1/2"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2 (v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.	(v=300PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D", ALL WALLS TO BE ANCHORED WITH 5/8" x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ANCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

1. ALL SHEAR WALLS TO EXTEND TO ROOF SHEATHING, AT GABLE END WALLS EXTEND WALL TYPE AND NAILING TO ROOF SHEATHING.
2. SHEAR PANELS ARE CONTINUOUS AS NOTED. APPLY PANEL SHEATHING BEFORE ERECTING INTERSECTING WALLS.
3. THE SHEAR WALL SIZE NOTED IS THE MINIMUM PANEL LENGTH REQUIRED.
4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

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SOFTPLAN
PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
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REVISIONS	DATE:

3 BEDROOM PLAN SET

1ST LEVEL FLOOR PLAN

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

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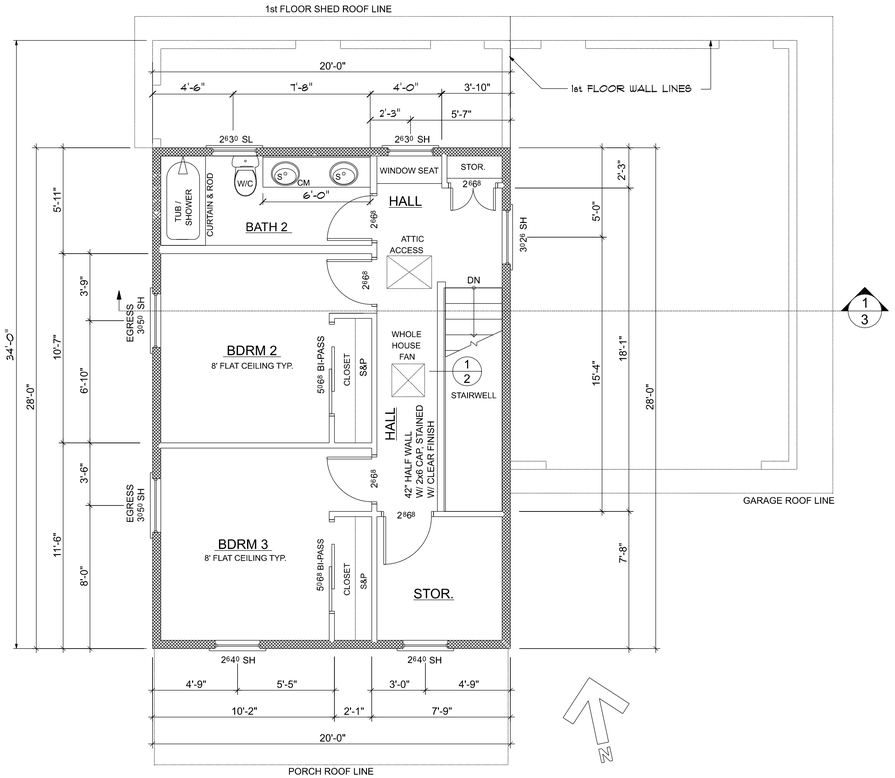
OF SHEETS



2nd LEVEL FLOOR PLAN

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

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2013 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2013 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
   MINIMUM CLEAR WIDTH = 20 INCHES
   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS. AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

STAIR NOTES:

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2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2013 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
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9. HANDRAIL HEIGHT TO BE 34" TO 38" ABOVE THE NOSE OF THE TREADS. HANDRAILS MUST HAVE A GRASPABLE DESIGN, 1 1/2" TO 2" WIDTH, AND BE 1 1/2" CLEAR FROM THE ADJACENT WALL. HANDRAIL AND WALL ADJACENT TO HANDRAIL TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. THE ENDS OF THE HANDRAIL MUST RETURN TO THE WALL OR NEWEL POST, HANDRAILS MAY ENCROACH 31/2", AND STRINGERS 1 1/2" ON EACH SIDE.
10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.

2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM

3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER

4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER
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7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.

8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH

9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS. ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
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12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.

13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
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HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS¼"x2 ½"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2 (v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.	(v=300PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D". ALL WALLS TO BE ANCHORED WITH 5/8" x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ANCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

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4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

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PERSPECTIVE DRAFTING DESIGNS
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SOFTPLAN Residential CAD Software

REVISIONS	DATE:

3 BEDROOM PLAN SET

2nd LEVEL FLOOR PLAN

DRAWN FOR: SITE ADDRESS

HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:

APN

DATE: 7/xx/21

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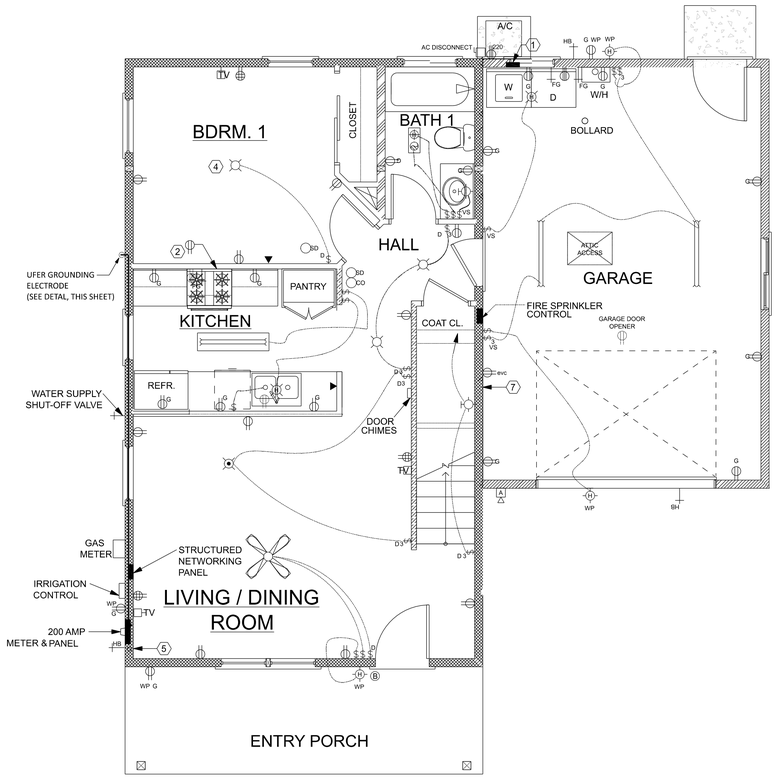


ELECTRICAL PLAN 1st FLOOR

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

ELECTRICAL SYMBOL LEGEND

- DUPLEX WALL OUTLET
- 1/2 HOT 1/2 SWITCHED OUTLET
- QUADRAPLEX OUTLET
- GFIC OUTLET
- 220V OUTLET
- UNDER COUNTER OR CEILING OUTLET
- WATERPROOF GFIC OUTLET
- ELECT VEHICLE CHARGING OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- SWITCH WITH DIMMER
- SWITCH WITH VACANCY SENSOR
- TIMER SWITCH
- DOOR BELL
- TELEPHONE JACK
- TV OUTLET
- THERMOSTAT
- INCANDESCENT WALL LIGHT
- HIGH EFFICACY WALL LIGHT
- INCANDESCENT CEILING LIGHT
- HIGH EFFICACY CEILING LIGHT
- INCANDESCENT PENDANT LIGHT
- FLUORESCENT LIGHT*
- WEATHERPROOF HIGH EFFICACY WALL LIGHT
- FAN / HIGH EFFICACY CEILING LIGHT ALWAYS ON FAN WITH HUMIDISTAT
- CARBON MONOXIDE DETECTOR (with battery back-up)
- SMOKE DETECTOR (with battery back-up)
- GAS OUTLET
- HOSE BIB (insulate)
- WHOLE HOUSE FAN
- CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
- DISCONNECT SWITCH
- ALARM HORN
- ELECTRIC PANEL

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

ELECTRICAL NOTES:

1. ALL ELECTRIC WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER. THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CEC 250.52.
   - 2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE, COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO. GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'- 7" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
6. SERVICE PANELS AND SUB-PANELS: CIRCUIT BREAKERS USED MUST BE THE APPROVED TYPE AS LISTED ON THE PANEL. SAME BRAND AND LISTED TYPE.
7. NONMETALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12 INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE. CEC 334.30
8. AN INTERSYSTEM BONDING TERMINATION WITH A CAPACITY FOR CONNECTING AT LEAST THREE BONDING AND GROUNDING CONDUCTORS REQUIRED FOR OTHER SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT. CEC 250.94
9. ELECTRICAL CIRCUITS WITHIN 6' OF ATTIC ACCESS SHALL BE PROTECTED

POWER SUPPLY AND RECEPTACLES:

10. DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE 120V RECEPTACLE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING.
11. A 120V WEATHER-PROOF RECEPTACLE IS REQUIRED WITHIN 25' OF MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND.
12. ALL 120 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS WITH DIRECT GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED. ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE IN A WEATHERPROOF ENCLOSURE.
    - 12.0.1. RECEPTACLES IN DAMP LOCATIONS TO COMPLY WITH CEC 406.9-A.
    - 12.0.2. RECEPTACLES IN WET LOCATIONS TO COMPLY WITH CEC 406.9-B. "IN-USE" COVERS ARE REQUIRED.
13. AT LEAST ONE OUTDOOR GFCI PROTECTED WEATHERPROOF 120V RECEPTACLE SHALL BE INSTALLED WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT. THE RECEPTACLE SHALL BE INSTALLED WITHIN 6'-6" ABOVE THE DECK SURFACE. CEC 210.52 (E)(3)
14. PROVIDE APPROVED ELECTRICAL DISCONNECTS AT AIR CONDITIONING UNITS, HEAT PUMPS AND OTHER EQUIPMENT. DISCONNECT TO BE WITHIN SITE OF UNIT.
15. HYDRO-MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE SUPPLIED BY AN INDIVIDUAL CIRCUIT AND PROTECTED BY A READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER. PROVIDE U.L. OR I.A.P.M.O. LISTING FOR UNIT PRIOR TO INSTALLATION. ALL RECEPTACLES WITHIN 6' OF BATHTUBS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
16. AT LEAST ONE 120V 15A OR 20A RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER. CEC 210.52
17. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE: CGC 4.106.4.1
    - 17.1. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT FOR EACH DWELLING UNIT.RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER).RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
    - 17.2. SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
18. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACCESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
19. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
20. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. 15 AND 20 AMP RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52 MUST BE LISTED TAMPER-RESISTANT TYPES (TR). (CEC 406.12)
22. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENING.
23. ALL COUNTERS 12" OR WIDER REQUIRE AN OUTLET KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
24. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
25. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
27. RECEPTACLE OUTLET. CEC 210.11 (C)(2)
28. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND

29. SMOKE ALARMS:

- 29.1. PERMANENTLY WIRED SMOKE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R314 OF THE 2013 CRC ARE REQUIRED TO BE CENTRALLY LOCATED IN EACH SLEEPING ROOM.
- 29.2. PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R315 OF THE 2013 CRC ARE REQUIRED ON THE CEILING OR WALL OF THE CORRIDOR GIVING ACCESS TO SLEEPING ROOMS.
- 29.3. EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS, SHALL HAVE AT LEAST ONE SMOKE AND CARBON MONOXIDE ALARM. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE AND CARBON MONOXIDE ALARM INSTALLED ON THE UPPER LEVEL SATISFIES THE REQUIREMENT FOR THE LOWER ADJACENT LEVEL.
- 29.4. CEILING AT LEAST 4" FROM WALL OR ON WALL WITH TOP OF DETECTOR WITHIN 4" -12" OF HIGHEST POINT OF CEILING. MOUNT SMOKE AND C.O. ALARMS A MINIMUM OF 3 FT. FROM BATHROOM DOOR OPENINGS.
- 29.5. THE ALARM SIGNAL SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. THE ALARM SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- 29.6. PERMANENT ALARM WIRING SHALL BE ON ARC-FAULT PROTECTED CIRCUITS.
- 29.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

LIGHTING:

48. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS PER 2013 CEC. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT
49. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS. 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
50. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND AIRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
51. ELECTRONIC BALLASTS SHALL BE USED FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER.
52. FIXTURES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS SHALL COMPLY WITH 2013 CEC.
53. LIGHT FIXTURES WITHIN 5' OF TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS AND GFCI PROTECTED. NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 3' VERTICAL FROM TOP OF TUB RIM OR SHOWER STALL THRESHOLD.
54. FIXTURES, LAMP HOLDERS, AND RECEPTACLES SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
55. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING SUSPENDED FANS UNLESS LISTED FOR USE WITH FANS.

LIGHTING EFFICIENCY:

56. LIGHTING TO BE INSTALLED PER THE 2013 CALIFORNIA ENERGY CODE. HIGH EFFICACY LIGHTING TO BE PIN BASED.
57. HIGH EFFICACY AND LOW EFFICACY LIGHTING SHALL BE ON SEPARATE SWITCHES.
58. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDE A T LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL BE CONTROLLED A TA READILY ACCESSIBLE LOCATION AT THE ENTRY.
59. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
60. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
61. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
62. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

GENERAL NOTES:

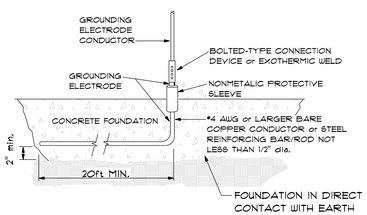
63. SWITCH HEIGHT TO BE +40". RECEPTACLE HEIGHT TO BE +12".
64. VERIFY LIGHT FIXTUREAND OUTLET LOCATIONS WITH OWNER.
65. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
66. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASE WORK, DOOR TRIM ETC.
67. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
68. PROVIDE CAT 5E CABLES TO PHONE AND DATA LOCATIONS. AT OWNERS' REQUEST, PROVIDE STRUCTURED WIRE PHONE / DATA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
69. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
70. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:

1. SOLAR PHOTOVOLTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENCE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.



UFER GROUNDING ELECTRODE

SCALE: NTS

Preliminary
08/19/2021 1:51:17 PM

PERSPECTIVE DRAFTING DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: pencraft@suddenlink.net 530-913-3044

REVISIONS	DATE:

3 BEDROOM PLAN SET

ELECTRICAL PLAN 1ST FLOOR

DRAWN FOR: SITE ADDRESS

HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:

APN

DATE: 7/xx/21

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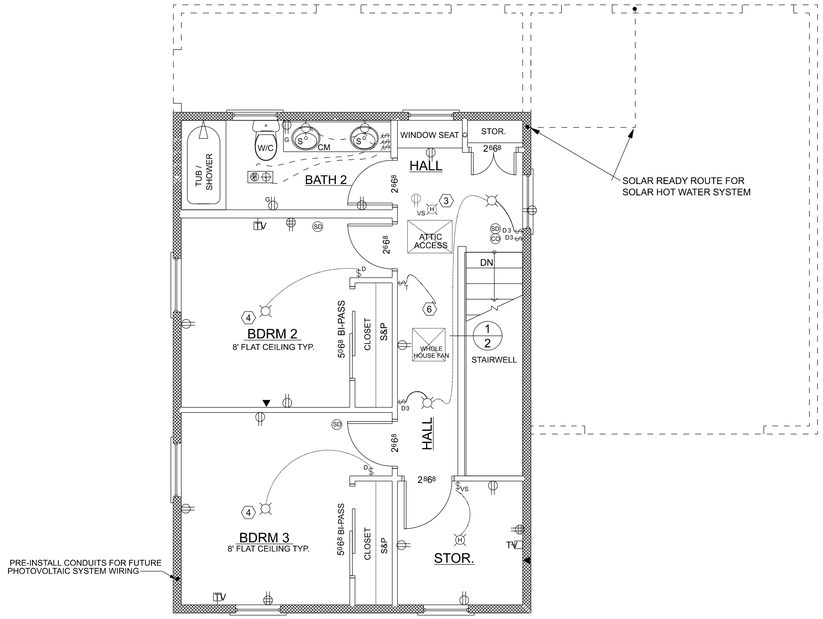
OF SHEETS



ELECTRICAL PLAN
2nd FLOOR

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

ELECTRICAL SYMBOL LEGEND

- DUPLEX WALL OUTLET
- 1/2 HOT 1/2 SWITCHED OUTLET
- QUADRAPLEX OUTLET
- GFIC OUTLET
- 220V OUTLET
- UNDER COUNTER OR CEILING OUTLET
- WATERPROOF GFIC OUTLET
- ELECT VEHICLE CHARGING OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- SWITCH WITH DIMMER
- SWITCH WITH VACANCY SENSOR
- TIMER SWITCH
- DOOR BELL
- TELEPHONE JACK
- TV OUTLET
- THERMOSTAT
- INCANDESCENT WALL LIGHT
- HIGH EFFICACY WALL LIGHT
- INCANDESCENT CEILING LIGHT
- HIGH EFFICACY CEILING LIGHT
- INCANDESCENT PENDANT LIGHT
- FLUORESCENT LIGHT'
- WEATHERPROOF HIGH EFFICACY WALL LIGHT
- FAN / HIGH EFFICACY CEILING LIGHT ALWAYS ON FAN WITH HUMIDISTAT
- CARBON MONOXIDE DETECTOR (with battery back-up)
- SMOKE DETECTOR (with battery back-up)
- GAS OUTLET
- HOSE BIB (insulate)
- WHOLE HOUSE FAN
- CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
- DISCONNECT SWITCH
- ALARM HORN
- ELECTRIC PANEL

ELECTRICAL NOTES:

1. ALL ELECTRIC WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER. THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. C EC 250.52.
   - 2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE. COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO. GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'- 7" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
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- 29.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

LIGHTING:

48. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS PER 2013 CEC. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT
49. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS, 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
50. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND AIRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
51. ELECTRONIC BALLASTS SHALL BE USED FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER.
52. FIXTURES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS SHALL COMPLY WITH 2013 CEC.
53. LIGHT FIXTURES WITHIN 5' OF TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS AND GFCI PROTECTED. NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 3' VERTICAL FROM TOP OF TUB RIM OR SHOWER STALL THRESHOLD.
54. FIXTURES, LAMP HOLDERS, AND RECEPTACLES SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
55. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING SUSPENDED FANS UNLESS LISTED FOR USE WITH FANS.

LIGHTING EFFICIENCY:

56. LIGHTING TO BE INSTALLED PER THE 2013 CALIFORNIA ENERGY CODE. HIGH EFFICACY LIGHTING TO BE PERMANENTLY INSTALLED.
57. HIGH EFFICACY AND LOW EFFICACY LIGHTING SHALL BE ON SEPARATE SWITCHES.
58. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDED A T LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL BE CONTROLLED AT A READILY ACCESSIBLE LOCATION AT THE ENTRY.
59. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
60. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
61. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
62. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

GENERAL NOTES:

63. SWITCH HEIGHT TO BE +40". RECEPTACLE HEIGHT TO BE +12".
64. VERIFY LIGHT FIXTUREAND OUTLET LOCATIONS WITH OWNER.
65. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
66. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASE WORK, DOOR TRIM ETC.
67. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
68. PROVIDE CAT 5E CABLES TO PHONE AND DATA LOCATIONS. AT OWNERS' REQUEST, PROVIDE STRUCTURED WIRE PHONE / DATA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
69. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
70. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:

1. SOLAR PHOTOVOLTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENCE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. WHOLE HOUSE EXHAUST FAN TO BE SELF-CLOSING.
7. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE. SEE NOTE 17.

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REVISIONS	DATE:

3 BEDROOM PLAN SET

ELECTRICAL PLAN
2nd LEVEL FLOOR

DRAWN FOR: SITE ADDRESS

HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:

APN

DATE: 7/xx/21

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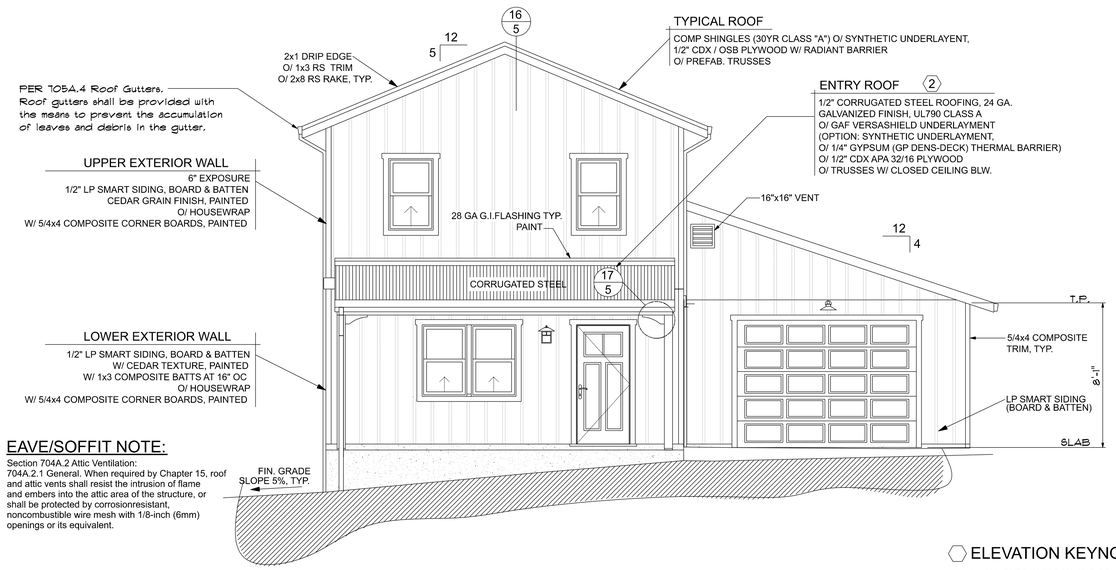
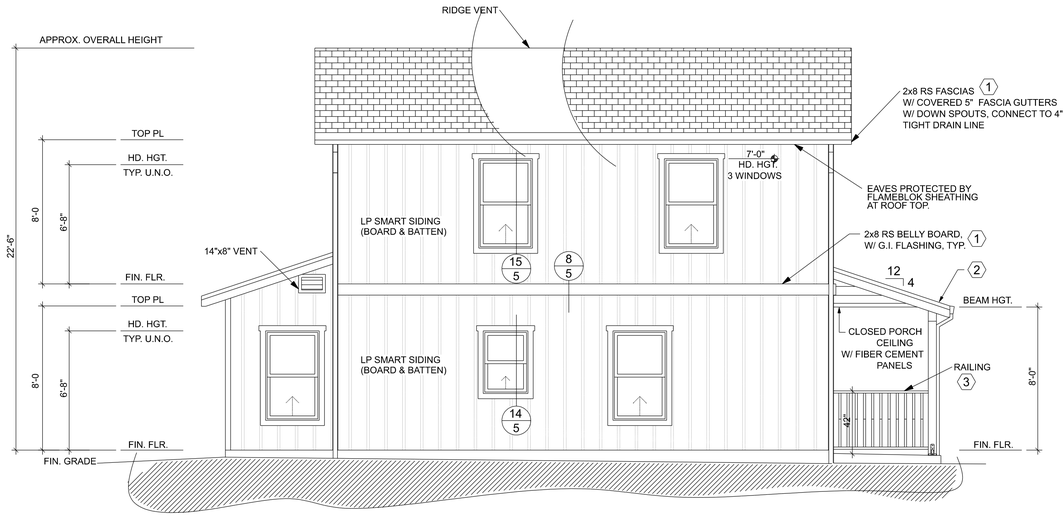
OF SHEETS



FRONT ELEVATION

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

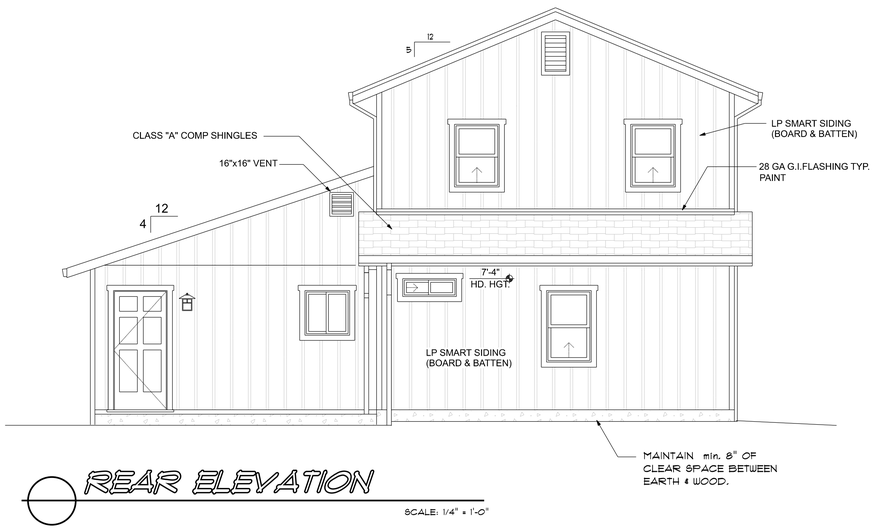


LEFT ELEVATION

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

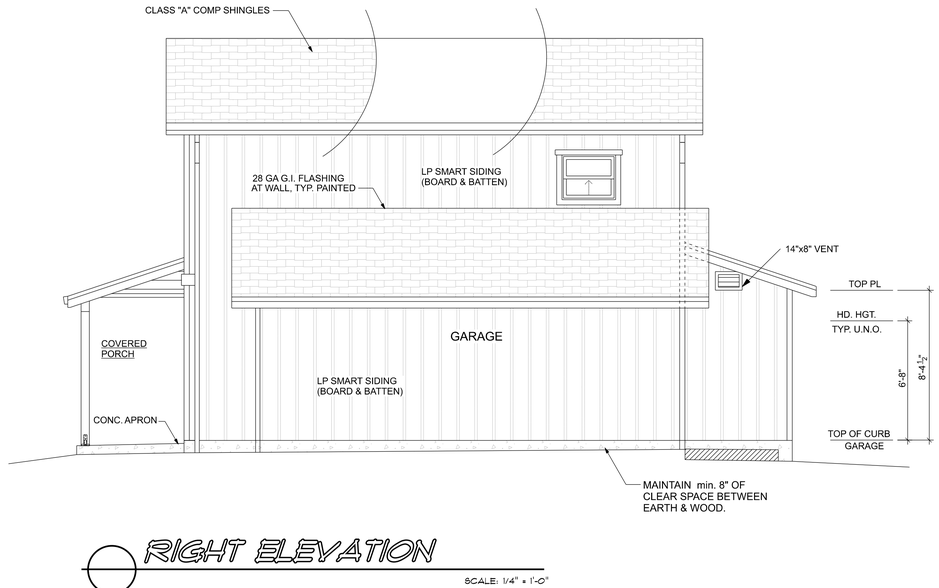
ELEVATION KEYNOTES:

1. ALL CUTS IN FASCIA AND BELLY BAND TO BE PAINTED WITH 100% ACRYLIC PRIMER. 5" FASCIA GUTTER WITH LEAF GUARD - PAINTED
2. METAL ROOFING:
   METAL SALES 1/2" CORRUGATED, 24 GA.; GALVANIZED FINISH (UL 2218 CLASS 4 IMPACT RESISTANCE, UL 790 CLASS A FIRE RESISTANCE RATING)
   INSTALL ACCORDING TO MANUFACTURE'S SPECIFICATIONS
3. SEE GUARD RAIL NOTES ON SHEET 2.



