

Dorsey Marketplace Amended Project to Add Phasing Condition

25PLN-35, State Hwy 20/49 and Dorsey Drive

1. Proposed Phasing Plan
2. CEQA Addendum to Certified EIR
3. Approved Dorsey Marketplace Project “Alternative B” Site Plan
4. Dorsey Marketplace Project Conditions of Approval as modified
5. Universal Application
6. Mitigation Measure Monitoring Report
7. Link to the Dorsey marketplace EIR and SEIR

5-year Dorsey Marketplace Phasing Plan and Anticipated Timeline

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

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

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



CITY OF GRASS VALLEY

125 East Main Street
Grass Valley, CA 95945
Community Development Agency
Amy Wolfson, City Planner

Council Members

Ben Aguilar, Mayor
Jan Arbuckle, Vice Mayor
Bob Branstrom
Hilary Hodge
Tom Ivy

November 10, 2025

Addendum to the Environmental Impact Report for the Approved Dorsey Marketplace Project

Project: Addendum to the certified EIR for the Dorsey Marketplace project to analyze the environmental impacts related to an added condition of approval to phase the project over a seven-year period.

Lead Agency: City of Grass Valley

EIR State Clearinghouse No.: 2016022053

Applicant: Warren Hughes, Gallelli Real Estate

Project Location: APNs: 035-260-062, -063, -064

Background:

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

At the regular meeting held on September 10, 2024, the City Council adopted Resolution No 2024-66 certifying the updated Final Environmental Impact Report for the Dorsey Marketplace Project, which included the Subsequent EIR prepared for the project to analyze traffic from the Project and its impact on health risks for future Project residents and occupants based on the potential for mobile source emissions associated with SR 20/49 in 2035.

Purpose of this Addendum:

An addendum to a Certified EIR for the Dorsey Marketplace Project (State Clearinghouse No. 2016022053) has been prepared in conformance with Section 15164 of the California

Environmental Quality Act (CEQA) Guidelines, which allows a lead agency to prepare an addendum to a certified EIR if changes or additions are necessary but none of the conditions in Section 15162 calling for a subsequent EIR or negative declaration have occurred.

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

Proposed Modification:

Add a new Condition of Approval (A4) to allow construction of the Dorsey Marketplace Project over a seven-year period, with each phase consisting of portions of the remediation program, infrastructure improvements, and residential and commercial development as shown in the Phasing Plan provided by the applicant. The added Condition of Approval states:

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

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

CEQA Analysis :

This Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines. Section 15164(a) of the CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but

none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the CEQA Guidelines, a Subsequent EIR or Negative Declaration is only required when:

1. Substantial changes are proposed in the project which will require major revision of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR due to the involvement of new significant environmental increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

The introduction of construction phasing does not alter the physical characteristics, intensity, or location of the approved development. The project footprint, grading limits, infrastructure network, and land uses remain consistent with the project analyzed in the certified EIR. None of the conditions described above from CEQA Guidelines Section 15162 calling for preparation of a subsequent document have occurred. Therefore, the differences between the approved Dorsey Marketplace Project, as described in the certified EIR and SEIR, and the project modifications now being considered constitute changes, consistent with CEQA Guidelines Section 15164, that may be addressed in an addendum to the EIR.

Environmental Review of Adding a Phasing Condition of Approval:

The City of Grass Valley has determined that, in accordance with PRC Section 21166 and Section 15164 of the State CEQA Guidelines, minor technical changes or additions to the EIR and SEIR are necessary to address the modifications to the approved Dorsey Marketplace EIR and SEIR. The analysis of environmental effects provided below

addresses the same impacts addressed in the Dorsey Marketplace EIR and SEIR. The environmental analysis evaluates whether, for each applicable environmental resource topic there are any changes in the project or the circumstances under which it would be undertaken that would result in new or substantially more severe environmental impacts than considered in the Dorsey Marketplace EIR and SEIR. This analysis focuses only on those topics potentially affected by the proposed change in the Conditions of Approval to allow and extended timeline of construction in phases over a seven-year period. No changes are proposed to the development area, approved land use or density, required infrastructure improvements or any of the previously adopted mitigation measures. The City has reviewed the certified EIR and SEIR and determined the following:

Environmental Topic	Evaluation Summary
Aesthetics	Phasing of the project will not alter the design, massing, or site visibility of the overall project. No new or increased impact would occur.
Air Quality/GHG	Construction phasing may extend the construction period but would not increase total emissions. Total emissions may actually decrease as vehicles are required to meet more stringent emissions standards over time. Phased implementation remains within the EIR's analyzed construction and operational assumptions.
Biological Resources	All previously identified mitigation measures remain applicable prior to and during each phase. No new or increased impact would occur.
Traffic/Transportation	Phased occupancy would reduce peak construction and operational trip generation compared to full buildout. No new or increased impact would occur.
Noise	Temporary construction noise would occur over a longer duration but would not exceed EIR assumptions or applicable standards.
Public Services/Utilities	Infrastructure demand remains consistent with prior analysis ; phasing would not create new service needs.
Cumulative Impacts	No change to project size, design, or setting is proposed. Cumulative impacts remain as previously analyzed.

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

Consistency with Adopted Mitigation Measures:

All mitigation measures adopted under the EIR and SEIR for the Dorsey Marketplace project remain in effect. If mitigation timing is linked to specific milestones (e.g. “prior to issuance of grading permit” or “prior to occupancy”), such measures will apply to each construction phase as relevant to the scope of work.

CEQA Determination:

Based on the above evaluation and the criteria of CEQA Guidelines SS15162-15164:

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

Therefore, an Addendum to the certified EIR and SEIR is the appropriate CEQA documentation, and preparation of a Subsequent or Supplemental EIR is not required to include a condition of approval for phasing the project over a seven-year period.

References:

- City of Grass Valley (Year). Final Environmental Impact Report for the Dorsey Marketplace Project.
- CEQA Guidelines §§15162, 15164.
- City of Grass Valley, Mitigation Monitoring and Reporting Program for Dorsey Marketplace.



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	ACE BLD	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal
	ACE COL	Acer palmatum 'Coltmore' / Coltmore Norway Maple	15 gal
	ACE ARH	Acer rubrum 'Armstrong' / Armstrong Red Maple	15 gal
	ACE OLO	Acer rubrum 'October Glory' / October Glory Maple	15 gal
	CEA HAR	Cedrus x 'Way Harvest' HUB / California Libe	15 gal CA Native
	CEA DEO	Cedrus deodara / Deodar Cedar	24" tree
	GER CAN	Cercis canadensis HUB / Eastern Redbud	15 gal
	HES HAC	Hesperocyparis macrocarpa / Monterey Cypress	15 gal CA Native
	HET ARB	Heteranthes arbutifolia Standard / Toyon	15 gal CA Native
	LAB NAT	Lagerstroemia x 'Natural' / Crape Myrtle	24" tree
	PIR PON	Pinus ponderosa / Jeffrey Pine	15 gal CA Native
	PIB CR	Platanus chinensis Keith Dancy / Keith Dancy Chinese Platanus	24" tree
	PLA ACE	Platanus x acerifolia 'Columbia' / London Plane Tree	24" tree
	QUE KEL	Quercus kelloggii / California Black Oak	15 gal CA Native
	QUE RUB	Quercus rubra 'Crimson Splend' / Crimson English Oak	15 gal
	QUE HS	Quercus wislizeni / Interior Live Oak	15 gal CA Native
	ULI PAR	Ulmus parvifolia 'True Green' / True Green Elm	24" tree
SHRUBS			
	ARCTO HUB	Arctostaphylos x 'Vivacious HUB' / Vivacious HUB	5 gal CA Native
	BARBER HUB	Barberry 'Humboldt' / Japanese Barberry	5 gal
	CEA HAR	Cedrus x 'Way Harvest' HUB / California Libe	5 gal CA Native
	DIPOLO HUB	Dipsacus grandiflorus / Largeflower Bush	1 gal CA Native
	ERIGON HUB	Erigeron grandiflorus / Red Bushclover	1 gal CA Native
	ESCALON HUB	Escallonia x 'Compact' / Compact Escallonia	5 gal
	FLUX HUB	Flux pendula / Weeping Fig	5 gal
	GREVILIA HUB	Grevillea x 'Nativity' / Grevillea	5 gal
	HENOCALIS HUB	Hemocalis x 'Stella de Oro' / Stella de Oro Dogwood	5 gal
	LOROPETALUM HUB	Loropetalum chinensis rubra 'Razzleberry' / Razzleberry Privet	5 gal
	HEMOCALIS HUB	Hemocalis chinensis 'Compact' / Compact Oregon Grape	5 gal CA Native
	HEMOCALIS HUB	Hebe domestica 'Violet Street' TH / Hebe	5 gal
	OLEA HUB	Olea europaea 'Little Ole' TH / Little Ole Olive	5 gal
	PHILADELPHIA HUB	Philadelphus lewisii / Mid Pickett	5 gal CA Native
	PIR HUB	Pinus mugo / Dwarf Mugo Pine	5 gal
	PORTULACA HUB	Portulaca nutans / Western Toward Pine	5 gal CA Native
	PRUNUS HUB	Prunus laurocerasus 'Olio Light' / Light Laurel	5 gal
	PRUNUS HUB	Prunus laurocerasus 'Olio Green' / Green Laurel	5 gal CA Native
	RIBES HUB	Ribes sanguineum / Red Flowering Currant	5 gal CA Native
	SORBUS HUB	Sorbus domestica 'Humboldt' / Humboldt Sweetbush	5 gal
	SYRINGA HUB	Syringa reticulata / Snowdrop Bush	5 gal
	VIBURNUM HUB	Viburnum chinensis 'Spring Bouquet' / Spring Bouquet Laurestin	5 gal
GRASSES			
	COLLAGRASS HUB	Colla grass x 'auflora' / auflora	1 gal
	CAREX HUB	Carex panicea / Common Sedge	1 gal
	CAREX HUB	Carex lasiocarpa 'Prairie Fire' / Prairie Fire Sedge	1 gal
	CAREX HUB	Carex lasiocarpa / Berkeley Sedge	1 gal
	FESTUCA HUB	Festuca multiflora / Idaho Fescue	1 gal CA Native
	HETEROPOGON HUB	Heteropogon capillaris 'Wagtail' TH / HAW	5 gal CA Native
	HETEROPOGON HUB	Heteropogon rigens / Deer Grass	5 gal
GROUND COVERS			
	ARCTOSTAPHYLOS HUB	Arctostaphylos uva-ursi 'Barnard Carpet' / Barnard Carpet	1 gal CA Native
	BACCHARIS HUB	Baccharis pilularis 'Tall Plant' H2 / Tall Plant	1 gal CA Native
	CEA HAR	Cedrus x 'Way Harvest' HUB / California Libe	1 gal CA Native
	EPILYRIS HUB	Epilobium chinensis / Weeping Willow	1 gal CA Native
	HEMOCALIS HUB	Hemocalis chinensis / Weeping Willow	1 gal CA Native
	SALIX HUB	Salix lasiolepis / Weeping Willow	1 gal CA Native
	SPYRACANTHA HUB	Spyracantha mollis / Weeping Snowberry	1 gal CA Native
	TRACHELOPSYLLIS HUB	Trachelospermum asiaticum / Star Jasmine	1 gal
	TURT HUB	Turt Soil. Boleto Pine / Fescue blend	24" tree