REAR ELEVATION

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



RIGHT ELEVATION

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

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3 BEDROOM PLAN SET

ELEVATIONS

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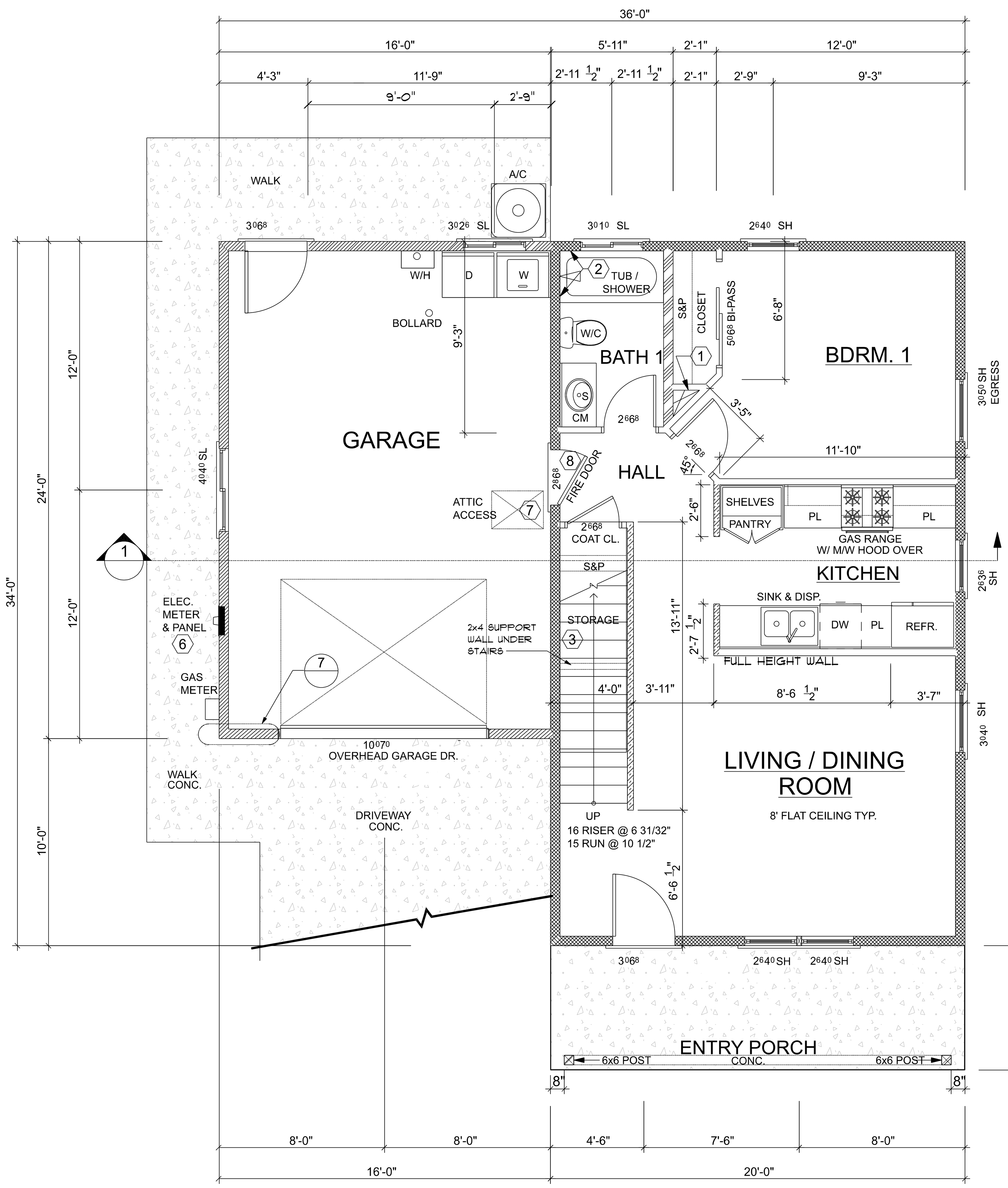

1st LEVEL FLOOR PLAN

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

KEYNOTES:

1. CAP TOP OF CHASE WITH SOLID AIR BARRIER SEALED AT PERIMETER.
2. ONE PIECE TUB SHOWER UNIT. INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL BEFORE INSTALLING UNIT.
3. BEFORE CONSTRUCTING STAIRS INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL AREAS IN CONCEALED SPACES AT STAIRS.
4. ~~7'-0" HEAD HEIGHT AT SECOND FLOOR EGRESS WINDOWS, TYP. OF THREE.~~
5. ATTIC ACCESS HATCH TO BE AIR-TIGHT AND INSULATED, BATTIC DOOR EZ HATCH or EQ.
6. AT RECESSED POWER PANEL, BLOCK TOP AND BOTTOM, EDGE NAIL PERIMETER OF OPENING.
7. 24"x30" ATTIC ACCESS
8. 1-3/8" 20 min RATED SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING

COMPLIANCE NOTES:

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH NFPA 13D.
2. PROJECT IS LOCATED IN VERY HIGH FIRE SEVERITY ZONE. STRUCTURE TO COMPLY WITH PROVISIONS OF 2019 CRC SECTION 327

GREEN BUILDING

PROJECT TO COMPLY WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE. SEE SHEET CG-1 FOR ADDITIONAL INFORMATION

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
   - RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
   - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
3. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
   - DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
   - OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC
   - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
   - PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
   - MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
   - INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
   - STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
   - A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)

STAIR NOTES:

1. DOORS, OTHER THAN THE MAIN EXIT DOOR, MAY OPEN TO A STAIRWAY WITH 2 RISERS (MAX) WITHOUT A LANDING AT THE TOP. DOOR CAN NOT SWING OVER THE LANDING.
2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2019 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
6. MIN CLEAR WIDTH OF STAIRWAY IS 36",
7. A CONTINUOUS FLIGHT OF STAIRS WITH FEWER THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS. 2019 CRC R311.7.8
8. IF FOUR OR MORE RISERS, STAIRWAYS MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE, STAIRS WITH ONE OR BOTH SIDES OPEN SHALL HAVE HANDRAILS ON THE OPEN SIDE AND RAILINGS SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THRU AT ANY POINT.. CRC R312.1
9. HANDRAIL HEIGHT TO BE 34" TO 38" ABOVE THE NOSE OF THE TREADS. HANDRAILS MUST HAVE A GRASPABLE DESIGN, 1 1/2" TO 2" WIDTH, AND BE 1 1/2" CLEAR FROM THE ADJACENT WALL. HANDRAIL AND WALL ADJACENT TO HANDRAIL TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. THE ENDS OF THE HANDRAIL MUST RETURN TO THE WALL OR NEWEL POST, HANDRAILS MAY ENCROACH 31/2", AND STRINGERS 1 1/2" ON EACH SIDE.
10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

WALL LEGEND:

- 2x6 STUD WALL 16" OC EXTERIOR W/ INSULATION
- 2x6 STUD WALL 16" OC EXTERIOR
- 2x4 STUD WALL 16" OC INTERIOR
- 2x4 STUD WALL 16" OC INTERIOR LOAD BEARING
- SHEAR WALL PANEL W/ HOLDOWNS

COUNTERTOP MATERIAL:
PLASTIC LAMINATE - PL.
CULTURED MARBLE - CM.

WINDOW TYPE:
SINGLE HUNG - SH
SLIDER - SL

SQUARE FOOTAGE:

FIRST FLOOR	680 SF
SECOND FLOOR	644 SF
TOTAL	1324 SF
GARAGE	384 SF

GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.
2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM
3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER
4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER
   U-VALUE 0.3, SHGC 0.23
5. ENTRY DOOR: 1 3/4" 2-LITE INSULATED STEEL PANEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
6. GARAGE REAR DOOR: 1 3/8" 6-PANEL STEEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.
8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH
9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS. ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
   BATH - CULTURED MARBLE
10. SHOWER AND TUB ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET, UNO.
    SHOWER ENCLOSURE SHALL BE APPROVED SHATTER RESISTANT MATERIAL.
11. SHOWER HEADS TO 80" AFF
12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.
13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
14. KITCHEN: RANGE HOOD EXHAUST VENTILATION FAN SHALL BE A MINIMUM OF 100 CFM AND VENT TO EXTERIOR. DUCT SIZE AND MAXIMUM DUCT LENGTH TO COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2019 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2019 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
   MINIMUM CLEAR WIDTH = 20 INCHES
   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS. AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2 (v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.	(v=300PLF)
3	3/8" CDX APA 24/0	8d BOX at 3"E - 12"F	5/8"x10" at 48" O.C.	(v=350PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D". ALL WALLS TO BE ANCHORED WITH 5/8"Ø x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ARCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

1. ALL SHEAR WALLS TO EXTEND TO ROOF SHEATHING. AT GABLE END WALLS EXTEND WALL TYPE AND NAILING TO ROOF SHEATHING.
2. SHEAR PANELS ARE CONTINUOUS AS NOTED. APPLY PANEL SHEATHING BEFORE ERECTING INTERSECTING WALLS.
3. THE SHEAR WALL SIZE NOTED IS THE MINIMUM PANEL LENGTH REQUIRED.
4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS $\frac{1}{4}$"x2 $\frac{1}{2}$"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

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4 BEDROOM PLAN SET

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REVISIONS	DATE:

FLOOR PLAN, MAIN LEVEL

DRAWN FOR: SITE ADDRESS
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HERITAGE OAKS-II
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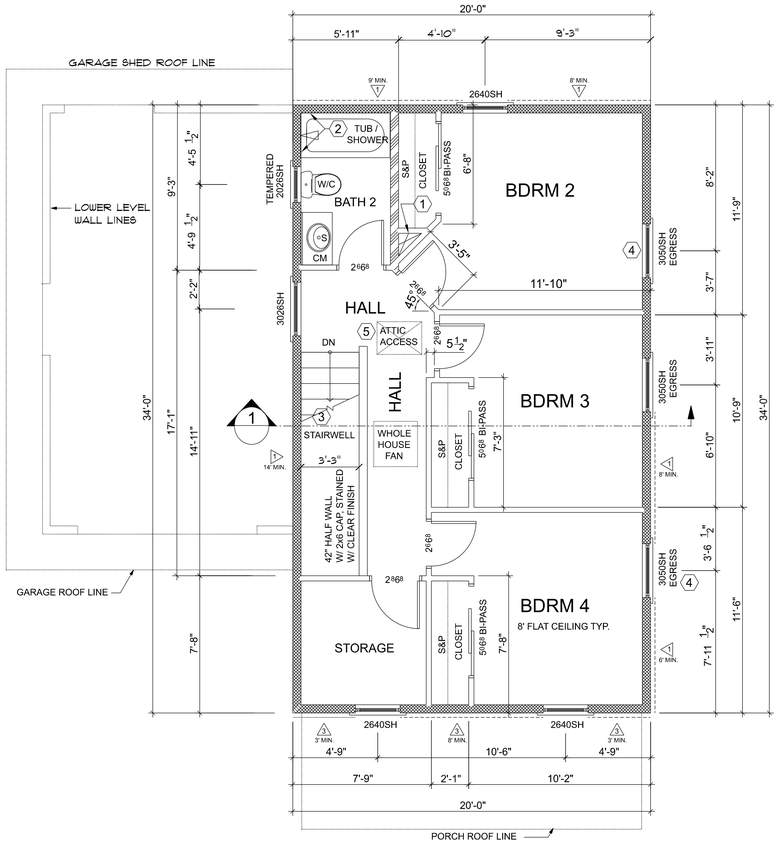

2nd LEVEL FLOOR PLAN

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

KEYNOTES:

1. CAP TOP OF CHASE WITH SOLID AIR BARRIER SEALED AT PERIMETER.
2. ONE PIECE TUB SHOWER UNIT. INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL BEFORE INSTALLING UNIT.
3. BEFORE CONSTRUCTING STAIRS INSULATE AND INSTALL SOLID AIR BARRIER (THERMO-PLY OR EQ.) AT EXTERIOR WALL AREAS IN CONCEALED SPACES AT STAIRS.
4. 7'-0" HEAD HEIGHT AT SECOND FLOOR EGRESS WINDOWS, TYP. OF THREE.
5. ATTIC ACCESS HATCH TO BE AIR-TIGHT AND INSULATED, BATTIC DOOR 24x30 EZ HATCH or EQ.

COMPLIANCE NOTES:

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH NFPA 13D.
2. PROJECT IS LOCATED IN VERY HIGH FIRE SEVERITY ZONE. STRUCTURE TO COMPLY WITH PROVISIONS OF 2019 CRC SECTION 327

GREEN BUILDING

PROJECT TO COMPLY WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE. SEE SHEET CG-1 FOR ADDITIONAL INFORMATION

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
   - RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
   - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
3. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
   - DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
   - OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC
   - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
   - PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
   - MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
   - INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
   - STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
   - A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)

GENERAL NOTES:

SEE COVER SHEET AND CAL-GREEN SHEET (CG-1) FOR ADDITIONAL CODE REQUIREMENTS

1. 8'-0" CEILING HEIGHT TYPICAL, U.N.O.
2. INSULATION:
   EXTERIOR WALLS - R-21 FIBERGLASS BATT
   CEILING - R-38 FIBERGLASS BATT INSULATION
   HEADERS: AT 4x EXTERIOR HEADERS - 2" RIGID FOAM
   HEADERS: AT 2x EXTERIOR HEADERS - R-13 FIBERGLASS BATT or 4" RIGID FOAM
3. INTERIOR FINISH:
   PROVIDE 2'x2' SAMPLE OF WALL FINISH FOR APPROVAL BY OWNER
   WALLS: 1/2" GYPSUM BOARD, BULL-NOSE CORNERS.
   CEILINGS: 1/2" CEILING GRADE GYPSUM BOARD or 5/8" GYP. BD.
   GYPSUM FINISH: KNOCK-DOWN SPRAY, PAINTED W/ ONE COLOR
   TYPICAL WINDOW OPENING:
   THREE WAY GYP. BOARD WRAP AND MDF SILL
   FLOORS: LOW-PILE CARPET W/ 1/2" PAD
   or LAMINATE FLOORING -
   VERIFY STYLE AND LOCATIONS W/ OWNER
   BATHROOMS: VINYL - VERIFY STYLE W/ OWNER
4. WINDOWS: VINYL - DOUBLE INSULATED, LOW-E, WUI SINGLE TEMPER MINIMUM, CONFIRM ROUGH OPENING SIZES WITH MANUFACTURER
   U-VALUE 0.3, SHGC 0.23
5. ENTRY DOOR: 1 3/4" 2-LITE INSULATED STEEL PANEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
6. GARAGE REAR DOOR: 1 3/8" 6-PANEL STEEL DOOR, WITH PRE-PRIMED FINGER-JOINT PINE FRAME.
7. INTERIOR DOORS: 1 3/8", 6-PANEL, TEXTURED FINISH HARDBOARD, PAINT GRADE WITH PRE-PRIMED FINGER-JOINT PINE FRAME AND PRE-PRIMED 2-1/4" MOULDED FINGER-JOINT PINE CASING
   DOORS TO BE INSTALL AT CENTER OF WALL OR 6" FROM NEAREST WALL AS SHOWN ON PLANS, U.N.O.
8. BASEBOARD: PRE-PRIMED MDF, 3-1/4" CORONADO BASE - PAINT FINISH
9. CABINETS: WOOD w/ CLEAR FINISH, PANEL DESIGN, FACE-FRAME CABINETS.
   ADJUSTABLE SHELVES.
   COUNTERTOPS: KITCHEN - POST-FORMED PLASTIC LAMINATE
   BATH - CULTURED MARBLE
10. SHOWER AND TUB ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET, UNO.
    SHOWER ENCLOSURE SHALL BE APPROVED SHATTER RESISTANT MATERIAL.
11. SHOWER HEADS TO 80" AFF
12. SET BLOCKING FOR TOWEL BARS AT 54" AFF, PROVIDE BLOCKING AT SHOWERS FOR FUTURE GRAB BARS.
13. BATHROOMS: EACH BATH SHALL HAVE AN EXHAUST VENTILATION FAN VENTED TO EXTERIOR AND SIZED AT 1 CFM PER SQUARE FOOT, 50 CFM MINIMUM. DUCT SIZE AND MAXIMUM DUCT LENGTH SHALL COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.
14. KITCHEN: RANGE HOOD EXHAUST VENTILATION FAN SHALL BE A MINIMUM OF 100 CFM AND VENT TO EXTERIOR. DUCT SIZE AND MAXIMUM DUCT LENGTH TO COMPLY WITH PRESCRIPTIVE DUCT SIZING REQUIREMENTS.

STAIR NOTES:

1. DOORS, OTHER THAN THE MAIN EXIT DOOR, MAY OPEN TO A STAIRWAY WITH 2 RISERS (MAX) WITHOUT A LANDING AT THE TOP. DOOR CAN NOT SWING OVER THE LANDING.
2. MINIMUM HEADROOM AT STAIRS IS 6' - 8" MEASURED VERTICALLY FROM THE PLANE OF THE TREADS.
3. 7 3/4 " MAXIMUM RISE AND 10" MINIMUM RUN. 2019 CRC R311.7.5.
4. RISERS MUST BE SOLID UNLESS THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE
5. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (CONC. / MASONRY EXCL.)
6. MIN CLEAR WIDTH OF STAIRWAY IS 36",
7. A CONTINUOUS FLIGHT OF STAIRS WITH FEWER THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS. 2019 CRC R311.7.8
8. IF FOUR OR MORE RISERS, STAIRWAYS MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE, STAIRS WITH ONE OR BOTH SIDES OPEN SHALL HAVE HANDRAILS ON THE OPEN SIDE AND RAILINGS SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THRU AT ANY POINT.. CRC R312.1
9. HANDRAIL HEIGHT TO BE 34" TO 38" ABOVE THE NOSE OF THE TREADS. HANDRAILS MUST HAVE A GRASPABLE DESIGN, 1 1/2" TO 2" WIDTH, AND BE 1 1/2" CLEAR FROM THE ADJACENT WALL. HANDRAIL AND WALL ADJACENT TO HANDRAIL TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. THE ENDS OF THE HANDRAIL MUST RETURN TO THE WALL OR NEWEL POST, HANDRAILS MAY ENCROACH 31/2", AND STRINGERS 1 1/2" ON EACH SIDE.
10. PROVIDE GUARDRAILS AT OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
11. GUARDRAILS SHALL BE AT A HEIGHT OF 42" WITH INTERMEDIATE BALUSTER SPACING SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

GLAZING and WINDOW NOTES:

1. ALL GLAZING TO CONFORM TO R308.4 OF THE CRC.
2. WINDOWS SHALL BE INSTALLED AND FLASHED ACCORDING TO MANUFACTURE'S INSTRUCTIONS. CRC R612.1
3. TEMPERED GLASS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODES. PATIO DOORS, SHOWER DOORS, GLASS WITHIN 18" OF FLOOR SHALL BE TEMPERED GLASS. GLASS WITHIN 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. SEE 2019 CRC R308.4 FOR ADDITIONAL REQUIREMENTS.
4. BEDROOM WINDOWS SHALL COMPLY WITH 2019 CRC R310 FOR WINDOW EXITS. ALL ESCAPE OR RESCUE WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   MINIMUM CLEAR HEIGHT = 24 INCHES
   MINIMUM CLEAR WIDTH = 20 INCHES
   MINIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44 INCHES
5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. SEE R312.2.1 FOR EXCEPTIONS
6. ALL WINDOWS TO BE DUAL PANE, LOW-E GLASS. AT LEAST ONE PANE TO BE TEMPERED PER WILDLAND FIRE REGULATIONS. CRC R327.8
7. SKYLIGHTS TO COMPLY WITH CRC R308.6.

SHEARWALL SCHEDULE

	SHEATHING TYPE	SHEATHING NAILING	ANCHOR BOLTING	REMARKS
1	3/8" CDX APA 24/0	8d BOX at 6"E - 12"F	5/8"x10" at 48" O.C.	2 (v=200PLF)
2	3/8" CDX APA 24/0	8d BOX at 4"E - 12"F	5/8"x10" at 48" O.C.	(v=300PLF)
3	3/8" CDX APA 24/0	8d BOX at 3"E - 12"F	5/8"x10" at 48" O.C.	(v=350PLF)

NOTE: TYPICAL WALL SHEATHING - 3/8" CDX / OSB APA 24/0 W/ 8d BOX (6d COMMON) AT 6" O.C. EDGE NAIL 8d BOX (6d COMMON) AT 12" O.C. FIELD NAIL. ALL NAILS DRIVEN INTO PRESSURE TREATED LUMBER, INCLUDING MUD SILLS / SOLE PLATES, TO BE GALVANIZED.
THIS SITE IN SEISMIC DESIGN CATEGORY "D". ALL WALLS TO BE ANCHORED WITH 5/8"Ø x10" A.B. AT 48" O.C. W/ 3"x3"x0.229" WASHERS, U.O.N. WASHERS AND ARCHOR BOLTS USED WITH PRESSURE TREATED LUMBER TO BE HEAVY DUTY GALVANIZED.

1. ALL SHEAR WALLS TO EXTEND TO ROOF SHEATHING. AT GABLE END WALLS EXTEND WALL TYPE AND NAILING TO ROOF SHEATHING.
2. SHEAR PANELS ARE CONTINUOUS AS NOTED. APPLY PANEL SHEATHING BEFORE ERECTING INTERSECTING WALLS.
3. THE SHEAR WALL SIZE NOTED IS THE MINIMUM PANEL LENGTH REQUIRED.
4. ALL FRAMING TO BE DOUG FIR LARCH, STUDS AT 16" OC MAXIMUM.

HOLDOWN SCHEDULE [1,2]

	HOLDOWN	ANCHOR INTO CONCRETE [3,5]	ANCHOR EMBEDMENT	HOLDOWN POST	FASTENER INTO POST	CAPACITY
1	HDU2-SDS2.5	SSTB16	13"	DOUBLE 2X [4]	6-SDS 1/4"x2 1/2"	3075 LB

NOTES:
1. ITEM NUMBERS LISTED ARE SIMPSON PRODUCTS
2. ALLOWABLE LOADS BASED ON SIMPSON WOOD CONSTRUCTION CONNECTORS MANUAL C-2015
3. SSTB LENGTH BASED ON MONO-POUR. FOR DOUBLE POUR USE LONGER CONCRETE ANCHORS.
4. DOUBLE 2X STUDS w/ 16d'S @ 6" OC STAGGERED. EDGE NAIL SHEAR PLY TO BOTH STUDS or 4x POST AT HOLDOWN LOCATIONS.

WALL LEGEND:

- 2x6 STUD WALL 16" OC EXTERIOR W/ INSULATION
- 2x6 STUD WALL 16" OC EXTERIOR
- 2x4 STUD WALL 16" OC INTERIOR
- 2x4 STUD WALL 16" OC INTERIOR LOAD BEARING
- SHEAR WALL PANEL W/ HOLDOWNS

COUNTERTOP MATERIAL:
PLASTIC LAMINATE - PL.
CULTURED MARBLE - CM.

WINDOW TYPE:
SINGLE HUNG - SH
SLIDER - SL

SQUARE FOOTAGE:

FIRST FLOOR	680 SF
SECOND FLOOR	644 SF
TOTAL	1324 SF
GARAGE	384 SF

Preliminary
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PERSPECTIVE DRAFTING
DESIGNS
RICK A. BRUMFIELD
GRASS VALLEY, CA. 95945
EMAIL TO: pencilrick@suddenlink.net 530-913-3044

REVISIONS	DATE:

4 BEDROOM

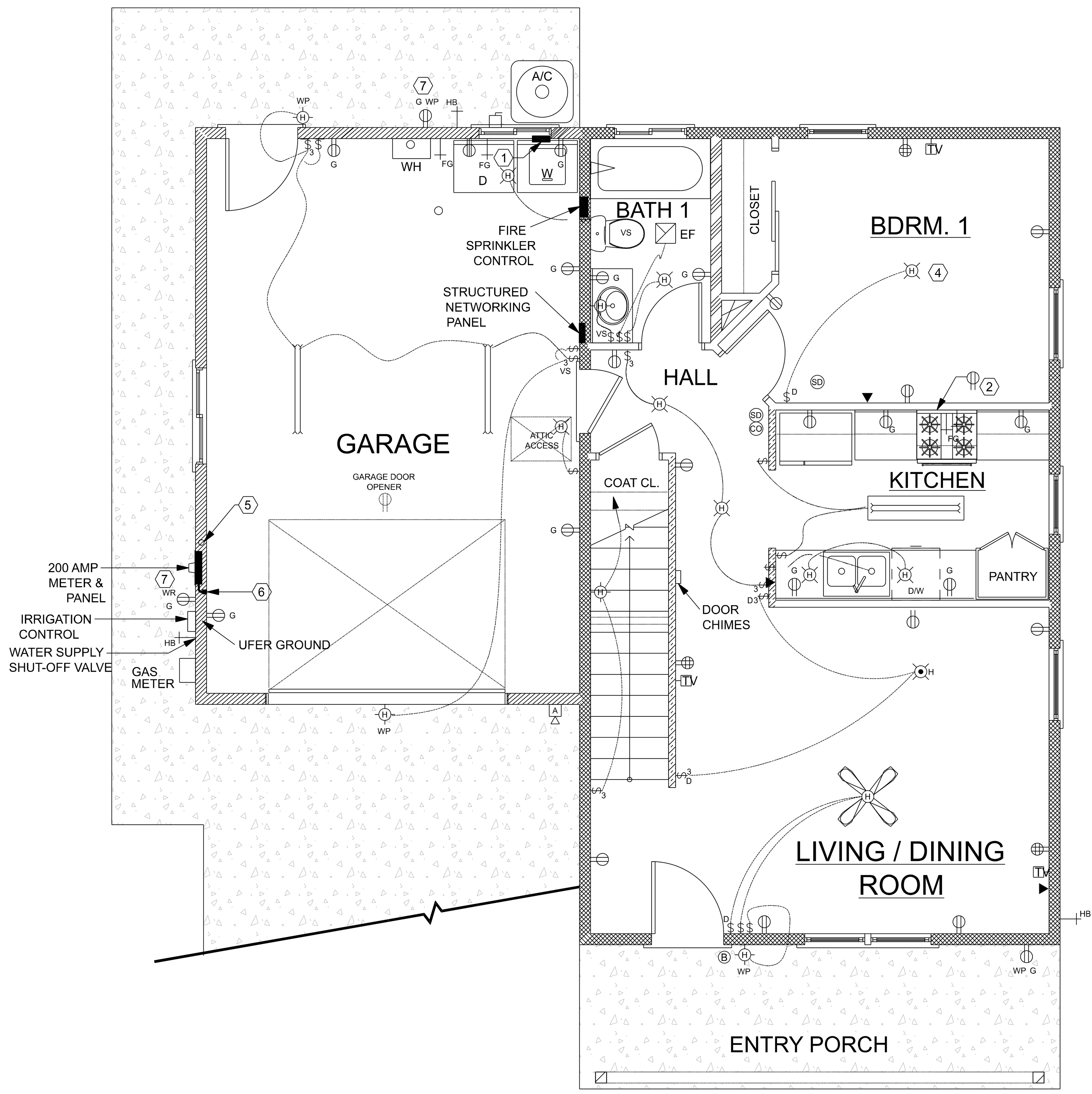
FLOOR PLAN
UPPER LEVEL

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:
APN

DATE: 7/xx/21

PAGE #

OF SHEETS



ELECTRICAL PLAN - 1st FLOOR

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

ELECTRICAL SYMBOL LEGEND

- DUPLEX WALL OUTLET
- 1/2 HOT 1/2 SWITCHED OUTLET
- QUADRAPLEX OUTLET
- GFIC OUTLET
- 220V OUTLET
- UNDER COUNTER OR CEILING OUTLET
- WATERPROOF GFIC OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- SWITCH WITH DIMMER
- SWITCH WITH VACANCY SENSOR
- TIMER SWITCH
- DOOR BELL
- TELEPHONE JACK
- TV OUTLET
- THERMOSTAT
- HIGH EFFICACY WALL LIGHT
- HIGH EFFICACY CEILING LIGHT
- HIGH EFFICACY PENDANT LIGHT
- FLUORESCENT LIGHT'
- WEATHERPROOF HIGH EFFICACY WALL LIGHT
- FAN / HIGH EFFICACY CEILING LIGHT
- EXHAUST FAN WITH HUMIDISTAT
- CARBON MONOXIDE DETECTOR (with battery back-up)
- SMOKE DETECTOR (with battery back-up)
- GAS OUTLET
- HOSE BIB (insulate)
- WHOLE HOUSE FAN
- CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
- DISCONNECT SWITCH
- ALARM HORN
- ELECTRIC PANEL

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE, SEE NOTE 12
7. EXTERIOR RECEPTACLES ON GARAGE SHALL HAVE THEIR OWN OWN CIRCUIT

ELECTRICAL NOTES:

1. ALL ELECTRIC WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER. THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CEC 250.52.
   - 2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE, COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO. GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'- 7" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
6. SERVICE PANELS AND SUB-PANELS: CIRCUIT BREAKERS USED MUST BE THE APPROVED TYPE AS LISTED ON THE PANEL. SAME BRAND AND LISTED TYPE.
7. NON METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12 INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE. CEC 334.30
8. AN INTERSYSTEM BONDING TERMINATION WITH A CAPACITY FOR CONNECTING AT LEAST THREE BONDING AND GROUNDING CONDUCTORS REQUIRED FOR OTHER SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT. CEC 250.94
9. ELECTRICAL CIRCUITS WITHIN 6' OF ATTIC ACCESS SHALL BE PROTECTED

POWER SUPPLY AND RECEPTACLES:

10. DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE 120V RECEPTACLE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING.
11. A 120V WEATHER-PROOF RECEPTACLE IS REQUIRED WITHIN 25' OF MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND.
12. ALL 120 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS WITH DIRECT GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED. ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE IN A WEATHERPROOF ENCLOSURE.
    - 12.0.1. RECEPTACLES IN DAMP LOCATIONS TO COMPLY WITH CEC 406.9-A.
    - 12.0.2. RECEPTACLES IN WET LOCATIONS TO COMPLY WITH CEC 406.9-B. "IN-USE" COVERS ARE REQUIRED.
13. AT LEAST ONE OUTDOOR GFCI PROTECTED WEATHERPROOF 120V RECEPTACLE SHALL BE INSTALLED WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT. THE RECEPTACLE SHALL BE INSTALLED WITHIN 6'-6" ABOVE THE DECK SURFACE. CEC 210.52 (E)(3)
14. PROVIDE APPROVED ELECTRICAL DISCONNECTS AT AIR CONDITIONING UNITS, HEAT PUMPS AND OTHER EQUIPMENT. DISCONNECT TO BE WITHIN SITE OF UNIT.
15. HYDRO-MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE SUPPLIED BY AN INDIVIDUAL CIRCUIT AND PROTECTED BY A READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER. PROVIDE U.L. OR I.A.P.M.O. LISTING FOR UNIT PRIOR TO INSTALLATION. ALL RECEPTACLES WITHIN 6' OF BATHTUBS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
16. AT LEAST ONE 120V 15A OR 20A RECEPTACLE OUTLET, IN ADDITION T ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER. CEC 210.52
17. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACCESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
18. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
19. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENING.
20. 15 AND 20 AMP RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52 MUST BE LISTED TAMPER-RESISTANT TYPES (TR). (CEC 406.12)
22. ALL COUNTERS 12" OR WIDER REQUIRE AN OUTLET. KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
23. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
24. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
25. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND RECEPTACLE OUTLET. CEC 210.11 (C)(2)
27. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
28. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR ELECTRIC VEHICLE CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL. (CGBSC 4.106.4)
29. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE".

30. SMOKE ALARMS:

- 30.1. PERMANENTLY WIRED SMOKE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R314 OF THE 2013 CRC ARE REQUIRED TO BE CENTRALLY LOCATED IN EACH SLEEPING ROOM.
- 30.2. PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R315 OF THE 2013 CRC ARE REQUIRED ON THE CEILING OR WALL OF THE CORRIDOR GIVING ACCESS TO SLEEPING ROOMS.
- 30.3. EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS, SHALL HAVE AT LEAST ONE SMOKE AND CARBON MONOXIDE ALARM. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE AND CARBON MONOXIDE ALARM INSTALLED ON THE UPPER LEVEL SATISFIES THE REQUIREMENT FOR THE LOWER ADJACENT LEVEL.
- 30.4. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT CEILING AT LEAST 4" FROM WALL OR ON WALL WITH TOP OF DETECTOR WITHIN 4" -12" OF HIGHEST POINT OF CEILING. MOUNT SMOKE AND C.O. ALARMS A MINIMUM OF 3 FT. FROM BATHROOM DOOR OPENINGS.
- 30.5. THE ALARM SIGNAL SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. THE ALARM SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- 30.6. PERMANENT ALARM WIRING SHALL BE ON ARC-FAULT PROTECTED CIRCUITS.
- 30.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

43. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
44. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
45. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
46. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

47. GENERAL NOTES:

48. SWITCH HEIGHT TO BE +40". RECEPTACLE HEIGHT TO BE +12".
49. VERIFY LIGHT FIXTURE AND OUTLET LOCATIONS WITH OWNER.
50. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
51. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASEWORK, DOOR TRIM ETC.
52. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
53. PROVIDE CAT 5E CABLES TO PHONE AND DATA LOCATIONS. AT OWNERS' REQUEST, PROVIDE STRUCTURED WIRE PHONE / DATA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
54. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
55. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:

1. SOLAR PHOTOVOTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENSE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

LIGHTING:

31. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS PER 2013 CEC.
32. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS. 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
33. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND AIRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
34. ELECTRONIC BALLASTS SHALL BE USED FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER.
35. FIXTURES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS SHALL COMPLY WITH 2013 CEC.
36. LIGHT FIXTURES WITHIN 5' OF TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS AND GFCI PROTECTED. NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 3' VERTICAL FROM TOP OF TUB RIM OR SHOWER STALL THRESHOLD.
37. FIXTURES, LAMP HOLDERS, AND RECEPTACLES SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
38. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING SUSPENDED FANS UNLESS LISTED FOR USE WITH FANS.

39. LIGHTING EFFICIENCY:

40. LIGHTING TO BE INSTALLED PER THE 2013 CALIFORNIA ENERGY CODE. HIGH EFFICACY LIGHTING TO BE PIN BASED.
41. HIGH EFFICACY AND LOW EFFICACY LIGHTING SHALL BE ON SEPARATE SWITCHES.
42. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDE AT LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL BE CONTROLLED AT A READILY ACCESSIBLE LOCATION AT THE ENTRY.

4 BEDROOM PLAN SET

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SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

REVISIONS	DATE:

ELECTRICAL PLAN
MAIN FLOOR

DRAWN FOR: SITE ADDRESS
HABITAT FOR HUMANITY
HERITAGE OAKS-II
ADDRESS:

APN

DATE: 7/xx/21

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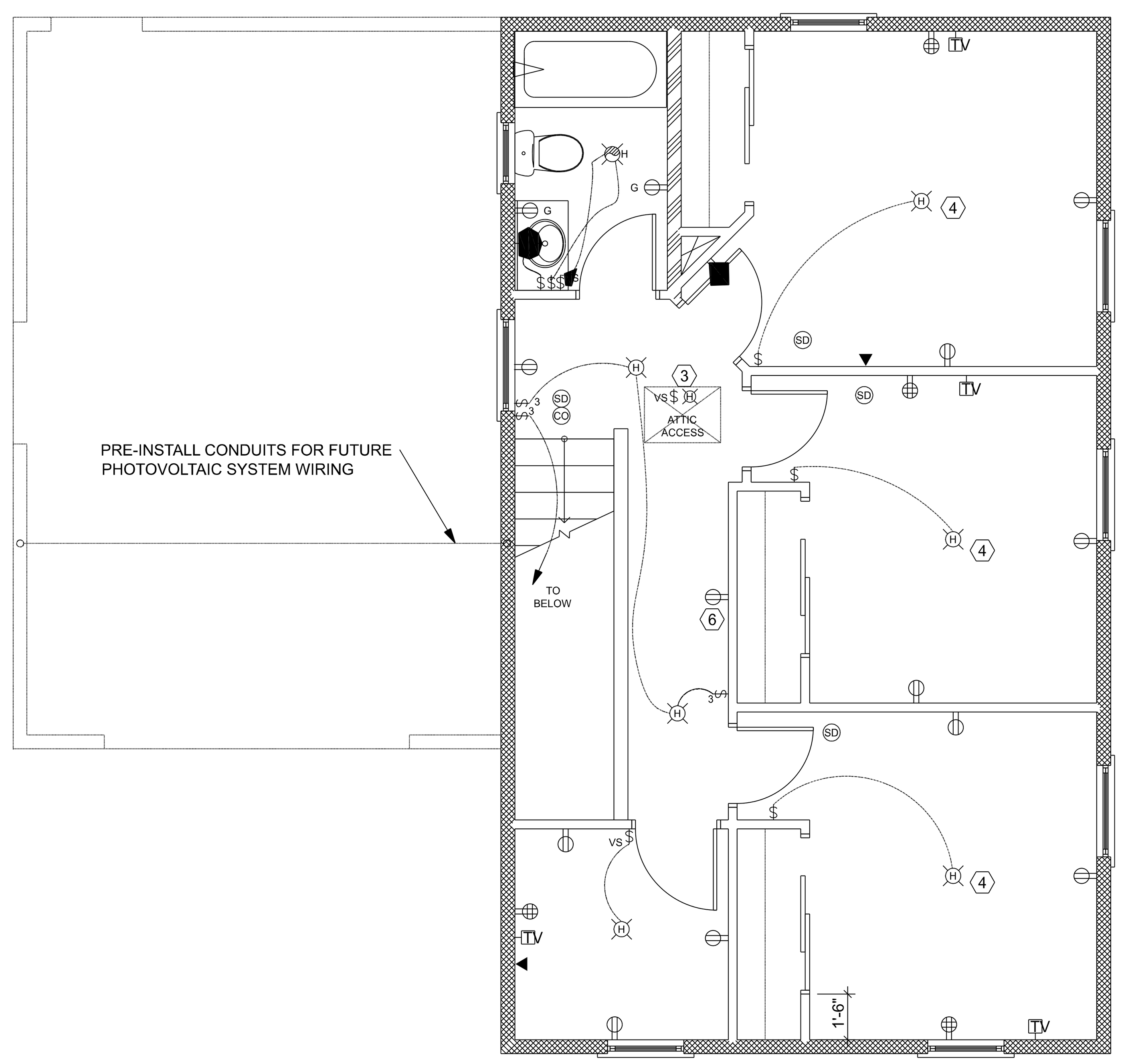
OF SHEETS



ELECTRICAL PLAN - 2nd FLOOR

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

KEYNOTES:

1. WASHER OUTLET BOX WITH DRAIN.
2. PROVIDE POWER TO MICROWAVE / HOOD
3. IN ATTIC PROVIDE HIGH EFFICACY LIGHT WITH VACANCY SENSOR AND A POWER RECEPTACLE WITHIN 6' OF FAU.
4. AT BEDROOM CEILING LIGHTS, PROVIDE FAN MOUNT CEILING BOX AND 4-WIRE POWER SUPPLY TO SWITCH BOX FOR FUTURE CEILING FAN.
5. PRE-INSTALL CONDUITS IN WALL FOR FUTURE PHOTOVOLTAIC SYSTEM WIRING. RESERVE SPACE FOR SOLAR ELECTRIC INVERTER AND RELATED EQUIPMENT NEAR MAIN PANEL.
6. PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION IN GARAGE, SEE NOTE 12
7. EXTERIOR RECEPTACLES ON GARAGE SHALL HAVE THEIR OWN OWN CIRCUIT

ELECTRICAL NOTES:

1. ALL ELECTRIC WIRING, SWITCHES, PANELS, FIXTURES, APPLIANCES, AND OTHER ITEMS THAT FALL WITHIN THE SCOPE OF THE WORK OF THE ELECTRICAL CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2013 CALIFORNIA ELECTRIC CODE OR LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.
2. PROVIDE GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE (CEC 250.52), CONSISTING OF TWENTY (20) FEET OF 4 AWG BARE SOLID COPPER CONDUCTOR, OR STEEL REINFORCING BAR NOT LESS THAN 1/2" DIAMETER. THE ELECTRODE IS TO BE ENCASED IN AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. CEC 250.52.
   - 2.1. NOTES: COPPER CONDUCTOR MUST BE LONG ENOUGH TO REACH THE MAIN SERVICE PANEL UN-SPLICED. AT LEAST 20' OF THE GROUNDING ELEMENT MUST BE ENCASED IN CONCRETE WITHIN THE FOOTING OF THE BUILDING FOUNDATION. CONNECTING MULTIPLE PIECES OF REBAR IS ACCEPTABLE. IF REBAR IS USED AS ELECTRODE, COPPER CONDUCTOR SHALL BE CONNECTED ABOVE STEM WALL. SEPARATE BUILDINGS REQUIRE A SEPARATE GROUNDING SYSTEM. COORDINATE WITH GENERAL CONTRACTOR.
3. SECURE ALL CABLES TO THE PANEL BOX INDIVIDUALLY OR IN GROUPS OF NOT MORE THAN TWO. GROUPING INTO A LARGE CHASE NIPPLE IS NOT ALLOWED AND BUNCHING CABLES TOGETHER INTO PANEL BOX THROUGH ONE CHASE NIPPLE IS NOT PERMITTED. SECURE ALL CABLES TO STRUCTURE WITHIN 12" OF PANEL BOX.
4. BOND ALL METALLIC GAS AND WATER PIPING TO THE GROUNDING SYSTEM WITH A MINIMUM #3 COPPER CONDUCTOR. ALL CONNECTIONS TO BE READILY VISIBLE AND ACCESSIBLE.
5. ELECTRIC METERS, SUB-PANELS & DISCONNECTS REQUIRE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE X 36" DEEP X 6'- 7" TO THE HIGHEST CIRCUIT BREAKER OR SWITCHING DEVICE.
6. SERVICE PANELS AND SUB-PANELS: CIRCUIT BREAKERS USED MUST BE THE APPROVED TYPE AS LISTED ON THE PANEL. SAME BRAND AND LISTED TYPE.
7. NON METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12 INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE. CEC 334.30
8. AN INTERSYSTEM BONDING TERMINATION WITH A CAPACITY FOR CONNECTING AT LEAST THREE BONDING AND GROUNDING CONDUCTORS REQUIRED FOR OTHER SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT. CEC 250.94
9. ELECTRICAL CIRCUITS WITHIN 6' OF ATTIC ACCESS SHALL BE PROTECTED

POWER SUPPLY AND RECEPTACLES:

10. DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE 120V RECEPTACLE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING.
11. A 120V WEATHER-PROOF RECEPTACLE IS REQUIRED WITHIN 25' OF MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND.
12. ALL 120 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS WITH DIRECT GRADE LEVEL ACCESS SHALL BE GFCI PROTECTED. ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE IN A WEATHERPROOF ENCLOSURE.
    - 12.0.1. RECEPTACLES IN DAMP LOCATIONS TO COMPLY WITH CEC 406.9-A.
    - 12.0.2. RECEPTACLES IN WET LOCATIONS TO COMPLY WITH CEC 406.9-B. "IN-USE" COVERS ARE REQUIRED.
13. AT LEAST ONE OUTDOOR GFCI PROTECTED WEATHERPROOF 120V RECEPTACLE SHALL BE INSTALLED WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT. THE RECEPTACLE SHALL BE INSTALLED WITHIN 6'-6" ABOVE THE DECK SURFACE. CEC 210.52 (E)(3)
14. PROVIDE APPROVED ELECTRICAL DISCONNECTS AT AIR CONDITIONING UNITS, HEAT PUMPS AND OTHER EQUIPMENT. DISCONNECT TO BE WITHIN SITE OF UNIT.
15. HYDRO-MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE SUPPLIED BY AN INDIVIDUAL CIRCUIT AND PROTECTED BY A READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER. PROVIDE U.L. OR I.A.P.M.O. LISTING FOR UNIT PRIOR TO INSTALLATION. ALL RECEPTACLES WITHIN 6' OF BATHTUBS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
16. AT LEAST ONE 120V 15A OR 20A RECEPTACLE OUTLET, IN ADDITION T ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER. CEC 210.52
17. PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, UNFINISHED BASEMENTS AND ACCESSORY BUILDINGS, RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, AND RECEPTACLES WITHIN 6 FEET OF A WET BAR, LAUNDRY OR UTILITY SINKS. ALL GFCI DEVICES SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
18. BATHROOM AND LAUNDRY RECEPTACLE OUTLETS SHALL BE SEPARATELY SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, EACH SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
19. RECEPTACLE OUTLETS, LIGHTS, CEILING FANS AND SMOKE DETECTORS INSTALLED IN NEW FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
21. WALL SPACE 2' OR GREATER LENGTH IN HABITABLE ROOMS SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENING.
20. 15 AND 20 AMP RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52 MUST BE LISTED TAMPER-RESISTANT TYPES (TR). (CEC 406.12)
22. ALL COUNTERS 12" OR WIDER REQUIRE AN OUTLET. KITCHEN COUNTERTOPS SHALL HAVE OUTLETS AT 48" O.C.
23. MINIMUM OF ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10' IN LENGTH.
24. PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, OR SIMILAR AREAS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
25. PROVIDE AT LEAST ONE 120V 20A DEDICATED GFCI RECEPTACLE WITHIN 3' OF EACH SINK BASIN. CEC 210.52 (D)
26. PROVIDE AT LEAST ONE 120V 20A DEDICATED LAUNDRY CIRCUIT AND RECEPTACLE OUTLET. CEC 210.11 (C)(2)
27. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
28. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR ELECTRIC VEHICLE CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL. (CGBSC 4.106.4)
29. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE".

30. SMOKE ALARMS:

- 30.1. PERMANENTLY WIRED SMOKE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R314 OF THE 2013 CRC ARE REQUIRED TO BE CENTRALLY LOCATED IN EACH SLEEPING ROOM.
- 30.2. PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH 10 YR. LISTED / SEALED BATTERY BACKUP PER SECTION R315 OF THE 2013 CRC ARE REQUIRED ON THE CEILING OR WALL OF THE CORRIDOR GIVING ACCESS TO SLEEPING ROOMS.
- 30.3. EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS, SHALL HAVE AT LEAST ONE SMOKE AND CARBON MONOXIDE ALARM. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE AND CARBON MONOXIDE ALARM INSTALLED ON THE UPPER LEVEL SATISFIES THE REQUIREMENT FOR THE LOWER ADJACENT LEVEL.
- 30.4. MOUNT SMOKE DETECTORS AND COMBO SMOKE/ C.O. ALARMS AT CEILING AT LEAST 4" FROM WALL OR ON WALL WITH TOP OF DETECTOR WITHIN 4" -12" OF HIGHEST POINT OF CEILING. MOUNT SMOKE AND C.O. ALARMS A MINIMUM OF 3 FT. FROM BATHROOM DOOR OPENINGS.
- 30.5. THE ALARM SIGNAL SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. THE ALARM SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- 30.6. PERMANENT ALARM WIRING SHALL BE ON ARC-FAULT PROTECTED CIRCUITS.
- 30.7. ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE STRUCTURE.

43. A MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING PERMANENTLY INSTALLED IN BATHROOMS, INCLUDING LIGHTING INTEGRAL TO EXHAUST FANS, SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A VACANCY SENSOR.
44. LIGHTING PERMANENTLY INSTALLED IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
45. LIGHTING PERMANENTLY INSTALLED IN OTHER ROOMS NOT LISTED ABOVE SHALL HAVE HIGH EFFICACY LIGHTING, OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER SWITCH.
46. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MANUAL SWITCH AND A PHOTOCONTROL-MOTION SENSOR COMBINATION WITHOUT AN OVER-RIDE. SHIELDS ARE HIGHLY RECOMMENDED TO PREVENT LIGHT POLLUTION

47. GENERAL NOTES:

48. SWITCH HEIGHT TO BE +40", RECEPTACLE HEIGHT TO BE +12".
49. VERIFY LIGHT FIXTURE AND OUTLET LOCATIONS WITH OWNER.
50. VERIFY SUB-PANEL LOCATIONS WITH OWNER.
51. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ELECTRICAL RECEPTACLES OR SWITCHES TO AVOID CASEWORK, DOOR TRIM ETC.
52. COMPUTER LOCATIONS TO HAVE DEDICATED LINES
53. PROVIDE CAT 5E CABLES TO PHONE AND DATA LOCATIONS. AT OWNERS' REQUEST, PROVIDE STRUCTURED WIRE PHONE / DATA / MEDIA SYSTEM WITH CENTRAL DISTRIBUTION PANEL. VERIFY DETAILS WITH OWNER.
54. IN GARAGE WALLS NOT COVERED WITH GYPSUM BOARD, RUN ELECTRIC CIRCUITS IN CONDUIT.
55. PROVIDE POWER LOCATION FOR LANDSCAPE IRRIGATION CONTROLLER. VERIFY WITH OWNER.

NOTE:

1. SOLAR PHOTOVOTAIC INSTALLATIONS TO COMPLY WITH CEC ARTICLE 690. INCLUDE COMPLETE PLANS.
2. RESIDENSE TO BE SOLAR READY PER CEC 110.10. MAIN ELECTRIC SERVICE PANEL SHALL HAVE SPACE RESERVED FOR FUTURE SOLAR ELECTRIC INSTALLATION.

LIGHTING:

31. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS PER 2013 CEC.
32. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" HORIZONTAL FROM STORAGE AREAS. 6" HORIZONTAL CLEARANCE IS ALLOWED FOR RECESSED INCANDESCENT AND LED LIGHTS WITH COVERS OR FLUORESCENT FIXTURES. CEC 410.16.
33. RECESSED INCANDESCENT LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO CLEARANCE INSULATION COVER (IC) TYPE AND AIRTIGHT IN ACCORDANCE WITH ASTM E283. FIXTURE MUST BE SEALED WITH GASKET OR CAULKING BETWEEN HOUSING AND CEILING. FIXTURE MUST ALLOW READILY ACCESSIBLE BALLAST MAINTENANCE AND REPLACEMENT FROM BELOW THE CEILING WITHOUT HAVING TO CUT HOLES IN CEILING.
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42. KITCHENS SHALL HAVE HIGH EFFICACY LIGHTING PROVIDE AT LEAST HALF OF THE INSTALLED WATTAGE OF THE ILLUMINATION. THESE LIGHTS SHALL BE CONTROLLED AT A READILY ACCESSIBLE LOCATION AT THE ENTRY.