OVERALL LANDSCAPE PLAN

SCALE 1"=40'

williams + paddon
ARCHITECTS + PLANNERS



DORSEY MARKETPLACE-ALT. B
GRASS VALLEY, CA
JUNE 26, 2019

SHEET
L1.1R

**Conditions of Approval for Dorsey Marketplace
4-28-2020 (Revised**

(NOTE – Mitigation Measures & Engineering Conditions are attached separately)

A. GENERAL CONDITIONS:

1. The project shall be constructed in accordance with the plans approved by the City Council for applications 15PLN-07, specifically Alternative B, unless the Planning Commission approves changes prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
2. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.
3. The City shall provide, and the applicant shall file a Notice of Determination, including payment of associated fees, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
4. The Dorsey Marketplace Project may be constructed in phases within a seven-year period as approved by the City Council of the City of Grass Valley. Minor modifications to the phasing program may be approved by the Planning Director. The phased project shall remain eligible for extensions of time for no more than two, twelve-month periods in accordance with Development Code Section 17.74.060(T).

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

1. The applicant shall submit final landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning Department. Landscaping design shall comply with all provisions of the City's/State's Model Water Efficient Landscape Ordinance (MWELo). The final plans shall include the City application, standard worksheet, and required reports pursuant to MWELo.
2. The final landscape plan shall include a landscape hedge, small wall, or landscape berm between the east facing parking stalls south of Pad 4 and east of the apartment building located on the southeast portion of the site. The intent is to screen the cars and potential headlights from the apartment complexes to the east.
3. The landscape architect shall provide a letter to the Planning Department and a note on the landscape plans that specifies proper trees are to be planted for this project on any portions of the site that may have limited soils or will be near bedrock due to site grading activities. The landscape plan and letter shall include specific soil amenities to ensure trees and plants will thrive in this setting.