ELECTRICAL SYMBOL LEGEND

DUPLEX WALL OUTLET	DOOR BELL	CARBON MONOXIDE DETECTOR (with battery back-up)
1/2 HOT 1/2 SWITCHED OUTLET	TELEPHONE JACK	SMOKE DETECTOR (with battery back-up)
QUADRAPLEX OUTLET	TV OUTLET	GAS OUTLET
GFIC OUTLET	THERMOSTAT	HOSE BIB (insulate)
220V OUTLET	HIGH EFFICACY WALL LIGHT	WHOLE HOUSE FAN
UNDER COUNTER OR CEILING OUTLET	HIGH EFFICACY CEILING LIGHT	CEILING PADDLE FAN WITH HIGH EFFICACY LIGHT
WATERPROOF GFIC OUTLET	HIGH EFFICACY PENDANT LIGHT	DISCONNECT SWITCH
SINGLE POLE SWITCH	FLUORESCENT LIGHT'	ALARM HORN
3-WAY SWITCH	WEATHERPROOF HIGH EFFICACY WALL LIGHT	ELECTRIC PANEL
SWITCH WITH DIMMER	FAN / HIGH EFFICACY CEILING LIGHT	
SWITCH WITH VACANCY SENSOR	EF EXHAUST FAN WITH HUMIDISTAT	
TIMER SWITCH		

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4 BEDROOM PLAN SET

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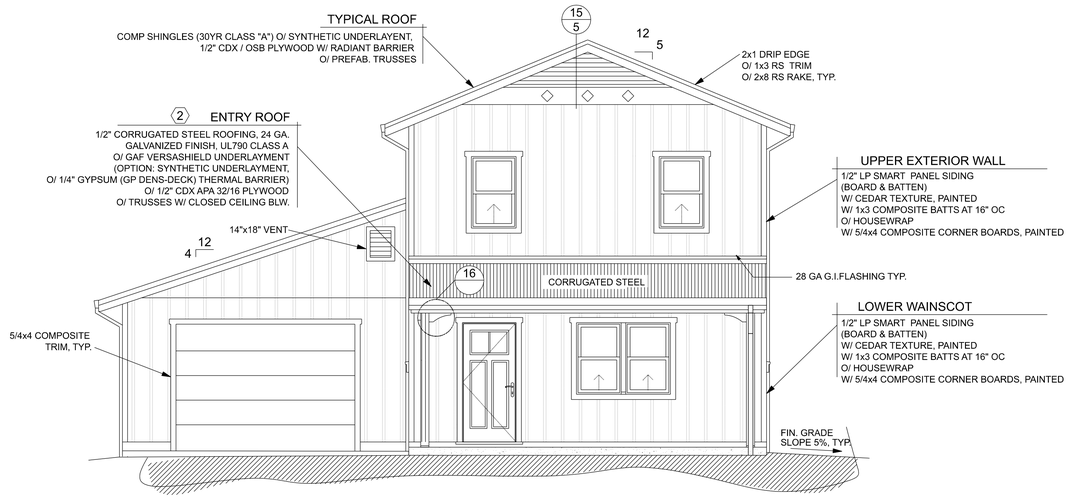
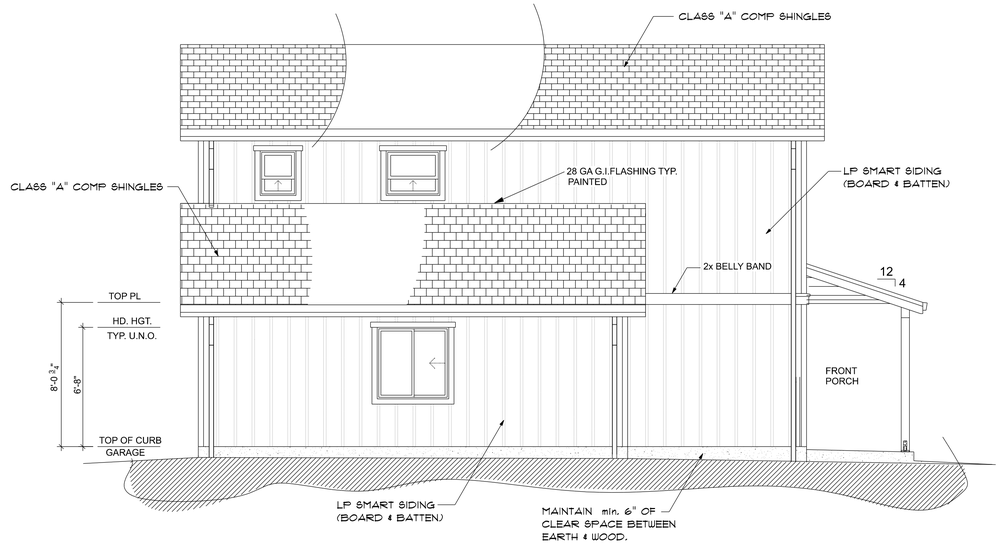


FRONT ELEVATION

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

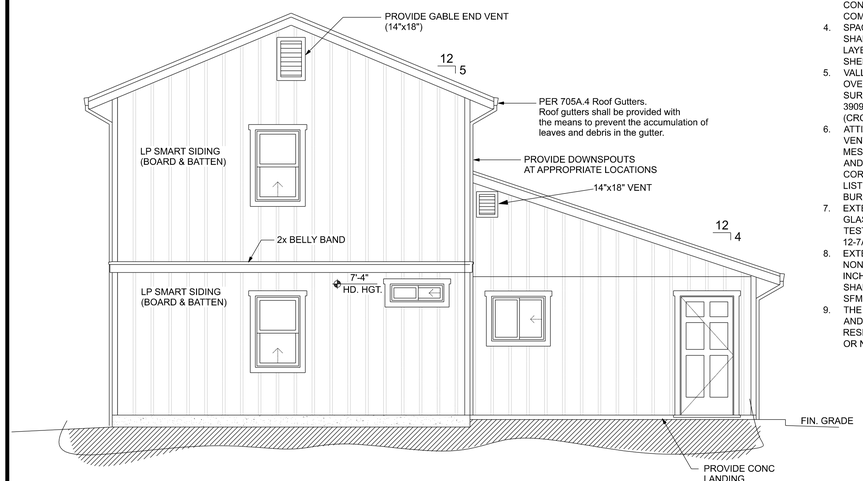


LEFT ELEVATION

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

WILDLAND URBAN INTERFACE (WUI)

1. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION. (CRC R337.7)
2. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.1)
3. OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UN- DER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CON- STRUCTION REQUIREMENTS. (CRC R337.5-9) (SHOW COMPLIANCE ON THE PLANS).
4. SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON- PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2)
5. VALLEY FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAY- ER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH. (CRC R337.5.3)
6. ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. (CRC R337.6)
7. EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. (CRC R337.8.2)
8. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MA- TERIAL, MINIMUM 1 3/8 INCH SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3)
9. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9)



REAR ELEVATION

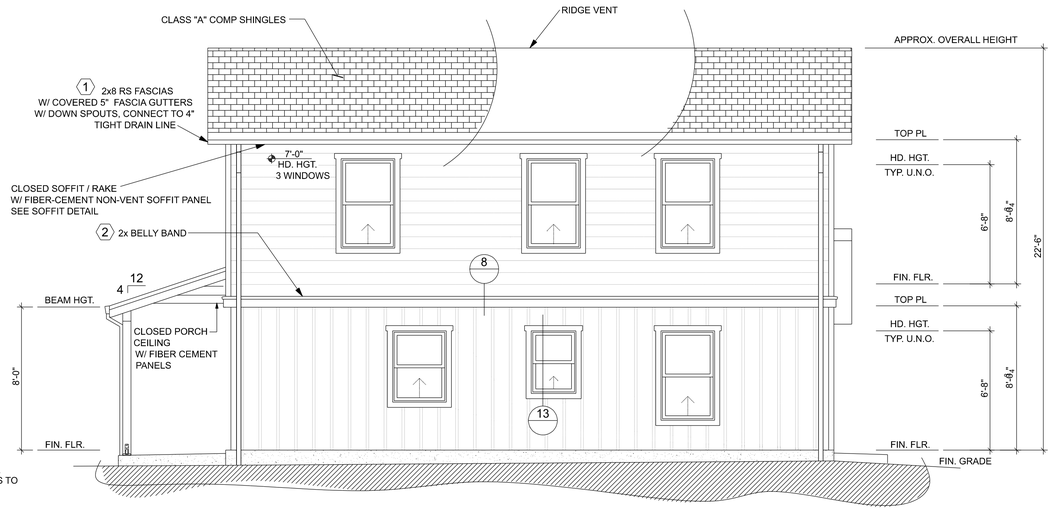
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF THE ATTIC AREA OR 1/300 OF THE ATTIC AREA IF THE VENTS ARE EQUALLY DISTRIBUTED BETWEEN HIGH AND LOW VENTS.
2. ROOF FLASHING TO BE MIN. 28 GA.
3. GRADES SHOWN ARE APPROXIMATE. VERIFY GRADES IN FIELD.
4. ALL TRIM TO BE PRIMED AND PAINTED. ALL EXPOSED END CUTS TO BE PRIMED BEFORE PAINTING.

ELEVATION KEYNOTES:

1. ALL CUTS IN FASCIA AND BELLY BAND TO BE PAINTED WITH 100% ACRYLIC PRIMER. 5" FASCIA GUTTER WITH LEAF GUARD - PAINTED
2. METAL ROOFING:
   METAL SALES 1/2" CORRUGATED, 24 GA.; GALVANIZED FINISH
   (UL 2218 CLASS 4 IMPACT RESISTANCE, UL 790 CLASS A FIRE RESISTANCE RATING)
   INSTALL ACCORDING TO MANUFACTURE'S SPECIFICATIONS



RIGHT ELEVATION

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

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REVISIONS	DATE:

4 BEDROOM PLAN SET

ELEVATIONS

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HABITAT FOR HUMANITY

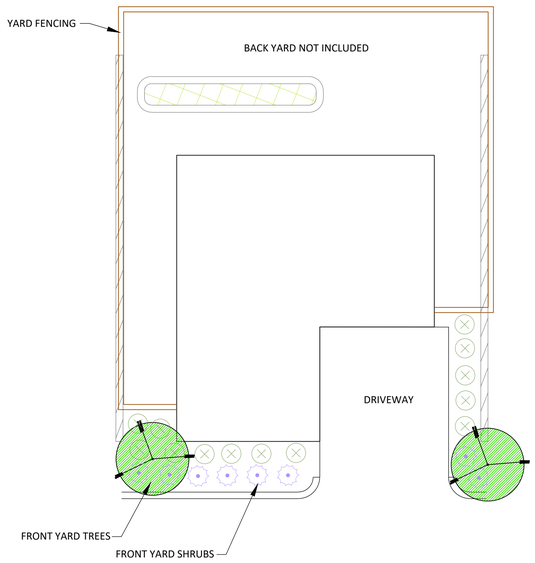
GRASS VALLEY, CALIFORNIA

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE*
	TREES			
	CHILOPSIS LINEARIS/ DESERT WILLOW	15 GAL	15	LOW
	CERCIS OCCIDENTALIS/ WESTERN REDBUD	15 GAL	22	V. LOW
	SHRUBS			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	--	LOW
	DIETES VEGETA/ FORTNIGHT LILY	1 GAL	--	LOW
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	1 GAL	--	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	--	LOW
	BERBERIS AQUIFOLIUM/ OREGON GRAPE	5 GAL	--	LOW

PRELIMINARY LANDSCAPE NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
3. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY.
4. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
5. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
7. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
8. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
9. NO TURF IS PROPOSED.
10. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.



TYPICAL FRONT YARD LAYOUT
NTS

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

PRELIMINARY

PRELIMINARY LANDSCAPE PLAN

MAY 22, 2025

SHEET P1 OF TOTAL 1

17.28.090 Design (RHNA) combining zone.

A. Purpose. The RHNA combining zone is intended to provide support of reaching the Regional Housing Needs Allocation (RHNA). By providing allowances for 100% deed restricted affordable housing units to be located within CBP (Corporate Business Park) Zone and be constructed with, or without a non-residential campus/ project.

B. Rezoning Requirements.

1. Criteria for Area and Standards. The following criteria shall be used in establishing regulations for an area to be rezoned with the RHNA combining zone, and the selection of the area to be rezoned:

    a. Areas of CBP Zone where 100% of the proposed residential units are deed restricted for a minimum of 30 years “affordable” up to 120% AMI for Western Nevada County.

2. Findings for Rezoning. The following finding or findings shall be made a part of a rezoning ordinance to apply the RHNA combining zone to property:

    a. The specific site and/or structure proposed is conducive for residential living and that the number of units does not exceed the maximum number allowed in the CBP Base Zone, or as allowed by State density bonus laws.

    b. The project is designed to be residential attached multi-family or single family detached in conformance with R-2 Zone development standards per 17.22.040 Table 2-8.

C. Architectural Standards. So that buildings, structures, signs, landscaping, etc., will be keeping with the findings stipulated in Subsection B.2, the Commission shall take the following items under consideration in approving plans for a site within the RHNA combining zone.

1. The height, bulk and area of buildings;

2. Setbacks from property lines;

3. The color, textures and materials of the exterior walls;

4. The type, pitch and material of roofs;

5. The type, size and location of signs;

6. Landscaping and parking layout;

7. The relationship to other buildings and/or uses in the area;

8. The architectural treatment as related to any historical buildings or structures; and

9. The location and treatment of the site as related to its natural setting, including grading, cuts and fills and preservation of trees and natural ground cover.

D. Commission Review of Proposed Plans. No building permit shall be issued for construction within the RHNA combining zone until the proposed plans have been approved or conditionally approved by the Commission.

1. Application Requirements. The applicant shall submit required data on the items to be considered in Subsection C. for Commission approval.

2. Referral for Advice. In its review of plans, the Commission may seek the advice of any person or organization, who, in the opinion of the Commission is qualified to give the advice. The person or organization must be devoid of any and all financial interest in the development under consideration.

3. Changes to Project. If the Commission finds that the proposed structure or uses are incompatible to the purpose and intent of the RHNA combining zone, the Commission or its designated representative shall endeavor to have the plans changed to conform to the purpose and intent of the combining zone.

4. Appeal. If the applicant is not satisfied with the Commission's or its representative's action, they may appeal the decision to the council in compliance with Chapter 17.91 (appeals).

E. Destruction or Alteration of Historical Buildings. No historical building in the RHNA combining zone shall be moved or relocated, torn down, demolished, destroyed, altered, improved or otherwise changed in exterior appearance except as follows:

1. If any historical building is damaged by an act of God, including earthquake or fire, the owner may repair the building if he secures a permit from the Commission or its authorized representative.

2. An owner making any alteration to the exterior of a historical building or intending to move or relocate the building shall submit plans and secure approval from the Commission or its authorized representative prior to construction and/or issuance of a building permit.

DRAFT CONDITIONS OF APPROVAL

Application Number:	25PLN-0020
Prepared by:	Vanessa Franken, Associate Planner
Applicant:	Lorraine Larson, Nevada County Habitat for Humanity (Applicant). Martin Wood, SCO Planning & Engineering (Representative).
Location/APNs:	No assigned address (APN: 035-600-015).

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed sign is _____, with an effective date of Thursday, _____, pursuant to Section 17.74.020 GVMC. This project is approved for a period of four years and shall expire on _____, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.

2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by City Council, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.

3. 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.

4. The project is subject to the adopted Mitigation Measures, as shown on the associated Mitigation Monitoring and Reporting Program document (Attachment 10).

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division. All new construction requires building permits and shall conform to the most current Building Code requirements at time of building permit submittal.

FIRE DIVISION

1. Fire sprinkler plans, calculations and material data sheets shall be submitted to the Fire Department for review and approval prior to installation (deferred submittal). The plans shall be submitted by a licensed C-16 fire sprinkler contractor or a California registered engineer and shall conform to NFPA #13D, 2022 edition, and the City of Grass Valley Municipal Code.

2. Smoke detectors are required within each bedroom and on the wall or ceiling immediately outside of each bedroom

3. Carbon monoxide detectors are required outside of each bedroom door.

4. Solar photovoltaic roof system plans shall be submitted

5. Solar photovoltaic roof system plans shall be submitted to the Fire Department for review and approval prior to installation (deferred submittal). Design and installation shall conform to Section 1205 of the 2022 California Fire Code, “Solar Photovoltaic Power Systems”.

PLANNING DIVISION

1. The timeline for project build-out shall conform to the time allowance of a total of two-years project Phase 1 and two-years for Phase 2. A total time limit of four years is associated with the project. The project expiration is four-years from the date of project approval.

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 the Model Water Efficiency Landscape Ordinance (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. The subdivision Homeowner’s Association shall be responsible for maintaining vegetation that grows within any and all bio retention ponds and other drainage features associated with the subdivision. Bio-retention ponds and other drainage features shall not be allowed to be overgrown or become a visual nuisance to adjacent properties.

6. The subdivision Homeowner’s Association shall be responsible for maintaining the community garden and any associated weeds/vegetation within the garden. The

community garden shall not become overgrown or become a visual nuisance to adjacent properties.

ENGINEERING DIVISION

Prior to issuance of a grading permit, the following conditions shall be satisfied:

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

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

3. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City:
   a. Less than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
   b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).

4. The applicant shall 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 done 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.

5. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
   a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
   b. Submit design calculations for the walls for review and acceptance.
   c. If the proposed walls are to be constructed against a cut slope that cannot be graded back per the California Building Code, submit:
      i. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
      ii. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will:
         - Be onsite during excavation for an construction of the retaining walls;
         - Be onsite at least once a day during inclement weather; and
         - Will submit daily reports to the City.

6. 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 include the Waste Discharge Identification (WDID) number, issued by the State, on all sheets of the grading plan set.

7. 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.

8. 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.

9. 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 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 the plan submittal. All costs shall include a ten (10) percent contingency. Either a cash deposit or our standard bond shall be provided. In either case, the applicant shall submit the “Bonds/Security Agreement with their Security.

10. 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.

11. The applicant shall submit to the City Engineer for review and approval, a traffic report identifying the traffic indexes proposed for the development of roadways.

12. 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.

13. 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.

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

15. 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)

Prior to initiating grading and/or construction of the site improvements for the project, the developer shall complete the following:

16. Prior to initiating grading and/or construction of the site improvements for the project, the developer shall complete the following:
    a. 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.
    b. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify the 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, 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 issues are resolved.
    c. Placement of construction fencing around all trees designated to be preserved in the project.

During Construction, the following shall apply:

17. During construction and 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, or sidewalk when future service connections or extensions are made.

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

19. 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. The report shall be accompanied by an engineering or geologic opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

20. 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 videos 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.

21. 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 top of the cargo compartment. All excavated material must be properly disposed of in accordance with the City's Standard Specifications.

22. The contractor shall comply with all Occupational Safety and Health Administration (OSHA) requirements.

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

STANDARD PUBLIC IMPROVEMENT SECURITY CONDITIONS
Prior to acceptance of public improvements and/or exoneration of bonds, or other form of security, the following conditions shall be satisfied:

24. 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. Either a cash deposit or our standard bond shall be provided. In either case, the applicant shall submit the "Bonds - Security Agreement" with their security. The form, "Bonds – Guarantee and Warranty" shall be used for the bond.

25. The applicant shall offer to dedicate to the City for public use, all 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.
    - Should the intent of the developer be that the City receives the right-of-way within the development, the development shall have both curb and gutter. Should this be the

intent of the Developer, entrance into the subdivision shall not be a concrete driveway, it shall be a street corner design with ADA ramps, STOP sign and bar.

- Should the intent of the developer be to keep the streets private, the maintenance of the streets and drainage facilities shall be included in the CC&R's and the commercial driveway as shown on the original application plans may be utilized.

26. 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 City Planner, City Engineer (and City Attorney if determined necessary by the City Planner 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.

27. "As-built" plans showing all of the public improvements installed, signed by the Engineer of Record, must be submitted to the Engineering Division in digital format (either in AutoCAD or a PDF).

28. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.

29. A final report prepared by the geologist, in accordance with the California Building Code, must be submitted to the Engineering Division.

30. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement shall meet intent of the California Building Code. An example is: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include signature, company and date.

NEVADA IRRIGATION DISTRICT

1. Appropriate right-of-way shall be required for all necessary district facilities to deliver water.

2. The project shall require a waterline extension.

MITIGATION MONITORING AND REPORTING PROGRAM

Application Number: 25PLN-0020
Prepared by: Vanessa Franken, Associate Planner
Applicant: Lorraine Larson, Nevada County Habitat for Humanity (Applicant).
Martin Wood, SCO Planning & Engineering (Representative).
Location/APNs: No assigned address (APN: 035-600-015).

MITIGATION AND MONITORING MATRIX

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3B	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3C	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3D	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
3E	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
4A	Planning Division	Prior to issuance of grading/improvement/building permits
5A	Planning Division	Prior to issuance of grading/improvement/building permits
13A	Planning Division	Prior to issuance of grading/improvement/building permits
18A	Planning Division	Prior to issuance of grading/improvement/building permits
19A	Planning Division	Prior to issuance of grading/improvement/building permits

MITIGATION MEASURES

A Mitigation Measure has been assigned to Environmental Factors as affected, per environmental review. Environmental Factors with no associated Mitigation Measure are

intentionally left blank. The following measures shall be implemented, and where appropriate, included as a note on construction plans as outlined in each.

1. AESTHETICS

2. AGRICULTURAL AND FORESTRY RESOURCES

3. AIR QUALITY

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. Mitigation Measures, which shall also be included on all construction plans:

1. The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.
2. Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.
3. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3B: Prepare a Dust Control Plan. Prior to issuance of grading and improvement permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to the City of Grass Valley with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

1. Contact details are hereby provided for the person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner.
2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
3. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
4. All inactive disturbed portions of the site shall be covered, seeded, or watered until a suitable ground cover is established. This shall be verified before final occupancy.
5. All material transported off-site shall be either sufficiently watered, or securely covered, or a freeboard of two feet shall be maintained in the bed of the transport vehicle to prevent fugitive dust emissions.
6. The areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
7. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. Please note, dust complaints may trigger inspections. A request for Cessation of Operations, or citations based on the severity of the violation as determined by NSAQMD inspectors/staff. Consider all alternative reasonable mitigations in your Dust Control Plan. Contact details are hereby provided for the person responsible for ensuring that all dust control measures are implemented in a timely and effective manner.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: “Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.”

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3D: Provide Energy-Efficient Utilities. Residential improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on the Supplemental Map prior to recordation.

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.
3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Division / NSAQMD*

Mitigation Measure 3E: Limit Wood Stoves. The project shall include no more than one wood-fired heat source in any residential unit, which may be a pellet stove or an EPA-certified wood stove, and open fireplaces shall not be permitted within this project. Each residence shall be equipped with a non-woodburning source of heat. This mitigation shall be included as a note on the Supplemental Map prior to recordation and implemented prior to the issuance of residential building permits.

Timing: *Prior to Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Division / NSAQMD*

4. BIOLOGICAL RESOURCES

Mitigation Measure 4A: Avoid Impacts to Nesting Birds.
The following note shall be added to all improvement/construction plans:
Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. A pre-construction survey should be conducted I activities pose a risk to nests.

1. If construction is to take place during the nesting season (March 1 - August 31), including any ground disturbance, preconstruction surveys within 250-feet of the disturbance area for nesting raptors, migratory birds and special-status bats shall be conducted within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. Tree removal and construction shall not take place during the breeding season (March 1 – August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.
3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CFWD to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.
5. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the City of Grass Valley Planning Division, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the construction plans for each phase of this project.

Timing: *Prior to the issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Division*

6. ENERGY

7. GEOLOGY AND SOILS

To offset potentially adverse geological impacts associated with the construction activities, the following mitigation measure shall be required:

See **Mitigation Measures 5A and 18A**.

8. GREEN HOUSE GAS EMISSIONS

9. HAZARDS AND HAZARDOUS MATERIALS

10. HYDROLOGY AND WATER QUALITY

11. LAND USE AND PLANNING

12. MINERAL RESOURCES

13. NOISE

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During trenching and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to issuance of building permits, improvement plans shall reflect hours of construction.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

14. POPULATION AND HOUSING

15. PUBLIC SERVICES

16. RECREATION

17. TRANSPORTATION

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery

of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*
Reporting: *Planning Division Approval of Construction Permits*
Responsible Agency: *Planning Division & United Auburn Indian Community (UAIC)*

Mitigation: See **Mitigation Measure 5A.**

19. UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Division prior to permit issuance.

Timing: *Prior to issuance of Improvement/Building permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

20. WILDFIRE

21. MANDATORY FINDINGS OF SIGNIFIGANCE

See all Mitigation Measures listed above.

Initial Study

Habitat for Humanity

Tentative Subdivision Tract Map and Rezone Project

City of Grass Valley, California

To:

City Manager – Tim Kiser	Nevada City Rancheria Nisenan Tribe
Deputy City Manager – Taylor Whittingslow	Shingle Springs Band of Miwok Indians
Planning Division – Amy Wolfson, City Planner	Colfax-Todds Valley Consolidated Tribe
Building Division – Jon May, Building Official	T'si Akim Maidu Tribal Council
Deputy Public Works Director – Zac Quentmeyer	United Auburn Indian Community
Fire Chief – Mark Button	Native American Heritage Commission
Deputy Fire Marshal – Roque Barrera	Mayor/Council Member – Hilary Hodge
Grass Valley Attorney – David Ruderman	Vice Mayor/Council Member – Haven Caravelli
Nevada County Assessor – Rolf Kleinhans	Council Member – Joseph Bonomolo
Nevada County Environmental Health	Council Member – Tom Ivy
Nevada County Consolidated Fire District	Council Member – Jan Arbuckle
Nevada Irrigation District (NID)	Grass Valley School District
Northern Sierra Air Quality Management District	
Receives full report via electronic mail	

Date: September 29, 2025

Prepared by:
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File Number: 25PLN-0020

Assessor Parcel Number: 035-600-015

Zoning Districts: Corporate Business Park Zone (CBP)

General Plan Designation: Business Park (BP)

Project Location: No assigned address, Grass Valley, CA 95945. Located on the west side of State Highway 49/20, within the Brunswick community. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

Project Site and Surrounding Land Uses:

The project parcel, no assigned address, Grass Valley, (APN: 035-600-015) is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. Roughly 0.22-miles east of the Fowler Shopping Center and approximately 670-feet walking distance northeast of the Nevada City Highway and Gates Place intersection. Located on the west side of Gates Place street.

The project parcel is 2.01-acres in size. The project parcel was previously developed with a residence. At this time, vacant land with remnants of a foundation exists. The project parcel is 218-feet west of State Highway 49, per Google Earth estimates. The project parcel is zoned Corporate Business Park Zone (CBP) and has a General Plan designation of Business Park (BP). The project parcel is currently undeveloped; there is no existing driveway. Access to the site is off Gates Place a two-lane local roadway maintained by the City. Per Assessor Maps Book 35 and Page 60, a reserved piece of property (0.73-acres in size) runs along the northern property line of the project parcel. The reserved piece of property is intended to be developed as an additional road, specifically Skewes Lane. A paved entrance to the west, Skewes Lane, stemming from Nevada City Highway is existing; only this portion of the two-lane road is constructed. The reserved road continues northeast, until it meets the west side of Gates Place. The roadway exists as a two-lane road and tapers into a one lane road as it reaches Gates Place. There is no existing point of connection from Gates Place. Only a small portion of the reserved roadway is built out. Future ingress/egress from the project parcel will utilize Gates Place. There are no existing sidewalks along the frontage of the project parcel. Currently the site consists of natural grass, vegetation, moderate trees, and remnants of a building foundation. The project parcel can be served by the Nevada Irrigation District (NID) public water and sewer. The site slopes primarily from the north to south, with existing slopes ranging from 10%-20% on site.

Directly north of the project parcel is the reserved roadway. Directly north of the undeveloped roadway is a 4.58-acre in size property. The established primary land use of the property is single-family residential, the property is developed with a residence and a residential accessory structure (barn/detached garage). Directly south of the project parcel is an undeveloped neighboring property (1.50-acres in size), also consisting of natural grasses and vegetation. All properties immediately north and south of the project parcel are zoned Corporate Business Park (CBP) with a General Plan designation of Business Park (BP).

Directly southwest of the project parcel, 276-feet, per Google Earth Estimates, is Sherwin Williams paint store; located on the corner of Gates Place and Nevada City Highway intersection. The corner property perimeter is developed with existing concrete sidewalks. On site, there is the paint brand store front commercial building, a paved asphalt parking lot, and associated parking lot landscape. The project parcel is located within an urban setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. Adjacent to and immediately west of the project parcel is a florist store front with a coffee shop, a Lumber Jack's diner, and a motorcycle store front which has recently vacated. From the project parcel frontage an estimated 0.22-miles walking distance east is a shopping center. The Fowler Shopping Center is made up of multiple parcels with over 13+ acres of commercial services. The main tenant in the center is a Save-Mart grocers storefront, there is also a mailing office, an Ace hardware store, Chinese food restaurant, franchise

chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and more. South of the Nevada City Highway and Gates Place intersection is a franchise chain car wash, a Dollar General, gas stations, liquor store and fast-food franchise options. All properties immediately west and south of the project parcel are zoned Central Business District (C2) with a General Plan designation of Commercial (C).

The project parcel is an estimated 0.42- driving miles from the State Highway 49/20 interchange with ability for traffic to head north or south. Figure 1 below shows the subject project parcel and surrounding properties. Figure 2 below indicates an expanded aerial view of the project parcel. Figure 3 indicates zoning of the project parcel and surrounding area.