4. Alternative B shall incorporate the wide enhanced pedestrian crossing over the Springhill Drive extension between Shops D and E and the apartments as shown in Alternative A. This is intended to act as a traffic calming measure. The new intersection of the Springhill Drive extension should also include enhanced pedestrian cross walks. The crossing shall be shown on the improvement plans.
5. The applicant shall include power and low voltage data connections (terminated at an acceptable data-capable facility) on a sufficient number of parking lot poles and/or on the planned Dorsey Drive signal light poles for public space video cameras to provide vehicle and pedestrian surveillance at the project entrances/exits to detect and deter criminal activity. The specific poles and locations shall be approved by the Planning Department and Police Chief.
6. The plans shall include an emergency phone within the center pedestrian path, and power and low voltage data connections (terminated at an acceptable data-capable facility) on parking lot poles for public space video cameras to provide video surveillance coverage of the business parking areas. The locations shall be approved by the Planning Department and Police Chief.
7. The applicant shall provide a letter from Waste Management confirming the final location and approval of all the trash enclosures.
8. The CFC allowable distances from a building to a required *Aerial Fire Apparatus Access Road* is a *minimum of 15-feet and a maximum of 30-feet*. The carport parking area distances in *15PLN-07 (7/30/2019 submittal)* are at *30'-8 ¾"* which is beyond the *30-foot maximum*, however, it will be acceptable provided it does not exceed that distance.
9. The project, either Alt A & B, could require an available fire flow potentially as high as 5,000 to 6,000-gpm +/- to support required fire protection systems. Actual Available Fire Flows TBD by Fire Protection Engineer.
10. The applicant shall identify on the plans which one of the three drive-though buildings shall be dedicated and used for non-food related uses.

C. PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

2. The building plans shall show that all the apartment buildings incorporate solar panels.
3. The building plans shall show that all the units in the apartment buildings include electric space heating and electric water heaters.
4. The applicant shall record within the CC&Rs the Dorsey Marketplace – General Use Restrictions document, attached to the end of these conditions and dated 4/28/2020. The CC&Rs shall include a statement that these Use Restrictions cannot be changed without approval by the Grass Valley City Council.
5. The applicant's plan shall confirm that any carports for the apartments that contain solar panels will not interfere with the aerial fire apparatus vehicle.
6. The project, either Alt A & B, will require the installation of a complete Private Underground Fire Service designed in accordance with the current editions of NFPA-24, CFC and the City of Grass Valley.
7. All buildings, in both Alt A & B, will require the installation of Monitored Fire Sprinkler Systems designed in accordance with the current editions of NFPA-13, CFC and the City of Grass Valley.
8. All buildings, in both Alt A & B, will require the installation of Fire Alarm Systems designed in accordance with the current editions of NFPA-72, CFC and the City of Grass Valley.
9. All buildings, in both Alt A & B, $\geq 30'$ in height will require Aerial Fire Apparatus Access as per CFC Appendix D.
10. All buildings, in both Alt A & B, where Aerial Fire Apparatus Access is required shall have drive isles designed in accordance with CFC Appendix D.
11. Roof access by Aerial Fire Apparatus to any building shall not be obstructed, for the life of the building(s), by any landscaping proposed for both Alt A & B. Tree height(s) at full growth need to be taken into consideration prior to planting.
12. The following *Alt B buildings* will require *Aerial Fire Apparatus Access*.
 - a. *Major – 1 & 2*
 - b. *Shops – A, B & D*
 - c. *Apartments – ALL*

D. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

1. The applicant shall obtain final approval from the City of Grass Valley Fire, Planning, Engineering and Building Departments.

2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
3. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELo.
4. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.
5. Prior to the occupancy of 50% of the project's total commercial square footage space (appx. 52,175 sq. ft.), the applicant shall install a minimum of five (5) artwork opportunities concepts as shown on sheet A1.4 of the approved plans. This includes sculptures, murals, kiosks, decorative bike racks, or other art exhibits. The artwork shall include at least one element in recognition of the Nisenan heritage and one for the historic Springhill Mine. The applicant shall coordinate the artwork with the Nevada County Arts Council. The mural on Major 1 may be deferred until prior to occupancy of 75% of the total commercial square footage (appx. 78,262 sq. ft.).

DORSEY MARKETPLACE - GENERAL USE RESTRICTIONS

4/28/2020

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

- No portion of the shopping center may be used for the operation of a "Cigarettes Cheaper" or similar operation selling bulk tobacco products or whose primary business is the sale of tobacco or vaping products.
- The sale, distribution or facilitation of marijuana (whether legal or illegal) or the sale of paraphernalia for use with illicit drugs; so called "head shop".
- Live adult entertainment; game room or arcade, including video game, virtual reality or laser tag room or facility (unless incidental to another use such as, but not limited to, a restaurant).
- Establishment in which the primary business is (or is substantially similar to) that of Dollar Tree Stores, Big Lots, Dollar General or .99 Cent Clearance Center.
- Movie theater, dance hall, disco or night club; billiard parlor or pool hall (Dave & Buster type of establishments with full-service menus shall be permitted; bowling alley; skating rink; bars (unless part of a first-class restaurant).

- Establishment in which the primary business is the sale of second hand property (for example Goodwill or The Salvation Army) unless such operation is a for profit regional or national chain typically found in first class shopping centers (for example, but not limited to “Play it Again Sports” and “Once Upon a Child”).
- Off-track betting parlor, pawn shop junk yard; flea market; recycling facility other than operated by a food supermarket or as required by law; auditorium; (however, an antiques store shall be permissible).
- School, educational or training facility (except for the one Score/Kaplan type of use anywhere in the Shopping Center provided it does not exceed 2,500 square feet and one day care/larger facility;
- An industrial use; amusement park or carnival; auction; sale, display or repair of motor vehicles, boats, trailers, motor homes.
- Adult bookstore, adult video store or other establishment engaged in the business of selling, exhibiting or delivering pornographic or obscene materials.
- Massage parlor (unless part of a day spa or similar health club or a branded operator of massage services such as, but not limited to a Massage Envy).

UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- ☐ Limited Term Permit
\$780.00
- ☐ Zoning Interpretation
\$250.00

Development Review

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

Entitlements

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

Environmental

- ☐ Environmental Review – Initial Study
\$1,900.00
- ☐ Environmental Review – EIR Preparation
Actual costs - \$35,000.00 (deposit)
- ☐ Environmental Review - Notice of Determination
\$165.00 (+ Dept. of Fish and Game Fees)

- ☐ Environmental Review - Notice of Exemption
\$165.00 (+ County Filing Fee)

Sign Reviews

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

Subdivisions

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

Use Permits

- ☐ Minor Use Permit - Staff Review
\$580.00
- ☐ Major Use Permit - Planning Commission Review
\$3,400.00

Variances

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

Application	Fee
PLAN REVISION	\$930.00
Total*:	\$930.00

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

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

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

Architect	Engineer
Name:	Name: <u>GENESIS ENGINEERING</u>
Address:	Address: <u>120 N. AUBURN ST.</u>
	<u>GRASS VALLEY, CA 95945</u>
Phone: ()	Phone: <u>(530) 701-4477</u>
E-mail:	E-mail: <u>SEAN@GENESISENGINEERING.VS</u>

1. Project Information

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

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

3. General Plan Land Use: C-RUHO

4. Zoning District: C-2 R-3

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

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

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

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

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

Property Owner/*Representative Signature: 

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

Applicant Signature: 

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

Dorsey Marketplace Mitigation Monitoring and Reporting Program

No mitigation measures are required for the following resources:

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

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Land Use and Planning</i>				
See Mitigation Measures 5a, 6a, 6b, 6c, 6d, 6e, 6f, 7a, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 9b, 9c, 9d, 10a, 10b, and 15a below				
<i>Visual Resources</i>				
<p>Mitigation Measure 5a: Final landscaping plans shall be approved by the City of Grass Valley Planning Division prior to issuance of any grading permits for the project site. The landscape plan shall be drawn to scale and shall show the locations of existing trees and plant material to be retained and the location and proposed design of landscaped areas and the varieties and sizes of plant materials to be planted. The final landscaping plans shall demonstrate compliance with the following standards:</p> <ul style="list-style-type: none"> The trees proposed to be planted onsite shall include a minimum of either a one and one-half inch caliper healthy and well-branched deciduous tree or a 5–6-foot-tall evergreen tree for each protected tree removed, in compliance with the City's Tree Preservation Ordinance. Landscaping along the western, southern, and eastern site boundaries shall include a mixture of shrubs and trees spaced such that there is sufficient room for each plant to grow while also providing visual screening of large walls, loading docks, and parking areas. This may be accomplished with staggered meandering rows of planting that provide depth and natural variation in placement and plant materials/species. At a minimum, perimeter landscaping shall 	Project applicant to prepare and implement landscaping plan	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> Prior to issuance of grading permits (landscaping plan approval) Prior to issuance of certificates of occupancy (verification that landscaping was correctly installed) 	<p>Final Landscaping Plans demonstrate attainment of the performance criteria specified in the mitigation measure, including, but not limited to:</p> <ul style="list-style-type: none"> Tree planting meets the City's Tree Preservation Ordinance requirements Landscaping provides visual screening of the development based on species height and planting density Minimum sizes of trees at the time of planting