Figure 1 – Project Site and Surrounding Properties

Figure 2 – Focused Project Site Aerial Imagery

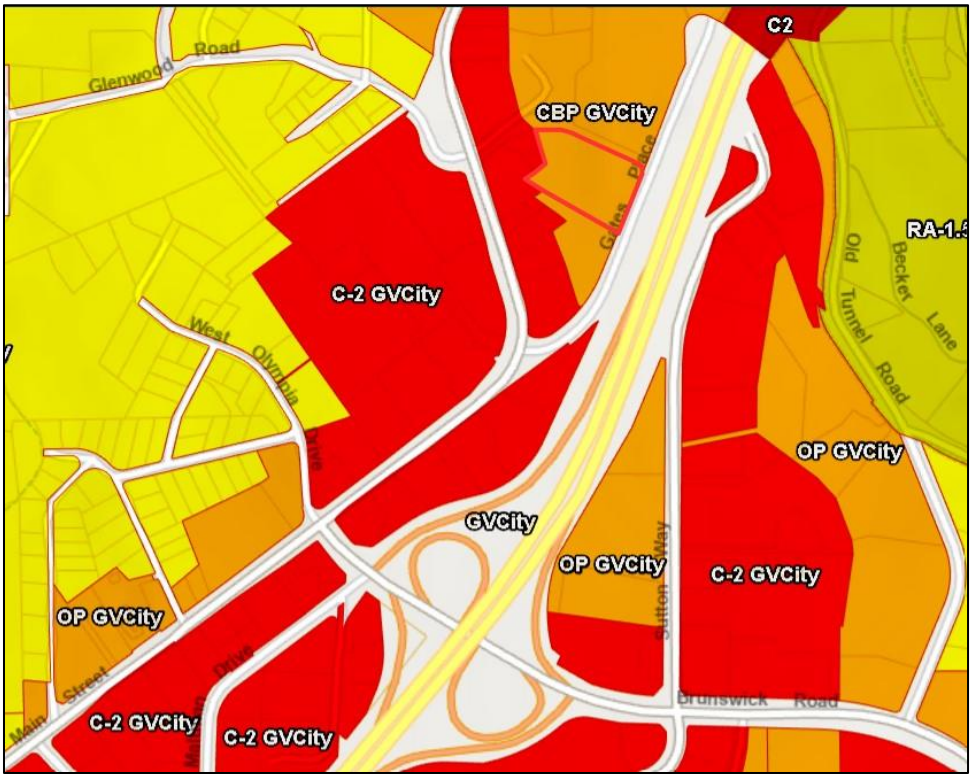

Figure 3 – Zoning Information

Project Description:

The project (PLN25-0020) intends to be a 100% affordable residential project to support Regional Housing Needs Allocation. The project encompasses a Re-zone for a Combining District, associated Zoning Text Amendment, and Tentative Subdivision Tract Map.

Combining District Rezone:
A re-zone of the project parcel of Corporate Business Park Zone (CBP) to a Combining District (AHRA) with the standards of the Single-Family Residential (R-2) zone; standards entail height, site coverage, roof pitch and setbacks. The result of the parcel would be a Combined Zone, with a base zone of CBP and the Regional Housing Needs Allocation (RHNA). The CBP zone allows for a mixture of residential use when combined with commercial uses (administrative and business). The CBP zone provides opportunities for corporate administrative offices and medium size research and development firms. The CBP zone allows live/work units and mixed-use projects with a combined residential component. Single-family homes in the CBP zone are not permitted by zoning right. The Combining District is requested due to the duo of the CBP base zone and Combining District allowing attached/detached homes with or without a business park component.

Zoning Text Amendment:
The amendment proposes a Combining District with the existing Corporate Business Park Zone (CBP) zone of the project parcel. Development standards for the re-zone refer to the City of Grass Valley Development Code for standards on layout, height, setbacks, and site coverage. Density

Tentative Subdivision Tract Map:
A proposed Tentative Subdivision Tract Map comprised of sixteen single-family residential lots, residential lots range in sizes from 3,081 square-feet to 5,434 square-feet (SF). House models show two-story homes (first floor: 680 SF/ second floor: 644 SF) with an attached single-car garage and porch, 3-bedrooms and 2-bath rooms. Lot A and Lot B are proposed as roadways. Three lots remain undeveloped and will be utilized as drainage areas; Lot C (6,920 SF), Lot D (3,847 SF), and Lot E (3,430 SF). Subdivision landscaping in the front yard and along streets is required. The subdivision is proposed as two phases:

Map Phasing:
Phase 1: Phase 1 will contain Lot 1 – Lot 9, drainage Lot E, Lot A and Lot B. Lot A is proposed as a parcel developed with an asphalt two-lane road (twenty feet in width) that serves Lot 1 - Lot 6, stemming from Gates Place. Lot B, a second ingress/egress point, an asphalt two-lane road (twenty feet in width), also stems from Gates Place and leads into the subdivision to serve all other lots. A portion of the second roadway (Lot B) is proposed to be constructed during Phase 1, the road will serve lot 7 – Lot 9.

Phase 2: Phase 2 contains single-family residential Lot 10 – Lot 16, drainage Lot C and Lot D, and Lot B. The Lot B roadway is proposed to be completed in Phase 2. Lot B will serve Lot 10 – Lot 16. Lot B roadway stems from Gates Place and continues into the subdivision, leading to a hammerhead turn-around at a corner before leading into the end of the cul-de-sac. Drainage Lot C

and Lot D are within Phase 2. A sidewalk walk is proposed along the frontage adjacent to Gates Place.

Drainage:
Lot C: This lot is to remain as a natural drainage area, the elevation is 2,700 at median sea level (MSL). Water will drain down into the internal storm system within the subdivision, as the elevation decreases to the east and south of the development. Lot C is also proposed as a community garden area for the subdivision.

Lot D: Is at a lower elevation, 2,685 MSL, and will accept runoff from Lot C and run off from bioretention areas from residential Lot 7 – Lot 9 (2,690 MSL). A "V-ditch" leads into a storm drainpipe into the storm drain system for the subdivision. Run off flow will flow south from Lot D through bioretention ponds from residential Lot 10 (2,670 MSL) – Lot 12 (2,670) and Lot E (2,665 MSL).

Lot E: Will be constructed as a retention pond. Run off from the pond will flow through the storm drainpipe and inlet before leading into an off-site retention pond.

Residential Lots: Each residential lot will have a bioretention area located to the rear of the property. Run off from within the subdivision will feed into the subdivision storm drain system and be collected in the off-site retention pond. All subdivision run-off directed off-site will be caught within the City of Grass Valley stormwater management system within the Fowler Shopping Center.

Figure 4 – Tentative Subdivision Tract Map (TSTM)

Total Project Timeline

Construction Schedule

The subdivision is proposed in two phases. Phase 1 will be completed first. Construction is anticipated to occur early spring (May) of 2027. Completed construction is anticipated for November 2032. A typical work schedule during construction activities is Monday through Friday, 7:00 AM until 5:00 PM. Per provided biological inventory report, project related disturbance within active nesting territories are to be reduced or eliminated during critical phases of the nesting cycle. Approximately March 1st through August 31st.

Construction Activities

Site Preparation

- Removal of tree canopy that is located within project area.
- Demolish/remove existing building foundation remnants, to include transport trips of demolition material.
- Export demolition debris to an approved facility; typical equipment includes excavators, backhoes, and dump trucks.

Grading and Earthwork

- Rough-grade less than 1-acre of the site, balancing on-site materials.
- Preliminary grading plan estimate: 5,366 cubic yards of cut and 5,366 cubic yards of fill (no export anticipated).
- Establish building pads, internal road subgrades, and drainage areas.

Infrastructure

- Trench and install water, sewer, storm-drain, electrical, gas, and communication lines.
- Construct bioretention swales and connect to the City's existing storm-drain system.
- Backfill and compact trenches; install curbs and gutters.
- Construct internal asphalt roadways; hammerhead turn-a-round and cul-de-sac.
- Pave driveways, install sidewalks, and stripe roadways.

Landscaping

- Install street-front and yard landscaping, irrigation, and street trees.
- Finish bioretention areas, community-garden space (Lot C), and frontage improvements along Gates Place.
- Perform final grading and stabilization, including erosion-control seeding.

Construction Equipment

Trucks and equipment necessary to complete the work are to be rented from a local contractor. Initially, an 18-wheeler will deliver construction equipment to the site. Construction equipment will be stored on the property for convenient use during project construction.

- Excavators – foundation removal, trenching, and grading.
- Backhoes – utility installation and asphalt removal.
- Bulldozers – rough grading and pad preparation.
- Static rollers and compactors – soil and asphalt compaction.
- Scrapers – earthmoving and contour grading.
- Telehandlers / forklifts – lifting framing and roofing materials.
- Paving machine – asphalt roadway construction.
- Water truck – dust control and compaction moisture.
- Dump trucks / haul trucks – import of fill and debris removal.
- Concrete trucks – foundation and sidewalk pouring.
- Dumpster bins / trucks – collection of non-hazardous construction waste.

Other Permits that May be Necessary:

1. Building Permit– City of Grass Valley Building Department and Public Works Department
2. Encroachment Permits – City of Grass Valley Public Works Department
3. Dust Control Plan – Northern Sierra Air Quality Management District

Relationship to Other Projects:

None.

Consultation with Native American Tribes:
Pursuant to Assembly Bill 52, tribal consultation began September 04, 2025. Native American tribes traditionally and culturally affiliated with the project area were notified of the project and invited to consultation. No consultation was requested.

Summary of Impacts and Proposed Mitigation Measures

Environmental Factors Potentially Affected:

All of the following environmental factors have been considered. Those environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation" as indicated by the checklist on the following pages.

	1. Aesthetics		2. Agricultural and Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources, Archaeological/ Historical		6. Energy
✓	7. Geology and Soils	✓	8. Green House Gas Emissions		9. Hazards and Hazardous Materials
	10. Hydrology and Water Quality		11. Land Use and Planning		12. Mineral Resources
✓	13. Noise		14. Population and Housing		15. Public Services
	16. Recreation		17. Transportation	✓	18. Tribal Cultural Resources
✓	19. Utilities and Service Systems		20. Wildfire	✓	21. Mandatory Findings of Significance

Recommended Mitigation Measures:

The following measures shall be implemented, and where appropriate, included as a note on construction plans as outlined in each.

3. AIR QUALITY:

Reduce Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. measures, which shall also be included on all construction plans:

a) The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.

b) Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.

c) In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3B: Prepare a Dust Control Plan. Prior to issuance of grading and improvement permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

1. Contact details are hereby provided for the person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner.
2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
3. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
4. All inactive disturbed portions of the site shall be covered, seeded, or watered until a suitable ground cover is established. This shall be verified before final occupancy.

5. All material transported off-site shall be either sufficiently watered, or securely covered, or a freeboard of two feet shall be maintained in the bed of the transport vehicle to prevent fugitive dust emissions.
6. The areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
7. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. Please note, dust complaints may trigger inspections. A request for Cessation of Operations, or citations based on the severity of the violation as determined by NSAQMD inspectors/staff. Consider all alternative reasonable mitigations in your Dust Control Plan. Contact details are hereby provided for the person responsible for ensuring that all dust control measures are implemented in a timely and effective manner.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: "Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel."

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3D: Provide Energy-Efficient Utilities. Residential improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on the Supplemental Map prior to recordation.

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.
3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*

Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3E: Limit Wood Stoves. The project shall include no more than one wood-fired heat source in any residential unit, which may be a pellet stove or an EPA-certified wood stove, and open fireplaces shall not be permitted within this project. Each residence shall be equipped with a non-woodburning source of heat. This mitigation shall be included as a note on the Supplemental Map prior to recordation and implemented prior to the issuance of residential building permits.

Timing: *Prior to Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

4. BIOLOGICAL RESOURCES:

Mitigation Measure 4A: Avoid Impacts to Nesting Birds.
The following note shall be added to all improvement/construction plans:
Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. A pre-construction survey should be conducted I activities pose a risk to nests.

1. If construction is to take place during the nesting season (March 1 - August 31), including any ground disturbance, preconstruction surveys for nesting raptors, migratory birds and special-status bats shall be conducted within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. Tree removal and construction shall not take place during the breeding season (March 1 –August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.
3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CFWD to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop

work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.

5. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: *Prior to building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the construction plans for each phase of this project.

Timing: *Prior to the issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

7. GEOLOGY AND SOILS: To offset potentially adverse geological impacts associated with the construction activities, the following mitigation measure shall be required:

See **Mitigation Measures 5A and 18A**.

13. NOISE

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During trenching and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to issuance of building permits, improvement plans shall reflect hours of construction.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*

Reporting: *Planning Department Approval of Construction Permits*
Responsible Agency: *Planning Department & United Auburn Indian Community (UAIC)*

Mitigation: See **Mitigation Measure 5A.**

19. UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: Prior to issuance of Improvement/Building permits and during construction
Reporting: Agency approval of permits or plans
Responsible Agency: Nevada County Planning Department

21. MANDATORY FINDINGS OF SIGNIFIGANCE
See all Mitigation Measures listed above.

Mitigation and Monitoring Matrix:

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3B	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3C	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3D	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
3E	Planning Department / NSAQMD	Prior to issuance of grading/improvement/building permits
4A	Planning Department	Prior to issuance of grading/improvement/building permits
5A	Planning Department	Prior to issuance of grading/improvement/building permits
13A	Planning Department	Prior to issuance of grading/improvement/building permits
18A	Planning Department	Prior to issuance of grading/improvement/building permits

19A	Planning Department	Prior to issuance of grading/improvement/building permits

Initial Study and Checklist

Introduction:

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources. Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows.

- **No Impact**: An impact that would result in no adverse changes to the environment.
- **Less than Significant Impact**: An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.
- **Less than Significant with Mitigation**: An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.
- **Potentially Significant Impact**: An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. Aesthetics:

Existing Setting: The project parcel is zoned Corporate Business Park Zone (CBP) and has a General Plan designation of Business Park. The project parcel is 2.01-acres in size. Currently the site consists of natural grass, vegetation, moderate trees, and remnants of a building foundation. (BP). Figure 1 shows the project parcel and surrounding properties. Figure 2 shows an aerial photo of the project parcel. Figure 3 indicates the zoning of the area. The project parcel is located in a semi-urban setting, bordering semi-rural residential land uses to the north and urban commercial land uses to the south and west. The Glenbrook Shopping Center is made up of multiple parcels with over 13+ acres of commercial services. The main tenant in the center is a Save-Mart grocers storefront, there is also a mailing office, an Ace hardware store, Chinese food restaurant, franchise chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and

more. The commercial uses fall within a commercial corridor, there is no required design review in this area for new commercial development. Existing light in the vicinity of the site is comprised of downcast lighting or LED signage from gas stations. The site is roughly 0.22-walking miles east of the Fowler Shopping Center and approximately 670-feet walking distance northeast of the Nevada City Highway and Gates Place intersection.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect on a scenic vista?			✓		A, L, S 1
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A, L, R, S 1
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A, L, R, S 1
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓		A, 2

Impact Discussion:

1a A scenic vista is typically considered to be a view that possesses visual and aesthetic qualities of high value to the public. Scenic vistas can provide views of natural features or significant structures and buildings. The project parcel is 218-feet west of State Highway 49, per Google Earth estimates. The 1972 Grass Valley General Plan established State Highway 49 as a scenic highway, and their routes near and through Grass Valley were designated scenic corridors (General Plan PDF page 87). The purpose of scenic route/corridor designation is to protect views from impacts which could impair aesthetics along identified stretches of a highway corridor. The 1972 General Plan proposed scenic highway policies prohibiting billboards and off-premise outdoor advertising structures along scenic highways and encouraged landscaping and tree planting along public rights-of-way within the scenic corridor.

Although the location of the project parcel is located within an area of scenic protection, the subdivision is designed to meet Community Design standards for Multi-family projects. To include site planning and building placement, fencing and screening, public space, lighting/landscaping. The project proposal will be presented before the Development Review Committee (DRC) for design review by a consultant architect and for further review from City staff. The project parcel does not fall adjacent to a State scenic highway, per State

Department scenic highway inventory list. The State Department of Transportation (CalTrans) was routed the project for review, the CalTrans Department stated no further comments for the project.

With the project designed to meet Community Design guidelines which will be presented before the Development Review Committee for review, and the project not being located within a portion of State designated scenic highway, the project would result in less than significant impacts to public views, scenic vistas, and the general character of the area.

1b A The proposed project is not anticipated to result in any significant damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway. The project parcel does not fall adjacent to a State scenic highway, per State Department scenic highway inventory list. The State Department of Transportation (CalTrans) was routed the project for review, the CalTrans department stated no further comments for the project.

The project parcel setting is previously developed, although currently vacant. No damage to scenic trees/heritage trees or rock outcroppings is anticipated due to the entire project parcel being developed, as there are none on site. There is no presence of immediate historic buildings that may be blocked, shadowed, or impacted by construction as a result of this project; as none exist in the vicinity. With no rock outcrops and scenic/heritage trees being removed, the nearby State Highway 49 not existing as a scenic highway, and no blocking to historic buildings occurring as a result of this project, the proposed project would have ***no impact*** on scenic resources within a state scenic highway.

1c The project site is located in a semi-urbanized area that transitions to more urbanized commercial development and roadways. The project will not conflict with zoning or regulations governing scenic quality. The proposed subdivision would introduce 16 single-family homes consistent in scale with surrounding development. Along with landscaped open space, consisting of a retention pond and a community garden within an undisturbed natural drainage area, the project would include design elements and landscaping that are compatible with the surrounding visual character, over-arching Community Design standards, and policies within the General Plan. General Plan Policy 7-CDO states: "Preservation of remaining unbuildable spaces in a state that complements the community…" shall be upheld. Portions of the site that are unbuildable will remain as natural drainage and will help ease the visual transition of development, act as open space buffering between existing land uses, and preserve some existing vegetation. With the project scope being in scale with surrounding development, congruent with Community Design guidelines, and meeting policies within the General Plan for Community Design, the project would result in ***less than significant*** impacts to applicable zoning and other regulations governing scenic quality.

1d The proposed subdivision is not anticipated to result in a significant new source of light or glare. Anticipated lighting would be typical to residential homes; porch lights, streetlights, and the potential for garage flood lights to be added by future homeowners. All proposed lighting is regulated through applicable Community Design guideline standards and review at time of building permit for conformance. All lights will be required to be down

casted/shielded and of the appropriate brightness, per Development Code Section 17.30.060- Outdoor Lighting. With the project being congruent with required development standards for lighting, the project would result in ***less than significant*** impacts to public views, scenic vistas, and the general character of the area.

Mitigation Measures: None required.

2. Agricultural and Forestry Resources:

Existing Setting: The farmland designation of the project site is mapped as Urban and Built-Up Land by the California Department of Conservation (2020). The site nor any neighboring sites have been determined to contain any Important Farmlands. The parcel and a majority of the surrounding area is zoned as Corporate Business Park Zone (CBP). Adjacent CBP zoned parcels are developed with varying commercial building types and a variety of commercial uses. To include, a Chinese food restaurant, franchise chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and more. The project site does not contain any land within a Williamson Act contract.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓	A, 3-8
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓	A, L, 3-8
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓	A, L, 3-8
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A, L, 3-8
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓	A, L, 3-8

Impact Discussion:

2a,e The project site is mapped as Urban and Built-Up Land by the California Department of Conservation (2020). The site nor any neighboring sites have been determined to contain

any Important Farmlands or forest land. Therefore, ***no impact*** to protected farmlands is anticipated.

2b The proposed project will not propose a change in zoning or conflict with or convert existing zoning for agricultural use. The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural use value rather than on its market value. Neither the subject parcels nor adjacent properties are under a Williamson Act contract, per Nevada County mapped documentation (Nevada County, 2023). The subject property and surrounding properties do not qualify for Williamson Act contracts based by zoning and location. Although a re-zone is proposed with the project, the re-zone will not re-zone forest/timberland.

With no Williamson Act contracts on or near the property and the proposed re-zone not impacting forest/timberland zoning, the proposed project is anticipated to have a ***no impact*** on a Williamson Act contract(s).

2c,d The subdivision does not result in the loss or conversion of forest land to non-forest use. The property is not zoned Forest/Timberland or for Timber production, nor are any surrounding parcels. Due to this, potential impacts to forest uses are anticipated to have ***no impact.***

Mitigation Measures: None required.

3. Air Quality:

Existing Setting: The City of Grass Valley is located in the Mountain Counties Air Basin (MCAB). The MCAB includes the central and northern Sierra Nevada Mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra Crest. The MCAB generally experiences warm, dry summers and wet winters. Ambient air quality in the air basin is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted.

The Northern Sierra Air Quality Management District (NSAQMD) has responsibility for controlling air pollution emissions including "criteria air pollutants" and "toxic air pollutants" from direct sources (such as factories) and indirect sources (such as land-use projects) to improve air quality within Nevada County. To do so, the District adopts rules, regulations, policies, and programs to manage the air pollutant emissions from various sources, and also must enforce certain statewide and federal rules, regulations and laws.

The Federal Clean Air Act of 1971 established national ambient air quality standards (NAAQS). These standards are divided into primary and secondary standards. Primary standards are designed to protect public health and secondary standards are designed to protect plants, forests, crops, and materials. Because of the health-based criteria identified in setting the NAAQS, the air pollutants are termed "criteria" pollutants. California has adopted its own ambient air quality standards (CAAQS). Criteria air pollutants include ozone, carbon monoxide, nitrogen dioxide,

sulfur dioxide, lead, and particulate matter. CAAQS include the NAAQS pollutants, in addition to visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. A nonattainment area is an area where a criteria air pollutant's concentration is above either the federal and/or state ambient air quality standards. Depending on the level of severity, a classification will be designated to a nonattainment area. Failure of a state to reach attainment of the NAAQS by the target date can trigger penalties, including withholding of federal highway funds. Table 1 shows the current attainment/nonattainment status for the federal and state air quality standards in Nevada County.

Per California Air Resources Board (CARB), the City of Grass Valley has two federally recognized air monitoring sites: The Litton Building in Grass Valley (fine particulate matter, also called PM2.5, and ozone) and the fire station in downtown Truckee (PM2.5 only). For eight-hour average ozone concentrations, The City of Grass Valley is serious nonattainment for both the 2008 and 2015 state and federal ozone standards of 75 and 70 parts per billion, respectively (Table 1). Unlike other pollutants, ozone is not typically released directly into the atmosphere from any sources. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. The major sources of Nitrogen Oxides and Reactive Organic Gases, known as ozone precursors, are combustion sources such as factories, automobiles and evaporation of solvents and fuels. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, when the days are longest, especially in the late afternoon and evening hours. Ozone is considered by the California Air Resources Board to be overwhelmingly transported to the City of Grass Valley from the Sacramento Metropolitan area and, to a lesser extent, the San Francisco Bay Area. This recognition of overwhelming transport relieves the City of Grass Valley of CAAQS-related requirements, including the development of CAAQS attainment plan with a "no-net-increase" permitting program or an "all feasible measures" demonstration.

For particulate matter, ambient air quality standards have been established for both PM10 and PM2.5. California has standards for average PM10 concentrations over 24-hour periods and over the course of an entire year, which are 50 and 20 $\mu g/m^3$, respectively. (The notation "$\mu g/m^3$" means micrograms of pollutant per cubic meter of ambient air.) For PM2.5, California only has a standard for average PM2.5 concentrations over a year, set at 12 $\mu g/m^3$, with no 24-hour-average standard. the City of Grass Valley is in compliance with all of the federal particulate matter standards, but like most California counties it is out of compliance with the state PM10 standards. Particulate-matter is identified by the maximum particle size in microns as either PM2.5 or PM10. PM2.5, is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires, and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers.

Table 1: Attainment Status by Northern Sierra Air Quality Management District of State and Federal Air Quality Standards. In addition, the entire district is either Attainment or Unclassified for all State and Federal NO_2, SO_2, Pb, H_2S, visibility reducing particles, sulfates, and vinyl chloride standards.

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Nevada County: Non-attainment (due to overwhelming transport)	2008 O_3 Standard (75 ppb) Western Nevada County: Serious Non-attainment;

		2015 O_3 Standard (70 ppb) Western Nevada County: Serious Non-attainment;
PM_{10}	Nevada County: Non-attainment	Unclassified
PM2.5	Nevada County: Unclassified	2012 Annual Standard (12µg/m^3) Nevada County: Unclassifiable/Attainment
		2012 24-hour Standard (35µg/m^3) Unclassifiable/Attainment
CO	Nevada: Unclassified	Unclassifiable/Attainment

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of the City of Grass Valley. The area of the project site is not mapped as an area that is likely to contain ultramafic rock (California Department of Conservation, Geological Map). Natural occurrences of asbestos are more likely to be encountered in, and immediately adjacent to areas of ultramafic rock.

An evaluation and further discussion of related project impacts related to greenhouse gas emissions is provided in Section 8 of this Initial Study.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Conflict with or obstruct implementation of the applicable air quality plan?				✓	A, G, R
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		✓			A, G, R 9-13
c. Expose sensitive receptors to substantial pollutant concentrations?				✓	A, G, L, 9-13
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓	A, G

Impact Discussion:

3a Nevada County's General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County. With the exception of General Plan Air Quality Element Policy 14.7A, which requires compliance with Northern Sierra Air Quality Management District Rule 226, the Nevada County General Plan Air Quality Element policies are intended to apply to development that generates new residents or new employees. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on Thresholds of Significance established by the Northern Sierra Air Quality Management District (NSAQMD), the project as proposed

would comply with Northern Sierra Air Quality Management District regulations. Therefore the proposed subdivision would not conflict with or obstruct the implementation of an applicable air quality plan; therefore, ***a less than significant impact with mitigation*** is anticipated.

3b Past, present, and future development of land use projects contribute to the region's air quality impacts on a cumulative basis. Air pollution impact is cumulative by its nature. Often time, a singular project is not sufficient in size to result in nonattainment of State ambient air quality standards (AAQS). The project is not anticipated to result in a cumulatively considerable net increase of criteria pollutants. Western Nevada County is in non-attainment for the Federal 8-hour ozone standard, and the entirety of Nevada County is in non-attainment for the State 1- and 8-hour ozone standards and PM10 standards. While most of the ozone in the City, which is within Nevada County, is transported from urban areas to the southwest; PM10 sources primarily come from within the County. PM10 violations in winter are largely due to wood smoke from the use of woodstoves and fireplaces, while summer and fall violations often occur during forest fires or periods of open burning. Additionally, mapping sources do not indicate that the site is likely to contain serpentine, ultramafic rock or naturally occurring asbestos.

The Northern Sierra Air Quality Management District (NSAQMD) Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects provides the basis for threshold cumulative pollutants for both Project Construction Impacts and Operational Air Quality Impacts. These standards are provided below as reference to NSAQMD standards that exist at the time of this report. The NSAQMD Guidelines also indicate for what type of projects an estimate of emissions should be required for potential emissions of criteria pollutants. The subject project triggers NSAQMD screening by proposing over 5 residential units. The project will result in long-term mobile emissions because of new residents. Using the California Emissions Estimator Model (CalEEMod), Rincon Consultants Inc., prepared the project's emission estimates compared against NSAQMD's thresholds (Level A, B, C) for NO_x, ROG, and PM_{10}.

NSAQMD Guidelines (2024) established thresholds of significance for assessing and mitigating air quality impacts of land use projects, as shown in the tables provided below. Level A requires the most basic mitigations, projects falling within the Level B range require more extensive mitigation and Level C requires the most extensive mitigations. The project was routed to NSAQMD for review, no comments were provided for the project aside from the need for standard mitigations; these have been incorporated into the project. **Mitigation Measure 3A**, which is used to mitigate construction phases for all significance levels has been added as an applicable mitigation measures. **Mitigation Measure 3A** has been added to the project, which reduces particulate matter and emissions by stopping construction equipment idling time. **Mitigation Measure 3B** requires a Dust Control Plan and reduces project construction particulates (particulates from diesel and dust) emitted from heavy equipment used for grading, brush chipping, and other construction activities. **Mitigation Measure 3C** requires alternative methods to open burning for vegetation disposal. **Mitigation Measure 3D** requires the provision of energy efficient utilities. **Mitigation Measure 3E** requires the restriction of wood burning stoves.

Table 1. Project Construction Air Quality Impacts (Unmitigated)			
Pollutant	**Maximum Daily Emissions (lbs/day)**	**NSAQMD Threshold***	**Exceeds Thresholds?**
NOx	7.02	< 24 lbs/day	No
ROG	2.68	< 24 lbs/day	No
PM10	0.34	< 79 lbs/day	No
CO	8.59	N/A	-
*These thresholds are "Level A" in NSAQMD's Guidelines (2024).			

Construction Emissions

Construction activities for the 16-lot subdivision would occur over roughly 13 months and would include site preparation, grading, installation of utilities and infrastructure, building construction, paving, and landscaping. Emissions during this period would be generated by heavy-duty off-road equipment (e.g., excavators, dozers, graders, loaders, pavers), material hauling, vendor deliveries, and worker commute trips. The most intensive phases are grading and building construction, which generate the highest levels of NOx and PM10 due to equipment use and earthmoving. Architectural coating during finishing stages would contribute to short-term reactive organic gas (ROG) emissions.

Construction emissions would be temporary in nature and cease upon project completion. As summarized in Table 1, all modeled unmitigated construction emissions remain well within NSAQMD Level A thresholds. Standard construction dust control measures required under NSAQMD Rule 226 (Fugitive Dust) would be implemented, further minimizing particulate matter emissions. Therefore, construction emissions would not result in a cumulatively considerable net increase of criteria pollutants.

Table 2. Project Operational Air Quality Impacts (Unmitigated)			
Pollutant	**Maximum Daily Emissions (lbs/day)**	**NSAQMD Threshold***	**Exceeds Thresholds?**
NOx	.86	< 24 lbs/day	No
ROG	5.11	< 24 lbs/day	No
PM10	1.24	< 79 lbs/day	No
CO	9.15	N/A	-
*These thresholds are "Level A" in NSAQMD's Guidelines (2024).			

Operational Emissions

Following construction, project-related emissions would be generated primarily from residential vehicle trips associated with the 16 single-family homes, as well as from typical household energy use (electricity and natural gas), landscaping equipment, and minimal area sources such as use of consumer products and architectural coatings during maintenance. Waste generation and water/wastewater demand would also result in minor indirect emissions. No stationary sources (such as generators or industrial equipment) are proposed as part of the project. Because the project consists of residential development on a 2.01-acre site, operational traffic volumes would be limited and consistent with the surrounding suburban setting. As summarized in Table 2, all modeled unmitigated operational emissions remain well within the NSAQMD Level A thresholds. Therefore, operational emissions would not result in a cumulatively considerable net increase of criteria pollutants.

Rincon Consultants Inc. prepared the project's emission estimates compared against NSAQMD's thresholds (Level A, B, C) for NO_x, ROG, and PM_{10} and determined emission associated with the project would not generate significant GHG emissions. Because all modeled unmitigated construction and operational emissions are below NSAQMD's maximum daily thresholds of significance, the project would not cause a cumulatively considerable net increase of criteria pollutants. Although the project falls within Level A under NSAQMD's Guidelines, standard mitigation measures have been incorporated to further minimize potential short-term and long-term emissions. With incorporation of these mitigation measures, the project's contribution to cumulative air quality impacts would be further reduced, and impacts would be ***less than significant with mitigation*** incorporated.

3c According to the California Air Resources Board (CARB), sensitive receptors include residences, schools, hospitals, daycare centers, long-term care facilities, and some recreational facilities. The project parcel falls within a commercial corridor, there are no sensitive receptors in the immediate area. Eskaton Village Senior Living Facility and Sierra View Senior Living are two long-term care facilities in the vicinity; both locations are 1± mile away from the site. Prompt 3b and related discussion explains the less than significant impact the subdivision related emissions will create at the operational level. With the addition of mitigation measures, operational emission impact will be even further reduced and can be considered negligible. Therefore, exposing sensitive receptors to substantial pollutant concentrations will be ***less than significant***.

3d The project as proposed is not anticipated to emit odorous emissions during operation. The construction of a 16-lot subdivision will involve diesel exhaust from equipment, asphalt paving odors, and paint fumes, however, these activities are temporary in nature. Construction would generate temporary, localized odors (e.g., diesel exhaust, asphalt) that would dissipate quickly and not affect a substantial number of people or sensitive receptors. Additionally, **Mitigation Measure 3A** has been added to reduce idling of diesel using equipment during construction and **Mitigation Measure 3C** has been added, requiring disposal of vegetation in using methods other than burning. With construction odors being negligible and the addition of Mitigation measures to further lessen the impact of construction related odors, the operation of a 16-lot subdivision would not be an odor-

generating land use under CEQA criteria. Therefore, impacts would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included in the improvement plans for the project:

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. measures, which shall also be included on all construction plans:

1. The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.

2. Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.

3. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3B: Prepare a Dust Control Plan. Prior to issuance of grading and improvement permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

1. Contact details are hereby provided for the person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner.
2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.

3. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
4. All inactive disturbed portions of the site shall be covered, seeded, or watered until a suitable ground cover is established. This shall be verified before final occupancy.
5. All material transported off-site shall be either sufficiently watered, or securely covered, or a freeboard of two feet shall be maintained in the bed of the transport vehicle to prevent fugitive dust emissions.
6. The areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
7. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.
9. Please note, dust complaints may trigger inspections. A request for Cessation of Operations, or citations based on the severity of the violation as determined by NSAQMD inspectors/staff. Consider all alternative reasonable mitigations in your Dust Control Plan. Contact details are hereby provided for the person responsible for ensuring that all dust control measures are implemented in a timely and effective manner.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: "Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel."

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3D: Provide Energy-Efficient Utilities. Residential improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on the Supplemental Map prior to recordation.

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.

3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

Mitigation Measure 3E: Limit Wood Stoves. The project shall include no more than one wood-fired heat source in any residential unit, which may be a pellet stove or an EPA-certified wood stove, and open fireplaces shall not be permitted within this project. Each residence shall be equipped with a non-woodburning source of heat. This mitigation shall be included as a note on the Supplemental Map prior to recordation and implemented prior to the issuance of residential building permits.

Timing: *Prior to issuance of Grading/Improvement/Building permits*
Reporting: *Agency approval of the Parcel Map for recordation and future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

4. Biological Resources:

Existing Setting: The project parcel lies within an urbanized area, within a commercially developed corridor of the Brunswick community. Neighboring parcels range in size from approximately 0.26 to 1.50-acres in size. Land uses on neighboring parcels include: a property to the north with a primary established land use of single-family residential and developed properties to the south and west comprised of varying commercial uses (Sherwin Williams paint store, florist with drive-thru coffee shop). The site is located roughly 0.22-miles east of the Fowler Shopping Center, made up of multiple parcels with over 13+ acres of commercial services; Save-Mart grocers storefront, there is also a mailing office, an Ace hardware store, Chinese food restaurant, franchise chain drive-thru coffee shop, taco shop, Papa Murphy's pizza, pet health store, kung fu studio and more. Directly east of the project site is Gates Place roadway and an adjacent portion of State Highway 49/20.

The general topography of the project parcel is characterized as relatively flat along the frontage to Nevada City Highway and sloping uphill gradually to the east and sometimes steeply towards the northern and eastern sections. The site has been noted as disturbed from previous use. The project area drains to the southwest towards Nevada City Highway and enters into the City of Grass Valley stormwater system that flows underground. The site is currently vacant and comprised of non-native annual grassland and mixed conifer forest dominated by ponderosa pine. According to the project development plans, there are trees on site that will be removed; a total of (8) trees above 10" at diameter at breast height (DBH) and (3) trees over 24" DBH to be removed. The (8) trees range in species from Oak, Grey Pine, and Pine. The (3) trees range in species from Madrone, Oak, and Grey Pine. There are no streams or wetlands on site and no waters of the United States exist in or near the project area. No state or federally-listed or other special-status plants or animals were observed or are expected to occur in the project area within the parking lot, and no suitable habitat for other special-status species are present on the developed parcel.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			A, K, 14-20
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓	A, K, L, S 14-20
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓		A, K, L, 14-20
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓			A, K, L, 14-20
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A, R 20
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A, K

Impact Discussion:

4a,d The project site is a highly disturbed parcel located within an existing urban/commercial corridor. A Biological Resources Assessment (Matuzak, 2023) found no special-status plant or wildlife species, and no suitable habitat for such species, present on the site. The site also does not overlap with federally designated critical habitat. While special-status species occur in the broader region, none were observed on site and habitat conditions are unsuitable to support them. Protected migratory/nesting birds are not present on the property. **Mitigation Measure 4A** has been incorporated and requires a nesting survey prior to any disturbance to avoid impacts to potentially nesting raptors and migratory birds should tree removal occur during breeding/nesting season. The project area is not located in any known protected wildlife corridor in Grass Valley, per the City's 2020 General Plan.

Similarly, the project is not anticipated to substantially interfere with the movement of any native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites, since none exist on site or nearby.

Due to the project parcel existing as a developed site within an urban setting and the location being void of protected/special status species and void of any habitat to house native resident/migratory fish or local wildlife, the proposed project is anticipated to have ***a less than significant impact with mitigation*** incorporated, with the addition of **Mitigation Measure 4A**.

4b The project parcel exists as a heavily developed site within an urban setting. The location is void of riparian habitat and other sensitive natural communities, per Biological Resource Assessment. There are drainage areas onsite, however, they are not indicated as protected streams or wetlands. Furthermore, aquatic special-status species, including special-status plants, fish, and wildlife species would also be avoided, due to the lack of suitable habitat on site. Due to this, project impacts to riparian habitat and sensitive natural communities are anticipated to have ***no impact***.

4c The project parcel exists as a developed site within an urban setting. There is no proposed work within wetlands, marshlands, or vernal pools; as they do not exist on site (CDFW BIOS). There are drainage areas on site, however, they are not indicated as protected streams or wetlands and lack substantial characteristics to pose as suitable habitat. Given the absence of riparian habitat/sensitive communities and lack of conflict local/regional plans the project would have ***less than significant impact*** on riparian habitat/sensitive communities through direct removal, filling, or hydrological interruption of these resources.

Figure 4 – National Wetlands Inventory Map

4e The project will not conflict with any local policies, ordinances protecting biological resources, or tree preservation policy/ordinance. Per the City's General Plan, Trees and Forested Areas, within the Conservation/Open Space element (page 5-7), the City of Grass Valley has several planning/ordinance provisions addressing trees. The provisions include: A Heritage Tree Ordinance for protection of outstanding heritage trees, Environmental Review of development projects, and applicable General Plan provisions. Although no heritage trees are on site, (11) trees are proposed to be removed (Tree Removal Sheet 2, Site Plan). Per Section 12.36.040.B, Construction Related Tree Removal Permit, a Condition of Approval may be added to this project to mitigate the removal of each tree. The applicant has the option to replant onsite, replant off-site, or pay into a fund in lieu of planting. Due to the trees to be removed not in conflict with local ordinances, conflicts with local policies and ordinances are expected to have a ***less than significant impact.***

4f The City of Grass Valley does have an ordinance that outlines protections for Creek and Riparian Resource Protection, Municipal Code Chapter 17.50. The ordinance outlines standards for the protection of these natural resources that can serve as natural habitat for wildlife. Stream/creek corridors areas are high priorities, as riparian zones and habitat values of river and stream corridors are sensitive to alteration. The City's Creek and Riparian Resource Protection ordinance affords these protections. The project proposal does not trigger any ordinance standards that in turn would require additional mitigation. The subject property is not part of a Habitat Conservation Plan or any other official adopted conservation plans, per City 2020 General Plan. Therefore, the project would have ***no impacts*** or conflicts with adopted conservation plans.

Mitigation Measures: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included in the improvement plans for the project:

Mitigation Measure 4A: Avoid Impacts to Nesting Birds.
The following note shall be added to all improvement/construction plans:
Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. A pre-construction survey should be conducted should activities disturb nests.

1. If construction is to take place during the nesting season (March 1 - August 31), including any ground disturbance, preconstruction surveys for nesting raptors, migratory birds and special-status bats shall be conducted within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. Tree removal and construction shall not take place during the breeding season (March 1 – August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.

3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CFWD to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.
5. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: *Prior to grading/improvement/building permit issuance and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

5. Cultural Resources:

Existing Setting: The subject parcel is located in a commercial corridor within the Brunswick community, on the west side of State Highway 49/20, within the City limits of Grass Valley. This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu (Digital Atlas of CA Native Americans). The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				✓	A, J, 21

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			A, J
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A, J

Impact Discussion:

5a To determine whether a property is listed on a local register of historical resources under California Public Resources Code § 5020.1(k) involves checking local and state resources. Planning Department City staff researched into the local register of historical resources as defined by PRC § 5020.1(k), to include the National Register of Historic Places property search. The property did not fall on the National Register. The project parcel does not contain a historic resource nor would cause a substantial adverse change to a historic resource. Therefore, ***no impact*** to a historical resource is anticipated.

5b,c The California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports, CHRIS is managed by the California Office of Historic Preservation (OHP). The applicant did not submit a CHRIS report due to the fact that the property had been developed in the past. The project was routed to local tribes for AB-52 consultation, for guidance on whether the site may carry potential to hosting an archaeological resource. No comments were made by the tribes. While cultural resource discovery has been determined to be unlikely, **Mitigation Measure 5A** has been included, which requires that work be halted and proper notification and consultation shall be required if any artifacts, cultural resources, or human remains are discovered during construction. With the implementation of **Mitigation Measure 5A**, impacts to cultural resources are expected to be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measure shall be required:

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following: All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading/trenching activities. If such resources are encountered or suspected, work within 100 feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada

County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the immediate vicinity of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.

Timing: *Prior to the issuance of Grading/Improvement/Building permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

6. Energy

Existing Setting: In November of 2018, the City of Grass Valley City Council approved the Energy Action Plan (EAP) as the City's roadmap for expanding energy-efficiency, water-efficiency, and renewable-energy, and the cost-savings that accompany these efforts. The EAP is focused on operations of structures, infrastructure that generates energy, and efficient use of water. The subject project parcel is currently served by PG&E power through underground connection.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A, D, 23

Impact Discussion:

6a The proposed project is not anticipated to result in significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project. The proposed parcels are intended to be developed with single-family dwellings. Electricity is currently available to the property and there are existing public utility easements along Gates Place, a local street. The scale of the project along with requirements to meet energy standards for both construction equipment and materials will ensure that the use of energy resources would not be excessive and therefore, the project would have a ***less than significant impact***.

6b The proposed project would not conflict with any state or local plans for renewable energy or energy efficiency. As part of the building permit review, all equipment would be required to meet energy standards identified in the California Building Code. Likewise, the project would not obstruct or prevent plans for renewable energy or efficiency. No incongruencies

have been noted contrasting the project with the City's approved Energy Action Plan (EAP) (Sierra Business Council, 2018). Therefore, the project would have ***no impact*** to state or local plans for renewable energy or energy efficiency.

Mitigation: None required.

7. Geology and Soils:

Existing Setting: The project site is located west of State Route 49/20 in the Grass Valley area. The site is characterized as foothill terrain without steep bluffs or ridges. The site is currently vacant, although the site has been developed in the past. Based on review of the USGS topographic map, the project site lies at an elevation of roughly 2,700–2,740 feet msl. The topography is gently sloping to the southeast, slopes across the property are modest within the project parcel. The subject property has varying slopes of 10%-20%, trending southeast. Two soil types were identified within the project parcel (Matuzak, 2023). Secca-Rock outcrop complex, 2 to 50 percent slopes soils, is the dominant soil type and Alluvial land; clayey soils have been mapped and appear along the northern side of the property and may associate with drainage entering into the parcel from the northeast.

The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The project site is not within an Alquist-Priolo Earthquake Fault Zone as defined in Special Report #42 and there are no known faults that cross through the project site the project site (Grass Valley General Plan). The site is not located within any Pre-Quaternary faults (Department of Conservation). The closest active fault is the Cleveland Hill fault near Oroville. Generally, the western half of the Nevada County, in which the City of Grass Valley is located, is in the low intensity zone for earthquake severity (Grass Valley General Plan).

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides?			✓		A, L, 14, 24-30

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
b. Result in substantial soil erosion or the loss of topsoil?			✓		A, D
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓		A, L, 14, 24-30
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?			✓		A, L, 14, 24-30
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓	A, L
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A, L

Impact Discussion:

7a-c The project site is not within an Alquist-Priolo Earthquake Fault Zone as defined in Special Report #42 and there are no known faults that cross through the project site (Grass Valley General Plan). The site is not located within any Pre-Quaternary faults (Department of Conservation). The closest active fault is the Cleveland Hill fault near Oroville. Generally, the western half of Nevada County, which the City of Grass Valley is located, is in the low intensity zone for earthquake severity (Grass Valley General Plan). No specific potential hazards have been identified for the project site.

There may be some minor ground vibrations caused by the construction activities at the project site, but ground shaking is not expected to be substantial. In addition, all future construction would be required to comply with the California Building Standards Code (CBC), which includes seismic design provisions that minimize risk to structures and people.

The project site is characterized by moderate slopes averaging 10-20% percent. Due to these slopes, localized erosion could occur during grading activities. However, the site is not underlain by expansive soils (Nevada County Area Soil Survey, 1993), and landslide potential is considered low given the absence of steep slopes or unstable geologic features. At the time of building permit submittal for individual homes, a project-specific geotechnical report will be prepared, ensuring that soil stability and foundation design are addressed. The site is vacant, although previously disturbed and developed. Grading will disturb some existing topsoil, such disturbance is typical of subdivision development and would be minimized through standard construction practices and erosion control best management practices (BMPs)

Because the project will be reviewed through standard building permit requirements, adhere to CBC seismic design standards, and implement standard erosion control best management practices (BMPs) during construction, impacts related to seismic hazards, erosion, and unstable soils would be ***less than significant***.

7d The dominant soil on the site is the Secca–Rock outcrop complex, which is not classified as an expansive soil type. A smaller portion of alluvial clayey soil occur along the northern edge of the parcel and may associate with drainage, however, this is limited in extent and does not present a substantial hazard. As required by the California Building Standards Code (CBC), a site-specific geotechnical investigation will be prepared at the building permit stage to confirm soil characteristics and provide design recommendations. Compliance with CBC standards ensures that any expansive soils, if encountered, would be properly managed. Due to the project not being located upon expansive soil and the project design being tailored to suit soil characteristic recommendations, the project would have a ***less than significant***.

7e The project site will not utilize septic systems for water/wastewater use. The property is hooked up to public water and sewer. The project is not proposing to install a septic system as part of the facility. Nor is the project proposing to hook up to any water service. Due to septic systems not being proposed as part of the project ***no impact*** is anticipated for soil inadequacy for sewage disposal.

7f Ground disturbance is anticipated for utility trenching. The potential to encounter underground paleontological resources or unique geological features is a possibility. Due to this, **Mitigation Measures 5A** and **18A** has been incorporated and would require work to halt in the event that there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be ***less than significant with mitigation.***

Mitigation Measures: To mitigate unexpected soils presence and impacts from project grading/trenching and construction, both on-and off-site, please see **Mitigation Measures 5A and 18A**.

8. Greenhouse Gas Emissions:

Existing Setting: Global climate change refers to changes in average climatic conditions on the earth, including temperature, wind patterns, precipitation, and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of greenhouse gases (GHGs) in the atmosphere. Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g. gasoline, diesel, coal, etc.), are believed to have contributed to the increase in atmospheric levels of GHGs. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO_2), methane (CH_4), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6) and nitrous oxide (NO_2). Emission

inventories typically focus on GHG emissions due to human activities only, and compile data to estimate emissions from industrial, commercial, transportation, domestic, forestry, and agriculture activities. CO_2 emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and NO_2, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents, and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO_2. Global warming adversely impacts air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and causes an increase in health-related problems.

To reduce emissions of greenhouse gases, the California Legislature enacted AB 32 (Núñez and Pavley), which is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multiyear program to limit California's GHG emissions at 1990 levels by 2020, and initiate the transformations required to achieve the state's long-range climate objectives. In April 2015, the California Air Resources Board issued Executive Order B-30-15 to set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 as set forth in EO S-3-05. SB 32, enacted in 2016, codified the 2030 the emissions reduction goal of CARB Executive Order B-30-15.

In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, Guidelines for Assessing Air Quality Impacts of Land Use Projects, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary. Continuing to reduce greenhouse gas emissions is critical for the protection of all areas of the state, but especially for the state's most disadvantaged communities, as those communities are affected first, and, most frequently, by the adverse impacts of climate change, including an increased frequency of extreme weather events, such as drought, heat, and flooding.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓			A, G, 12, 23
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, G, R 12, 23

Impact Discussion:

8a The proposed project is not expected to generate greenhouse gases that would result in significant environmental impacts or that would be in conflict with plans for greenhouse gas reductions. California is divided geographically into air basins for the purpose of

managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. Nevada County and Placer County are both within the Mountain Counties Air Basin. Nevada County, and therefore the City of Grass Valley, is within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD). Although the NSAQMD has not adopted thresholds for GHG emissions, the thresholds used by the neighboring Placer County Air Pollution Control District (APCD) are considered appropriate for evaluation. The thresholds adopted by Placer County APCD include a bright-line threshold of 10,000 metric tons of Carbon dioxide equivalent per year and a De Minimis level of 1,100 metric tons of carbon dioxide per year (MT CO2e/yr). A De Minimis Level for the operational phases of 1,100 MT CO2e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis.

Carbon dioxide (CO2) is the main component of greenhouse gases (GHG), and vehicles are a primary generator of CO2. Operational phase GHG outputs from the subdivision are expected to be minimal. According to the Greenhouse Gas Assessment (Rincon Consultants, 2025), operational emissions for the project are estimated at approximately 194 metric tons (MT) of CO_2e per year, and construction emissions total approximately 274 MT CO_2e. When amortized over the project's 30-year lifetime, this equates to 9 MT CO_2e per year from construction activities. These emissions are substantially below the Placer County Air Pollution Control District De Minimis screening threshold of 1,100 MT CO_2e/year for small projects.

Section 17 – Transportation, provides the analysis of traffic output. Traffic output is strongly coordinated with greenhouse gases. The resultant traffic associated with the subdivision is considered negligible. The subdivision is intended to be affordable housing, typically resulting in lower vehicle ownership rates (one car per household). Additionally, a public transit stop is located 500-feet (walking distance) north of the project parcel, along Gates Place. There is also a shopping center within walking distance for groceries, services, and special trips. These proximity factors are expected to further reduce associated GHG emissions.

Construction-phase emissions would be temporary and minimal, primarily resulting from vehicle trips and equipment operation during installation. **Mitigation Measure 3A** has been included to reduce construction-related emissions by requiring use of newer Tier 1 or better engines and limiting equipment idling to five minutes or less. In addition to periodic maintenance trips, occurring 1–5 times annual for testing or repairs. The project does not include any energy-intensive equipment that would operate continuously, nor does it result in excessive long-term generation of vehicular traffic that results in excess emissions.

Given the nature of associated low operational emissions and temporary construction emissions of the project, and with implementation of standard construction mitigation, the project's GHG emissions are expected to remain well below significance thresholds, and impacts to generating GHGs would be ***less than significant with mitigation***.

8b The project would not conflict with any applicable plan or policy adopted for the purpose of reducing GHG emissions. Although the project involves a land use change, it does not

represent a substantial shift in development intensity. The site's existing Corporate Business Park (CBP) zoning allows both commercial and residential uses; however, commercial operations typically generate higher GHG emissions due to increased traffic and energy demand. The project proposes only residential use, resulting in fewer vehicle trips and reduced emissions compared to the allowable baseline.

The subdivision will not produce the need for substantial energy consumption or major traffic generation. As part of building permit review for each home, all equipment and structures would be required to meet energy standards identified in the California Building Code; Title 24 Green Building (Part 11) and Energy Efficient Standards (Part 6). Energy Efficiency Standards are expected to be 28% more efficient than previous standards for residential construction according to the California Energy Commission. These measures directly support state-level GHG reduction goals established under Assembly Bill (AB) 32, the Global Warming Solutions Act, and Senate Bill (SB) 32, which require continued reductions in statewide emissions.

The project supports infill development in an urban area, thereby aligning with the City of Grass Valley Energy Action Plan (2018) and General Plan policies promoting compact, mixed-use growth, walkability, and reduced vehicle trips. The project would not interfere with implementation of the City of Grass Valley's Energy Action Plan or statewide GHG reduction goals set forth in AB 32 or SB 32. Therefore, the project is consistent with applicable GHG reduction policies, and impacts would be **less than significant**.

Mitigation Measures: See **Mitigation Measures 3A.**

9. Hazards and Hazardous Materials:

Existing Setting: The project site is not within or adjacent to any hazardous materials sites (California Department of Toxic Substances Control EnviroStor Database) compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control, 2019). The project parcel is within a Very High fire severity zone, as designated by Cal-Fire. Sensitive receptors include an existing residence approximately 373-feet to the north of the project parcel and two residences, approximately 553-feet to the east. Including, Eskaton Village Senior Living Facility and Sierra View Senior Living, two long-term care facilities; although, both locations are 1± mile away from the site. The project is located approximately 2.6± driving miles west from the nearest airport, the Nevada County Airport.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		A, C

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		A, C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, L
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				✓	A, L, 30
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓	A, L
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓		H, M, 31
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		H, M

Impact Discussion:

9a The project would involve the temporary use of hazardous materials during the construction phase. Construction related materials will include fuels, oils, and lubricants for construction equipment like excavators and graders. Paints and solvents used during the interior construction of homes. There is always a possibility of a spill during construction, as well. Contractors managing construction are required to follow State and local handling laws for hazardous materials. Hazardous material storage must comply with the California Health and Safety Code Chapter 6.95. The applicant is required to file a chemical business plan and inventory with the Nevada County Environmental Health Department within 30 days of triggering threshold quantities, should hazardous materials increase past allowed quantities.

The project does not involve any processes or uses that would generate, store, or dispose of hazardous materials at levels that would pose a risk to the public or the environment. Therefore, impacts related to the routine transport, use, or disposal of hazardous materials would be ***less than significant***.

9b Post construction phase, the development will not store any hazardous materials. Construction phase risks include the possibility of spills during accidents. Spills will be

handled through standard Best Management Practices (BMPs), should they occur. Hazardous material associated with the construction phase of the development have been discussed in prompt 9a, above. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration (OSHA) standards. Because the proposed facility would operate under local and State mandated health and safety standards, the proposed facility complies with all applicable safety standards and would have a ***less than significant*** impact on releasing hazardous material into the environment.

9c There is no school within one-quarter mile of the project parcel. The project will also emit no hazardous emissions or materials at time of operation. Due to the project emitting no hazardous emissions or materials and no school existing in one-quarter mile of the project parcel, the project would result in ***no impact*** with respect to hazardous emissions within proximity to a school.

9d The proposed project area is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, there would be ***no impact.***

9e The project site is not located within an airport land use plan and is approximately 2.60± driving miles from the nearest airport, the Nevada County Airport, located southeast of the project parcel. Due to the distance away from the local airport, the project parcel does not fall within any existing airport compatibility zones. Due to the project not being located within an airport land use plan, the project will have ***no impact*** in relation to the result of a safety hazard for people residing or working within the project area.

9f The project is a small-scale residential subdivision. There is currently no adopted emergency response plan for the project area. Construction staging may temporarily slow speeds and circulation along Gates Place, however, this will be temporary and managed through Best Management Practices (BMPs) on traffic control plans, provided at time of encroachment permit review. A majority of construction is facilitated on site, the Department of Public Works does not have additional requirements for regulating construction traffic when within a private property. The proposed development will connect to the existing local road system. The addition of 16-homes will not significantly increase the inability to evacuate or create a bottleneck. Roads within the subdivision are required to be designed to meet California Fire Code standards for road width, turning radius, and provision of fire hydrants. Due to the project not impairing or physically interfering with an adopted emergency/evacuation plan, project impacts are anticipated to have a ***less than significant*** impact.

9g The project parcel is within a Very High fire severity zone, as designated by Cal-Fire, and falls within the Wildland Urban Interface area (WUI). The project being located within the WUI requires fire-resistant roofing and noncombustible decks/fencing, for example. Additionally, the requirement of defensible space around homes must be met. Secondary emergency access, hydrants, and emergency vehicle turn arounds are required and provided in the proposed subdivision design. Roads are designed to maintain adequate evacuation access. The City of Grass Valley Fire Marshal reviewed the project and provided

Conditions of Approval (COA) about the requirement of smoke detectors, required fire sprinkler plans, and local fire review for any proposed solar on new homes.

Due to the subdivision having been reviewed by the local Fire Marshal and applicable standards from CalFire being incorporated into the project, the project would not expose people or structures to wildland fires and therefore would have a ***less than significant impact***.

Mitigation Measures:
To mitigate potentially adverse impacts associated with hazards and hazardous materials, the following mitigation measures shall be required:

10. Hydrology and Water Quality:

Existing Setting: The project parcel lies at 2,700 – 2,740 feet above mean sea level and consists of gentle to moderate sloped terrain (10-20% slope), per USGS maps. Surface water drains generally southeast toward Nevada City Highway. The parcel is currently vacant, although previously disturbed. Within the parcel is a drainage swale/ditch along the northern boundary of the property, which contributes as a functioning part of the City of Grass Valley stormwater conveyance system. Per provided Biological Resources Assessment (Matuzak, 2023) this feature does not meet the criteria for jurisdictional Waters of the U.S. or Waters of the State, and no wetlands are present within the site. Runoff from the property connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream. Localized ponding may occur in existing drainage features during heavy storm events. No shallow groundwater or perennial surface flows were observed during pedestrian survey for the Biological Assessment. The site is not within a FEMA 100-year floodplain and has no mapped special flood hazard areas. The project is not in a tsunami or seiche zones.

The California State Water Resources Control Board regulates stormwater discharges from construction sites because of its potential to mobilize pollutants and discharge into waterbodies or watersheds. By regulating these discharges, the State Water Board is preserving, enhancing, and restoring California's waterbodies and its resources. Sustainable management of groundwater basins is overseen by the Department of Water Resources (DWR) and State Water Resources Control Board (SWRCB) via the Sustainable Groundwater Management Act (SGMA). The project parcel is not located within a designated groundwater basin, as identified using the California Department of Water Resources SGMA Data Viewer and confirmed via DWR's Bulletin 118 groundwater basin listing. The nearest DWR Bulletin 118 basins are the North and South Yuba Subbasins of the Sacramento Valley Basin (5-21.60 and 5-021.61, respectively) which are 18+ miles in distance from the project site. Ground water does exist underground. Groundwater beneath the site is not currently used for supply, and no wells are known to exist on or near the parcel. Water and sewer service is provided by the City of Grass Valley. No Groundwater Sustainability Agency, no Groundwater Sustainability Plan, and no sustainability criteria or goals have been established for the underlying aquifer of this project.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓		A, C, D, I, S, 35, 36
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓	A, B 35, 36
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?			✓		A, B, S, 28
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	A, L, 32-36
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓	A, B 32-36
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	A, B, L, 32-36
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	A, B, L, 34

Impact Discussion:

10a The proposed project is not anticipated to violate any water quality standards, waste discharge requirements, or substantially degrade surface/ground water quality. Construction of the proposed subdivision would involve grading, excavation, paving, and other activities that could generate pollutants such as sediment, oils, fuels, concrete washout. Without controls, these could enter the City storm drain system and degrade onsite drainage areas. Should the project disturb more than one acre, coverage under the

State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) Construction General Permit and preparation of a Storm Water Pollution Prevention Plan (SWPPP) is required, further regulating waste discharge.

Following construction, project operation would introduce new impervious surfaces, including roadways and floor area of homes, which could increase runoff and have the potential to carry sediment or pollutants. The project is required to comply with the City of Grass Valley Municipal Code and General Plan, which mandates post-construction stormwater treatment and control measures for drainage. Measures include features like vegetated swales or detention basins to reduce pollutant loads and maintain water quality. On site, manmade drainage areas have been created in the past. These drainage areas will be improved, some to be left natural (Lot C) and other areas to be developed as bio-detention ponds or off-site retention ponds. Water from these areas will drain down into the internal storm system within the subdivision, as the elevation decreases to the east and south of the development. Runoff from the property connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream. Formal hydrology reports prepared and stamped by a licensed engineer will be submitted with a building permit application to ensure drainage calculations are appropriately handled within the existing storm water system. Water and sewer service is provided by the City of Grass Valley.

With compliance with state and local water quality regulations, the project would not violate water quality standards or waste discharge requirements and would not substantially degrade surface or groundwater quality. Impacts would therefore be ***less than significant***.

10b Groundwater beneath the site is not currently used for water supply, and no wells are known to exist on the parcel. Water and sewer service is provided by the Nevada Irrigation District. The proposed project will therefore have ***no impact*** on the existing wells on this or any of the adjacent parcels, due to no wells existing in proximity and due to water service being provided directly from the City.

10c The project will not substantially alter the existing drainage pattern of the site/area, including alteration of a stream/creek, to include through the addition of impervious surface.

i) Result in substantial erosion or siltation on- or off-site;

Anticipated project construction will not result in substantial erosion/siltation on or off site. Standard Best Management Practices (BMP) for construction will be incorporated into development plans to prevent substantial erosion/siltation on- or off-site, nor result in deposition of sediment into the storm drain system. Should the project disturb more than one acre, coverage under the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) Construction General Permit and preparation of a Storm Water Pollution Prevention Plan (SWPPP) is required, further regulating waste discharge.

Furthermore, the project area is not in an area that is mapped with high landslide activity (California Geological Survey Map, Sheet 58, 2011).

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;

All/any additional drainage caused by the project will be required to be addressed on site through direction to existing drainage facilities that are tied into the City's stormwater infrastructure, without causing additional net stormwater runoff or concentrated flows that that would impact off-site properties by causing flooding. The project will increase impervious surface area, however, there is existing City stormwater infrastructure in place that will facilitate run off. Runoff from the property connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Per City of Grass Valley General Plan, Chapter 7 Safety, all new development within the City must be designed to limit storm water runoff to pre-development conditions for the 10, 25, and 100-year storm events. The project parcel is able to connect into an existing stormwater system that is connected to the public storm drain network. Drainage areas on-site will be improved to handle the flow of increased drainage, as a result of the project. Proposed drainage design and configurations have been discussed in detail in the Project Description section of this report and may be referred to on page five.

iv) impede or redirect flood flows?

There are no streams, creeks, or flood plains on-site that are being diverted as a result of project construction. Project construction is not anticipated to significantly modify topography nor significantly affect existing drainage patterns. The project will utilize the existing slope towards the south, retain natural drainage areas, and also proposes improved man-made drainage areas.

Due to compliance with NPDES permit/SWPPP, construction BMPs, and City standards, the project would not substantially alter drainage in a way that causes erosion, flooding, system overload, or redirection of flood flows. Therefore, the project is anticipated to have a ***less than significant*** impact.

10d-g There is no flood hazard or designated flood zone on the project parcels. Furthermore, the proposed project is not within a tsunami or seiche zone, and it does not conflict with or obstruct the implementation of a water quality control plan. The proposed project does not expose people or structures to a significant risk of loss or injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there would be ***no impact*** associated with flooding, tsunamis or seiches, water quality control plans, or a sustainable groundwater management plan.

Mitigation Measures: None required.

11. Land Use and Planning:

Existing Setting: The project parcel (APN: 035-600-015), located within the City of Grass Valley limits in the Brunswick community, has no assigned street address. The site is approximately 2.01 acres in size and is situated on the west side of Gates Place, a two-lane City-maintained roadway. The property lies roughly 0.22 miles east of the Fowler Shopping Center and about 670-feet walking distance northeast of the Nevada City Highway/Gates Place intersection. The site was previously developed with a residence but is currently vacant with remnants of a foundation. There is no existing driveway. The project parcel is zoned Corporate Business Park Zone (CBP) and has a General Plan designation of Business Park (BP). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project parcel is located within an urban setting and adjacent to a commercial corridor.

Surrounding Land Uses:

- North: A reserved right-of-way for Skewes Lane, a portion of Skewes Lane is paved to the west (connecting at Nevada City Highway), the reserved segment to Gates Place is currently undeveloped. Beyond which is a 4.58-acre parcel developed with a single-family residence and accessory barn/garage.
- South: 1.50-acre undeveloped parcel with grasses and vegetation. Both the northern and southern parcels share the same CBP Zoning and BP General Plan designation as the project site.
- West: Directly adjacent are a florist store front/drive-thru coffee shop, a Lumber Jack's Diner, and a recently vacated motorcycle sales building.
- Southwest (276 feet): A Sherwin-Williams Paint Store at the corner of Gates Place and Nevada City Highway, with a commercial building, asphalt parking lot, landscaping, and sidewalks.
- East (0.22 miles): The Fowler Shopping Center, a 13+ acre commercial hub serving the community with Save Mart, Ace Hardware, restaurants, coffee shops, and other services.
- South (across Nevada City Highway): Additional commercial services including a car wash, Dollar General, gas stations, liquor store, and several fast-food franchises.

Parcel sizes in the surrounding area range from 0.19 to 4.58 acres. Properties west and south of the project site are zoned Central Business District (C2) with a General Plan designation of Commercial (C), reflecting the listed commercial services. The project parcel is located within a Very High fire severity zone, as designated by Cal-Fire and falls within the Wildland Urban Interface area (WUI). Which, may influence fire resistant construction and defensible space design.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Physically divide an established community?				✓	A, L, R, 45
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A, L, R

Impact Discussion:

11a The project would not physically divide an established community. The site is within an already urbanized and commercially developed corridor, surrounded by a mix of business park, commercial, and residential uses. The CBP zone allows for a mixed-use project, having both commercial and residential components, outright based on zoning right. The project proposes no commercial use and solely residential use. The intensity of the project may be comparable, if not lesser than, the intensity of a mixed-use project. Development of a 16-lot subdivision at this location would be consistent with the surrounding land use pattern and would not create a barrier or separation within an established neighborhood.

11b The project would not conflict with applicable land use plans or policies. The property has a General Plan designation of Business Park (BP) and is zoned Corporate Business Park (CBP). The project proposes application of the Regional Housing Need Allocation (RHNA) Combining District to allow development of a 100 percent deed-restricted affordable housing subdivision without a business park component. A Zoning Text Amendment/General Plan Text Amendment would also be required to implement the Combining District. The text amendment is required to specify that the newly resulted zone is intended to facilitate only residential use. The General Plan designation will remain. These actions are consistent with and supported by the City's General Plan and Zoning Ordinance. The resultant zoning designation of the site would be CBP/RHNA (Regional Housing Needs Allocation).

As described in the General Plan, the BP designation is intended to accommodate a variety of planned development opportunities. The designation would remain, and the proposed project is consistent with the intent of both the BP designation and the new CBP/ RHNA zoning. Relevant General Plan goals and objectives supported by the project include the provision of diverse and affordable housing opportunities (8-LUO, 12-LUO, 13-LUO, 9-CDO), preservation of natural topography and functional open space (6-COSP, 14-CDO), adoption of uniform codes and fire-safe community standards (1-SP, 9-SP), and encouragement of mixed uses and pedestrian-oriented development (16-CDP).

Because the site is within a Very High Fire Hazard Severity Zone and the Wildland Urban Interface, the project will incorporate defensible space, fire-resistant construction, and secondary access in compliance with state and local fire-safe requirements. Matters relating to biological resources, air quality, hazards, and cultural resources are addressed in their respective sections of this document.

Accordingly, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and the impact would be ***less than significant***.

Mitigation Measures: None required.

12. Mineral Resources:

Existing Setting: The project area is not mapped within a Mineral Resource Zone (MRZ), or area of known valuable mineral deposits.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓	A, 37
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓	A, 37

Impact Discussion:

12a-b The proposed project is not mapped within a known mineral resource area or MRZ and would not change existing land uses on the project site. None of the project parcels contain known or designated mineral resources. Therefore, the proposed project would have ***no impact*** on mineral resources.

Mitigation Measures: None required.

13. Noise:

Existing Setting: The project parcel is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. The site is currently vacant, although previously developed with a residence. The mentioned portion of State Highway 49 is directly east of the project parcel, generating a majority of existing ambient noise. The project parcel is located within an urban setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. From the project parcel frontage an estimated 0.22-miles walking distance east is a shopping center, the Fowler Shopping Center. Adjacent land uses are primarily developed with an array of commercial establishments and services, which generate neighborhood noise (vehicle noise, human activity, occasional landscaping noise). There are no sensitive receptors (schools/long-term care facilities) within a mile of the project site. Nearby residences include a home 373-feet north of the project parcel and two residences, approximately 553-feet to the east of State HWY 49/20.

City of Grass Valley Development Code, Chapter 8.28 Noise, establishes noise standards for the City. City of Grass Valley MuniCode Section 8.28.060, Ambient Noise Level, establishes noise standards for the residential land use designation as the following average levels below indicate. Standard noise levels are typically measured in A-Weighted Sound level, expressed in decibels (dBA) or Community Noise Equivalent Level (CNEL); a computation for annual average conditions, the energy average during a 24-hour day after the addition of 5-decibels to sound levels in the evening (7pm – 10pm) and 10-decibels at night (7am-10pm). Nosie sensitive receptors include residential development, schools, hospitals and related facilities, churches, and hotels/lodging (2020 General Plan).

Decibels	**Time**	**Zone**
65 dbA	Anytime	Commercial
55 dbA	7am to 8pm	Residential
45 dbA	8pm to 7am	Residential

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?		✓			A, L, S, 38
b. Generation of excessive ground borne vibration or ground borne noise levels?		✓			A, 38
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A, L

Impact Discussion:

13a The project would contribute to an increase in ambient noise levels during the construction and as a result of subdivision establishment. The resultant subdivision will create minimal ambient neighborhood noise; human activity, vehicle noise, landscaping activities. A noise analysis is typically required if a project will result in excessive noise that surpasses ambient noise standards. Post temporary construction work, the subdivision will remain within outlined ambient noise levels associated with the residential subdivision.

Construction is temporary, during this phase noise generated from work will include heavy equipment noises (audio safety warnings, trucks, graders) and human activity. Construction activities will include trenching, foundation installation, and equipment setup. Typical construction levels can reach a dBA of 80-85 at 50-feet, according to Table 6-3 of the 2020 Grass Valley General Plan Noise Element. These levels can be best described as annoying and at an intensity where an average conversation can be interfered with. However, the immediate 50-foot radius around the subdivision area, to the north and south, consist of undeveloped pasture lands. Immediately east of the subdivision site is Gates Places roadway, immediately east of this roadway is State HWY 49/20 which generates much of the ambient noise. The highway is located 150± feet from the western edge of Gates Place roadway, using General Plan table 10-1, the average Community Noise Equivalent Level (CNEL) is expected to be in the high 60 – 70 dBA. Construction design of the homes will reduce exterior noise to appropriate levels when interior of the home. Per

City of Grass Valley Code Section 8.28.060 construction activities are exempt from local noise standards, provided they occur during allowable hours. Construction-related noise is temporary and not considered a significant impact under CEQA. To lessen the impact of construction noise, **Mitigation Measure 13A**, has been incorporated into the project; which limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday.

With construction noise being temporary in nature, sensitive receptors being a significant distance away, and construction designs of homes reducing noise impacts within the interior of homes, a ***less than significant impact with mitigation*** for this project would be

13b Construction noise and any potential ground vibration during the construction activities have a low potential to impact pedestrians walking nearby, as there are no sidewalks and a majority of pedestrian traffic is facilitated in the commercial corridor to the southwest. The low potential impact would be less than significant with mitigation as recommended in **Mitigation Measure 13A**, below, which limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday. After the completion of the subdivision, the ongoing operation of the facility would be less than significant as noted above. With **Mitigation Measure 13A**, any construction noise impacts would be reduced to a level that is ***less than significant impact with mitigation.***

13c The project site is not located within an airport land use plan and is located approximately 2.6± driving miles west from the nearest airport, the Nevada County Airport. The proposed subdivision does not fall within any airport compatibility zones that warrant the requirement of an airport disclosure notice/avigation easement, stating that the residences fall within an area of obnoxious levels of noise, due to close proximity of the airport. Therefore, the project would not expose any future occupants to excessive airport noise levels. There would be ***no impacts*** related to airport noise.

Mitigation Measures: To offset potential construction-related noises, the following mitigation measures shall be required and shall be included as notes on the construction plans.

Mitigation Measure 13A: Limit construction activities to reduce noise impacts. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday. These limited hours of operation shall be noted on project plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: Prior to building permit issuance and during construction
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department

14. Population and Housing:

Existing Setting: The project is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. The subject property is currently vacant, although previously developed for residential use. No buildings exist on-site, remnants of an old building foundation will be required to be removed. The project parcel is located within an urban

setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. Larger sized parcels with established residential uses exist to the north.

Residentially, Grass Valley provides approximately 55% of Nevada County's multi-family housing units, although the City has but 12% of the County's total housing stock. Nearly 60% of City residents rent. Grass Valley's most significant demographic characteristic is a disproportionately older-than-average population. On average, an older single-family housing stock indicates a future need for widespread increase in new housing units. Like many counties in California, the Housing Element is expected to be updated, and new land inventory shall be made available to suit and provide spaces for single-family homes and affordable housing.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓	A, R
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓	A, R

Impact Discussion:

14a,b The 16-lot subdivision would not result in a significant inducement of unplanned population growth or to displace existing people or housing. With an increased need for housing in critical demand, the project is consistent with the City's goals for planned growth. The project will connect to existing infrastructure and local roads, growth will not be induced within City limits outside of the project parcel. No homes exist on the property, the project would not displace any existing people or housing.

With the project not resulting in substantial unplanned population growth or displacement of housing or people, the proposed project would have ***no impact*** related to these issues.

Mitigation Measures: None required.

15. Public Services:

Existing Setting: The following services are provided within the project corridor:

Fire: The City of Grass Valley Fire Protection District provides fire protection services to the project parcel.

Police: The City of Grass Valley Police Department provides law enforcement services.

Schools: The project site is within the Grass Valley Elementary School District.

Parks: The project is within the City of Grass Valley Park District.

Water: The project site is receives public water services from Nevada Irrigation District.

Sewer: The project site receives sewer services from Nevada Irrigation District.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following the public services:					
1) Fire protection?			✓		H, M
2) Police protection?			✓		A
3) Schools?			✓		A, L, P
4) Parks?			✓		A, L, 33
5) Other public services or facilities?			✓		A, B, L

Impact Discussion:

15a,1-2 The project is not anticipated to have significant impacts on fire protection or law enforcement services, the project will incrementally increase demand of services. As noted in Section 14 Population/Housing above, the project would not result in a permanent or substantial temporary increase in population that could impact on these services. City of Grass Valley Fire and Police Department will be the responsive services to the project area. The 16-lot subdivision is within scale to be served by local public services, existing police and fire response facilities is sufficient to accommodate the development. Required design elements of the subdivision include smoke detectors, fire hydrants, noncombustible decking/fencing, defensible space, and reduction of tree plantings due to the project parcel being located within a Very High Fire risk and Wildland Urban Interface area (WUI). No new, or expansions of, fire stations or police facilities are required as a result of this project.

Given that there is no need for alteration or addition of fire/enforcement facilities, the impact is considered to be ***less than significant***.

15a.3-5 The proposed 16-lot subdivision would generate a modest increase in population, which would incrementally increase demand for schools, parks, and other public facilities. This increase is limited in scale and would not by itself trigger the need for new or expanded facilities, the construction of which could result in significant environmental impacts. The project would be subject to payment of statutory school impact fees as required under California Government Code Section 65995. These fees are required to fully mitigate project impacts on school facilities. Residents of the project would utilize existing City park facilities. The project would be required to comply with and pay the equivalent parkland dedication/impact fees, ensuring that impacts on parks are mitigated. The limited scale of the subdivision would not result in the need for new park facilities. Existing hook ups for water, sewer, and electricity. Will serve letters to provide water/sewer services have been provided to ensure water/sewer services are able to be accommodated. No comments

have been received from PG&E regarding this project. Incremental demand on libraries and other municipal services would be minor and would be accommodated by existing facilities. The project does not involve the construction of new or expanded public facilities beyond existing City facilities.

Accordingly, the project would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered schools, parks, or other public facilities. Impacts would be **less than significant**.

Mitigation Measures: None required.

16. Recreation:

Existing Setting: The project parcels are not located within a Park Recreation District. The project parcel is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. The project parcel is located within an urban setting, adjacent to a commercial corridor; located west, northwest, and south of the project parcel. Adjacent to and immediately west of the project parcel is a florist store front with a coffee shop, a Lumber Jack's diner, and a motorcycle store front which has recently vacated. From the project parcel frontage an estimated 0.22-miles walking distance east is a shopping center, the Fowler Shopping Center.

The City of Grass Valley facilitates its own goals for planned and controlled use over trails, parks, and recreation programs. City goals are within the General Plan and City of Grass Valley Strategic Plan. The Nevada County Recreation Plan overlaps with Grass Valley in a broad regional context. Grass valley is partially covered under this plan and works in partnership with Nevada County and Nevada City for coordination across trails and open space linkages. The City of Grass Valley does offer community centers, sports fields (Memorial Park), and recreation facilities (Center for the Arts). None are in close proximity to the site. There are no nearby public parks close to the project parcel. There are no nearby local trails or open space areas intended for public use immediately near the site. There are no recreation or open space easements on or adjacent to the property.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓		A, R, 33
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				✓	A, R, 33
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?				✓	A, R, 33

Impact Discussion:

16a As noted in Section 14 Population/Housing above, the project would not result in a permanent or substantial temporary increase in population. Due to this, a ***less than significant impact*** on the acceleration of deterioration on neighborhood/regional parks is anticipated.

16b The proposed project does not include the development of new recreational facilities, nor would it require the construction or expansion of existing facilities. Future residents would rely on existing City parks and recreational facilities, which are designed to serve the community. As no new recreational facilities are proposed as part of the project, the project would not result in adverse physical environmental effects related to the construction or expansion of such facilities. Therefore, ***no impact*** would occur.

16c The project will not conflict with established recreation uses of the area such as biking, equestrian, or hiking trails. No trails or designated recreation corridors cross or adjoin the project site, and the proposed subdivision would not interfere with public access to existing facilities. The project does not result in the permanent or substantial temporary increase in population. Future residents would rely on existing City parks and recreational facilities. At time of building permit review, each residence will pay a fair share of park facility impact fees to contribute to the upkeep or future expansion of existing facilities. Accordingly, the project would not conflict with established recreation uses, and ***no impact*** would occur.

Mitigation Measures: None required.

17. Transportation:

Existing Setting: The project parcel is located off of Gates Place, a local two-lane roadway. Access into site does not exist. There are no existing sidewalks along the frontage of the project parcel. Sidewalks in the area are interrupted and not continuous at this time for walking pedestrians. There are no existing nearby trails. Short-term off-site street parking exists only along the western side of Gates Place. Parking along the western side is restricted from 4 – 7am. Parking is allowed from 7am – 6pm for two-hours.

Two points of ingress/egress into the subdivision will be developed as part of this project and connect to this roadway. Gates Place intersects Nevada City Highway (arterial road) to the south, this is a four-way stop-light signalized intersection. There is a public transit bus stop located along Nevada City Highway, in between this road and Brunswick Road, roughly 0.16± walking miles from the project frontage. There is also a second bus stop located 500-feet north of the project parcel, along Gates Place. Established bike lanes exist along Nevada City Highway within two-lanes, north bound and south bound lane. Nevada City Highway connects to Brunswick Road (arterial road), the project parcel is an estimated 0.42- driving miles from the State Highway 49/20 interchange with ability for traffic to head north or south. This is also a four-way stop-light signalized intersection. The Department of Transportation (CalTrans) provides oversight on traffic using State Highway 49/20. The City of Grass Valley regulates roads and traffic within City limits.

Daily Traffic and Peak Hours

Results described below are based on the traffic model produced by Nevada County Transportation Commission (NCTC) and are utilized by the City of Grass Valley Public Works Department for traffic analysis.

- Gates Place roadway has a three-way signalized stoplight that connects with Nevada City Highway. Gates Place currently carries approximately 487 vehicles per day (NCTC). Peak-hour volumes are modest, with 24 vehicles in the AM peak hour and 43 vehicles in the PM peak hour. Given these volumes, Gates Place functions as a low-volume local street, primarily serving adjacent residences and some commercial properties. Below, Figure 5 depicts Gates Place traffic analysis area (highlighted), per NCTC.

- Nevada City Highway is comprised of three segments on the NCTC GIS online tool. A single segment is of focus in the traffic analysis. Specifically, Road segment 1 of 3 (NCTC), highlighted in Figure 5 below, where the three-way signalized stoplight exists adjacent to Brunswick Road. Two segments are not included due to skewed data. Per Department of Public Works engineers, the Fowler Shopping Center ingress/egress contributes a greater volume of traffic that is not reflective of total use on the roadway. Nevada City Highway is 850-feet of the road that connects Gates Place to Brunswick Road, with connectivity to State HWY 49/20. Nevada City Highway carries approximately 13,630 vehicles per day. Peak-hour traffic volumes are about 582 vehicles during the AM peak hour and 1,148 vehicles during the PM peak hour (NCTC). These volumes reflect the roadway's role as a heavily traveled arterial accommodating commuter and commercial traffic.

- Brunswick Road is comprised of two road segments. Road segment 1 of 2, highlighted in Figure 5 below, is of focus in the traffic analysis. Similarly to the Fowler Shopping Center, traffic data is skewed due to the ingress/egress counts that are associated with the corner gas station, located 1913 Nevada City Highway. The segment being analyzed is located at the four-way signalized stoplight this segment carries approximately 16,817 vehicles per day, making it one of the higher-volume arterials in the vicinity (NCTC). Peak-hour volumes are about 710 vehicles during the AM peak hour and 1,451 vehicles during the PM peak hour (NCTC). The posted speed limit is 40 miles per hour. Brunswick Road provides direct access to nearby commercial centers, neighborhoods, and State HWY 49/20. This roadway serves a role as a key arterial for commuter and commercial shopping-related trips in the area.

  The City of Grass Valley 2020 General Plan provides information within the Circulation Element related to functional classification, level of service transit, and non-vehicular transportation. As well as outlined requirements for when a Transportation Study/Vehicle Miles Travelled Analysis is required. Nevada County Transportation Commission (NCTC) Vehicle Miles Travelled (VMT) Implementation Final Report (2020) guidelines for screening states analysis of smaller/less complex projects can be simplified by using screening criteria. The Governor's Office of Planning and Research (OPR) has established criteria for determining the significance of transportation impacts of projects within transit priority

areas. The guidelines and the OPR technical advisory, Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), include specifications for VMT methodology and recommendations for significance thresholds and mitigation.

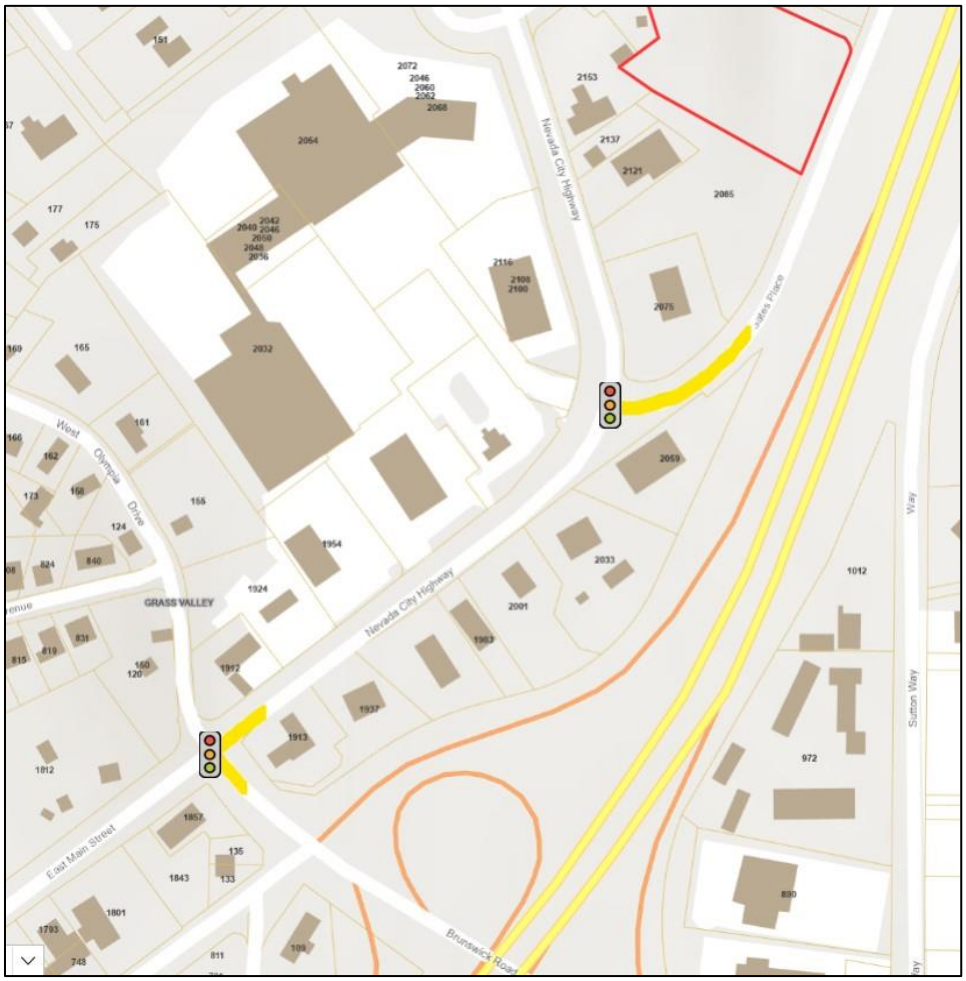

Figure 5 – Nevada County GIS Mapping (edited to reflect NCTC road segments of focus).

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle or pedestrian facilities?				✓	A, B, N, R 43, 45
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓		A, B, N, S 41-44
c. Substantially increase hazards due to a geometric design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?				✓	A, B, H, L
d. Result in inadequate emergency access?				✓	B, H

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?			✓		A, B 43

Impact Discussion

17a The proposed project would not conflict with any program plan, ordinance, or policies regarding transit, roadway, bicycle, or pedestrian facilities. There are no existing pedestrian facilities/trails in the area, per Nevada County Active Transportation Plan (NCTC, 2019). Access into the site currently does not exist. The project parcel has frontage from Gates Place roadway, a City maintained local road. Two points of ingress/egress are proposed into the subdivision. With no transit, roadway, bicycle, or pedestrian facilities within the vicinity being negatively effected, the project will have ***no impact*** on these facilities.

17b The project scope is a 16-lot subdivision, anticipated maintenance trips are expected to be consistent with CEQA Guidelines Section 15064.3, subdivision (b). CEQA Guidelines Section 15064.3(b)/ Senate Bill 743 establishes Vehicle Miles Traveled (VMT) as the metric for evaluating transportation impacts. The Office of Planning and Research (OPR) Technical Advisory recommends that all land use projects (and land use plans) be evaluated for consistency with the relevant Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). As part of the regional transportation planning process, Nevada County Transportation Commission (NCTC), in coordination with the County of Nevada, City of Grass Valley, City of Nevada City, and Town of Truckee, contracted with the firm Fehr & Peers to develop a planning study to provide recommendations for methodology, thresholds, and procedures for analysis of land use and transportation projects and plans in each of the jurisdictions within Nevada County in relation to implementation and compliance with SB 743.

At this time, no thresholds have been established in the local RTP. The City relies on using OPR Technical Advisory Guidelines, thresholds, and recommendations for mitigation. The 2015-2035 Nevada County Regional Transportation Plan (NCTC) states that NCTC is pursuing a planning study to develop vehicle miles travelled (VMT) thresholds and other guidance for City jurisdictions and Nevada County. VMT refers to “vehicle miles traveled,” a metric that accounts for the number of vehicle trips generated and the length or distance of those trips. For transportation impact analysis, VMT is commonly expressed as total VMT, total VMT per service population (residents plus employees), home-based VMT per resident (or capita), and home-based work VMT per employee for a typical weekday.

City analysis/screening of the project is based on NCTC VMT Implementation Final Report. Section 3.6, Screening Thresholds, states:

- Projects in western Nevada County consistent with a Regional Transportation Plan (RTP) or General Plan that generate less than 630 vehicle miles travelled (VMT) per day. This value is based on the CEQA exemptions allowed for projects up to 10,000 square feet as described in CEQA Guidelines Sections 15303. The specific VMT

estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for western Nevada County using the travel forecasting model.

- Projects consistent with an RTP or General Plan that attract fewer than 110 trips per day.
- Residential and office projects that are located in areas below threshold VMT that incorporate similar features (i.e., density, mix of uses, transit accessibility).

The project is not anticipated more than 630 VMT per day. With 16 homes, and a maximum scenario of two cars per home with three trips a day, total VMT would not exceed thresholds of 630 VMT. Similarly, the attraction as a result of the subdivision will not exceed 110 trips per day. The subdivision is intended to be affordable housing. Oftentimes, affordable housing residences have a maximum of one car per household. Additionally, there is a public transit stop located 500-feet (walking distance) north of the project parcel, along Gates Place. There is also a shopping center within walking distance for groceries, services, and special trips. The likelihood that trips will be reduced due to proximity of the shopping center and availability of public transit has also been taken into consideration.

Furthermore, the City of Grass Valley Public Works Department traffic engineers reviewed the project and did not require a traffic study because the project has been determined to not create a substantial increase in traffic resulting in over 630 VMT per day and would only have minimal impacts related to VMT's. The Gates Place 3-way signalized stoplight has been cited as an adequate roadway for traffic. In addition to Nevada City Highway and Brunswick Road, as well. Additionally, the project was routed to CalTrans for their review on traffic using nearby State HWY 49/20 interchanges, no comments were made following review. Due to this, resultant project traffic impact is deemed to be consistent with that of existing conditions, consistent with CEQA Guidelines Section 15064.3, subdivision (b).

Due to the subdivision creating minimal increase to existing vehicle miles travelled, the project is expected to have a ***less than significant impact*** on the existing circulation system, transit services, roadways and pedestrian facilities.

17c The proposed project would not result in an increase in hazards due to incompatible uses, or due to a geometric design feature either during construction or during future occupation of the properties. As mentioned above, the project parcel has frontage from Gates Place roadway, a City maintained local road. Two points of ingress/egress are proposed into the subdivision. Existing City maintained roadways will not be expanded or altered. Existing roadways do not have dangerous curves or other dangerous design features. Additionally, the property falls within an urban corridor. No farming uses or incompatible uses/machinery are within the vicinity. With existing roadways being void of dangerous design features and no construction proposed to alter the existing roadways, the project will have ***no impact*** related to increased hazards.

17d The project was routed to the Public Works Department and local Fire Marshal, roads/access were reviewed and no requests for additional access, road improvements, or improvements to or the request for the provisions of emergency access were made. Existing City roadway infrastructure has been deemed adequate to accommodate a 16-lot subdivision. Northbound on Gates Place leads to a cul-de-sac turnaround with no thoroughfare access. Gates Place leads to Nevada City Highway with access to State HWY

49/20 interchange. The project area will not obstruct or be within any path of access or exit. Due to this ***no impact*** is anticipated to emergency access.

17e The proposed land division would not create a significant increase in traffic hazards to motor vehicles, bicyclists, or pedestrians. Long-term operational traffic associated with the subdivision will include vehicle trips from residents. There are no formal bicycle lanes along Gates Place. There are existing shoulder areas that may be used by non-vehicle traffic. The two proposed ingress/egress points into the subdivision will be constructed as two-lane roadways, designed to meet current standards. The two points have adequate line of site/visibility, to the north and south, to see any oncoming pedestrians, bicyclists, or auto-mobiles prior to turning in/out of the subdivision. With new subdivision roadways being designed to have required road design features and new entrances into the subdivision having adequate line of site, the project is anticipated to have a ***less than significant*** impact to motor vehicles, bicyclists, and pedestrians.

Mitigation Measures: None required.

18. Tribal Cultural Resources:

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. See Section 5 for additional information regarding tribal resources.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			J

Impact Discussion:

18a City of Grass Valley Planning Department Staff sent a consultation invitation to the United Auburn Indian Community (UAIC), the Shingle Springs Bank of Miwok Indians, T'si Akim Maidu, and the Nevada City Rancheria Nisenan Tribe to begin AB-52 consultation for the project. No correspondence has been received from the tribes and no requests for a Cultural Study of the site have been requested at this time. The existing site, although vacant, has been previously disturbed and is located in an urban setting.

While cultural resource discovery has been determined to be unlikely, **Mitigation Measure 5A** is proposed that would require construction to be halted and local tribes to be notified in the unlikely event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. Additionally, **Mitigation Measure 18A** is proposed which would require that a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area be immediately notified if any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities. All work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. With these protections in place, impacts to Tribal Cultural Resources would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measures shall be required and shall be included as notes on all future site plans.

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.
Timing: *Prior to issuance of Improvement/Building permits and throughout construction*
Reporting: *Planning Department Approval of Improvement/Building permits*
Responsible Agency: *Planning Department*

Mitigation: See **Mitigation Measures 5A.**

19. Utilities and Service Systems:

Existing Setting: The project parcel is currently vacant, although previously disturbed with a residence. The project parcel is served by utilities. The site is served by existing public water/sewer from Nevada Irrigation District (NID). There are no residential wells on/near the property. Existing power/gas connection is provided by Pacific Gas and Electric. The area is urbanized, no overhead

powerlines exist. Solid Waste providers will be Waste Management, waste is collected and delivered to the McCourtney Road Transfer Station. Subdivision design utilizes the moderate 10-20% slope to the south and collects drainage/runoff from the property and connects into the City's municipal storm drain system, which ultimately discharges into Olympia Creek, located approximately 0.5 miles downstream. More information on the proposed drainage system can be referenced in the Project Description of this report, beginning on page four.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Require or result in the relocation or the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?			✓		A, D, 45
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓		A, B
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓		B
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste goals?		✓			A, C
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓		B, C

Impact Discussion:

19a The proposed project is anticipated to have relative impact to existing private utilities to serve the project. Private utilities will be impacted through new points of connection and service. NID water mains are existing and available on-site. The project can connect to existing waste waster services. No new treatment plants are required due to this project. The subdivision incorporates a mix of natural drainage and man-made bio retention areas for drainage, designed to meet required standards. Subdivision design utilizes the moderate 10-20% slope to the south and collects drainage/runoff from the property and connects into the City's existing municipal storm drain system, that is capable of serving the 16-lot subdivision. Discharge ultimately is directed into Olympia Creek, located approximately 0.5 miles downstream. The Department of Public Works will review engineer produced drainage calculations for the subdivision at time of building permit review. There is no need for expansion of local storm drain construction. PG&E is the electricity/gas provider, connections are existing and no new infrastructure is required. The area is urbanized, fiber line extension will be underground.

Because the project would connect to existing utility systems with sufficient capacity, no new or expanded off-site utility facilities would be required beyond minor service connections. Therefore, impacts are anticipated to be ***less than significant***.

19b The project is anticipated to have sufficient and adequate water supplies available to serve the project and serve the project during normal, dry and multiple dry years. Water service is conducted through NID. NID received and reviewed the project for all relevant criteria pertinent to their purview, no comments were made in regard to project water use. With the reviewer responsible of NID water management having evaluated the project with no requests or comments made, the project is anticipated to have a ***less than significant*** impact related to utility/service extension.

19c Wastewater service is conducted through NID. NID received and reviewed project plans for all relevant criteria pertinent to their purview, including wastewater service, no comments were made in regard to project wastewater use. There ais existing infrastructure and the ability of connections for the subdivision. With the NID reviewer responsible for wastewater management having evaluated the project with no requests or objections made, the project is anticipated to have ***no impact*** related to wastewater capacity.

19d Anticipated project construction can result in resultant debris. Construction activities could result in solid waste in the form of construction materials or vegetative debris. The City of Grass Valley provides solid waste collection through a franchise for collection and disposal of waste and recyclables for both residential and non-residential areas. Waste Management is the current holder of this contract; refuse and recyclables in this area of the City are typically hauled to the McCourtney Road Transfer Station, located at 14741 Wolf Mountain Road. All solid waste refuse is later hauled to out-of-County landfills, most of which are in the State of Nevada under contract with Waste Management Systems, Inc. There are no known capacity issues with any Waste Management facilities. Any waste generated would be required to comply with federal, state, and local statutes, and regulations related to solid waste. **Mitigation Measure 19A** has been incorporated into the project and requires solid waste debris generated during construction activities including vegetation and industrial waste such as glues, paint, and petroleum products to be appropriately disposed of to avoid potentially adverse landfill and solid waste disposal impacts. Therefore, impacts related to disposal of construction debris would be ***less than significant with mitigation***.

19e The development of a 16-lot subdivision is not anticipated to result in significant amounts of solid waste; however, any waste generated would be required to comply with federal, state and local statutes and regulations related to solid waste. Standard required practices will be the responsibility of the construction team. With the project utilizing local waste management facilities to dispose of debris, federal, State, and local solid waste management/reduction related impacts to these regulations are anticipated to have ***less than significant*** impact.

Mitigation Measures: To offset potentially adverse impacts related to construction waste, the following mitigation measure is recommended:

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department*

20. Wildfire:

Existing Setting: The project parcel is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. Immediate area surrounding the project parcel is undeveloped pasture like lands to the north and south, with some vegetative fuel (Oak, Cottonwood, and Pine trees) around the area. The site's topography is characterized by gently sloping terrain (10%), without steep canyons or ridgelines that typically accelerate fire spread. The subdivision will have two points of ingress/egress, connecting to Gates Place roadway. Evacuation traffic will utilize Brunswick Road and State HWY 49/20, both of which serve as primary evacuation routes in the area. The property falls within a Very High Fire hazard zone/State responsibility area, apart from the lower western corner which falls within the High Fire severity/hazard zone. The property is also within the Wildland Urban Interface (WUI), per Cal-Fire. WUI is defined as an area where human development intermingles with wildland vegetation. This creates an increased risk of easily spread wildfire. In WUI areas, special regulations are applied to mitigate against fire risk; defensible space, vegetative fuel management, non-combustible decks/fencing, and tree planting spacing requirements, for example. The City of Grass Valley Fire Protection District provides fire protection services to the project parcel. The project area is also located approximately 1.20 miles northeast of Grass Valley Fire Station #2, located at 213 Sierra College Drive, Grass Valley. The City maintains automatic aid agreements with Cal-Fire (wildfire response), Nevada County Consolidated Fire District, Nevada City Fire Department, and Penn Valley Fire Protection District for structure fires.

The Safety Element of the City of Grass Valley 2020 General Plan addresses wildfire hazards within Grass Valley and has several goals and objectives related to improving fire safety. The City has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in 2017. An updated 2024 version is approved, although not yet available to the public at this time. Additionally, there is a Community Wildfire Protection Plan (CWPP) for Nevada County that was updated in 2024. The General Plan and CWPP includes, strategies and actions for fuel management/hazardous fuels reduction, defensible space/structure hardening, evacuation improvements, community education and preparedness.

The Nevada County Office of Emergency Services published a multi-jurisdictional Wildfire Evacuation Preparedness Action Plan in 2020. The plan highlights five initiatives to reduce wildfire risk in Nevada County:

1. Create safer evacuation routes countywide to save lives.
2. Improve early warning systems and emergency communications to reach everyone.
3. Establish defensible space around our homes and neighborhoods by reducing hazardous vegetation and encouraging voluntary compliance with defensible space standards.
4. Provide a coordinated approach to wildfire response preparedness through planning, community engagement, and project implementation.
5. Enhance critical infrastructure needed to respond to wildfires such as evacuation route improvements, water storage, fire hydrants, communication systems, and green waste facilities.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓		A, H, M, R 26, 31, 45
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?				✓	A, H, M,
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓		A, B, H, M
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓		A, B, L, M, 25, 26, 45

Impact Discussion

20a The proposed project is not anticipated to conflict with emergency plans or result in negative environmental impacts due to the creation of a 16-lot subdivision. Pursuant to Public Resources Code Section 4291, each new residence will be required to maintain defensible space extending up to 100 feet from structures, or to the property line where parcel depth is less than 100 feet. Conformance with defensible space requirements include review of associated landscape plans for the subdivision by the Planning Department and Fire Marshal. Inspections will also be performed prior to building permit final inspection. Defensible space maintenance and responsibility is on the property owner following building permit sign off. Additionally, all construction related to appropriate fire protection is enforced through the California Building Code, California Fire Code, California Mechanical Code, and the City's Development/Municipal Code and Community Design Guidelines.

The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. Project design upholds these policies of the Safety Element of the City of Grass Valley 2020 General Plan: Adopt current uniform codes for new construction (1-SP), incorporate fire hazard reduction considerations into land use plans/patterns, both public and private (6-SP), and develop and implement fire-safe community design and landscaping standards, and construction codes/property maintenance regulations (9-SP).

The City of Grass Valley is also covered under the multi-jurisdictional Local Hazard Mitigation Plan (LHMP) produced by the Nevada County Office of Emergency Services. Subdivision design is consistent with LHMP goals and objectives intended to minimize risk and vulnerability of residents. Specifically, Goal 4 of the LHMP seeks to reduce fire severity and intensity, including Objective 4.1 (reduce wildfire risk and vulnerability), Objective 4.2 (reduce life safety issues, property loss, and damages associated with wildfires), and Objective 4.4 (promote implementation of fuels management activities on private and public lands).

With the above polices/strategies in place and design of the subdivision in conformance with the State's Public Resource code and other overarching design guidelines, the project would not conflict with emergency plans or substantially increase fire risk and impacts would be ***less than significant***.

20b The creation of a 16-lot subdivision would not expose project occupants to pollutant concentrations or wildfire due to existing slope of the site or other factors. Although the site is on a moderate slope (10-20%) trending southeast. The slope is not so intense that topography places the subdivision in a way that is pre-disposed to climbing fires. There are no steep canyons, ridgelines, or topographical saddles present. The project will not alter wind patterns. The subdivision will provide interrupted fuel connectivity, by having hydrants, roads, and fire-resistant materials incorporated. Defensible space in accordance with Public Resources Code Section 4291 will be incorporated.

Given the site conditions and required measures, the project would not, due to slope, prevailing winds, or other factors, exacerbate wildfire risks or expose future occupants to substantial pollutant concentrations from wildfire smoke or to uncontrollable wildfire spread. Thereby, project impacts are expected to be ***less than significant***.

20c The project will have two points of ingress/egress into the subdivision with connection from Gates Place two-lane roadway, a City maintained road. The two points of connection into the subdivision will be two-lane roadways to be used to navigate through the subdivision. No installation of infrastructure will occur that will exacerbate temporary/ongoing fire risk to the environment. Road design is subject to required standards for fire hydrants, turn radius for emergency vehicles, and defensible space requirements for tree plantings. With the project incorporating required design features, the project is anticipated to have ***a less than significant impact*** relative to the spread of wildfire and fire risks.

20d The project is on a moderate slope (10%-20%) trending southeast. The slope is not so intense that topography exposes people/structures downslope to flooding, landslides, post-fire instability or significant drainage changes. There are no steep canyons or unstable ridgelines on-site. Should a fire occur, an existing City storm drain system is in place and is capable of facilitating drainage/run off. Chances of downstream flooding will be negligible. Soil stability are not mapped as landslide prone, highly erodible, or with expansive soils (Nevada County Area Soil Survey, 1993). Given the nature of the moderate slope on-site, existing and capable City stormwater systems, and absence of geologic instability, project impacts related to significant risk to people/structures will be ***less than significant***.

Mitigation Measures: None required.

21. Mandatory Findings of Significance:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?		✓			
b. Does the project have environmental effects that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)		✓			
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			

Impact Discussion:

21a The project site is located in a highly developed, urbanized setting with no sensitive habitat, wetlands, or riparian areas. There are no known occurrences of rare, endangered, or special-status species or habitat on the site (as confirmed by CDFW BIOS and field review). Trees will be removed, however, removal will be in conformance with City ordinance standards. Additionally, no resources of historical or prehistoric significance were identified on the site. Potential impacts to cultural or tribal cultural resources will be mitigated through standard procedures in the event of inadvertent discoveries (**Mitigation**

Measures 5A and 18A). Environmental quality will be protected through standard review practices associated with construction Best Management Practices and safety features will be in conformance with required design and will be reviewed further for conformance at time of building permit submittal. Environmental impacts will further be lessened through the incorporation of Mitigation Measures, such as **Mitigation Measure 3A and 3B** (for air quality and BMPs for dust), **Mitigation Measure 13D and 3E** (provisions of efficient utilities and restriction of wood burning stoves), and **Mitigation Measure 13A** (limits construction activity hours to between 7 a.m. and 7 p.m., Monday through Friday), and **Mitigation Measure 19A (**proper disposal of construction debris and hazardous materials to avoid landfill impacts).

With implementation of these measures, the project would not substantially degrade the environment or eliminate sensitive biological or cultural resources. Each of the potential adverse impacts are mitigated to levels that are ***less than significant levels with mitigation,*** as outlined in each respective section.

21b A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. All of the proposed project's impacts, including operational impacts, can be reduced to a less-than-significant level with implementation of the mitigation measures identified in this Initial Study and compliance with existing state and local regulations. Therefore, the proposed project would have a ***less than significant impact with mitigation*** impact on environmental effects that are individually limited but cumulatively considerable.

21c The project will not result in substantial adverse effects on human beings. Construction activities could result in short-term air emissions and noise, but these are subject to mitigation (**Mitigation Measure 3A – 3E** for air quality, BMPs for dust, and proper waste disposal). Construction noise will be limited to permitted hours. Subdivision completion will result in ambient noise levels to that of a residential neighborhood and will be in conformance with outlined noise ordinance levels. Hazardous materials will be limited to materials typical with construction. The project site is within a Very High Fire risk and Wildland Urban Interface (WUI) area. Project design meets required standards for increased safety due to increased fire risk. Cumulative project consideration relates analyzed effects from this report (air, noise, hazards, wildfire, and traffic) as less than significant individually and not cumulatively considerable. Operation of the subdivision would not generate substantial noise, emissions, or hazards. Sensitive receptors are located a significant distance away from the project parcel. Therefore, direct/indirect impacts to human beings would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse impacts to air quality, biological and cultural resources, geological resources, noise, tribal cultural resources, and possible impacts utilities/services systems, see **Mitigation Measures 3A, 3B, 3C, 3D, 3E, 4A, 5A, 13A, 18A and 19A**.

Recommendation of the Project Planner

On the basis of this initial evaluation:

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

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

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

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

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

_____ 10/14/2025

Vanessa Franken, Associate Planner Date

Appendix A – Reference Sources

A. Planning Department
B. Department of Public Works
C. Environmental Health Department
D. Building Department
E. Nevada Irrigation District
F. Natural Resource Conservation Service/Resource Conservation District
G. Northern Sierra Air Quality Management District
H. City of Grass Valley Fire District
I. Regional Water Quality Control Board (Central Valley Region)
J. North Central Information Service, Anthropology Department, CSU Sacramento
K. California Department of Fish & Wildlife
L. Nevada County Geographic Information Systems
M. California Department of Forestry and Fire Protection (Cal Fire)
N. Nevada County Transportation Commission (NCTC)
O. Nevada County Agricultural Advisory Commission
P. Grass Valley School District/Nevada Joint Union School District (D-4)
Q. Nevada County Connects
R. City of Grass Valley 2020 General Plan
S. California Department of Transportation (CalTrans)

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