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>include species that typically reach heights at least as tall as the proposed buildings, and shall have sufficient quantities of vegetation such that at maturity, the vegetation will fully block sections of views that are at least 10 feet in length, spaced a minimum of 30 feet apart to a height of 8 feet. In the sections between those where views are fully blocked and at heights greater than 8 feet, views of the development must be screened with varying amounts of landscaping.</p> <ul style="list-style-type: none"> • Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping. • Site areas not used for buildings, parking or other designated functions shall be landscaped. • All trees planted within the site shall be transplanted from five-gallon or larger size containers. • Landscaped areas shall utilize predominantly low-maintenance, native and adaptive drought-tolerant plantings that conserve water and facilitate the use of drip irrigation. • Landscaped areas shall use native trees and vegetation selected and placed to create a "natural forest" character in the landscape. • Parking lot landscaping shall meet the requirements of the City of Grass Valley Municipal Code Section 17.34.030. • The project site entrances at Dorsey Drive and Spring Hill Drive shall be landscaped with a mixture of ground cover, flowers, shrubs, and trees. At each entrance, landscaping shall be provided on both sides of the street and in median islands. • Along the project site frontage on Dorsey Drive and along the on-site section of Spring Hill Drive, at least one street tree shall be properly installed for each 30-foot length of right-of-way and shall be maintained in compliance with the City of Grass Valley Municipal Code Section 17.34.140 (Maintenance of Landscape Areas). The 				<ul style="list-style-type: none"> • Low maintenance and water efficient plant species are predominant • Parking lot landscaping complies with Municipal Code Section 17.34.030

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>review authority may modify this requirement depending on the chosen tree species and its typical spread at maturity.</p> <ul style="list-style-type: none"> The project applicant shall post with the City of Grass Valley surety in the form of cash, letter of credit, performance bond, or instrument of credit, in an amount equal to 150% of the total value of all plant materials, irrigation, installation, and maintenance. Such surety shall be posted with the City for a 2-year period in compliance with Grass Valley Municipal Code Section 17.74.050 (Performance Guarantees). Prior to issuance of any certificates of occupancy for structures within the project site, the project applicant shall submit to the Planning Division a letter signed by a licensed landscape architect, or the landscape contractor who performed the installation certifying that the landscaping and irrigation for the project has been installed in compliance with the approved plans. 				
<i>Biological Resources</i>				
<p>Mitigation Measure 6a: Prior to issuance of grading permits, focused surveys for special-status plant species shall be conducted by a qualified project biologist according to the following protocol and guidance: CNPS Botanical Survey Guidelines (CNPS 2001); Protocols for Surveying and Evaluating Impacts to Special Status Native Populations and Sensitive Natural Communities (CDFW 2018); and U.S. Fish and Wildlife Service General Rare Plant Survey Guidelines (Cypher 2002). The pre-construction survey shall be conducted during a period when the target species would be observable and identifiable (e.g., blooming period).</p> <p>If special-status plants are detected during pre-construction surveys, the location of the species will be mapped. If impacts to special-status plants cannot be avoided, the following measures will be implemented:</p> <ol style="list-style-type: none"> Special-status plants in the vicinity of the disturbance will be temporarily fenced or prominently flagged and a 50-foot buffer established around the populations to prevent inadvertent encroachment by vehicles and equipment during the activity; 	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> Prior to issuance of grading permits (surveys completed) During construction (on-site inspections to verify no-disturbance buffers, if needed, are established and maintained) 	<ul style="list-style-type: none"> Surveys are completed A no-disturbance buffer is created and maintained where applicable

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>2. Seeds/bulbs will be collected and stored in appropriate storage conditions (e.g., cool and dry), and dispersed/transplanted to an area that would not be impacted following the construction activity and reapplication of salvaged topsoil; and</p> <p>3. The top 6 inches of topsoil will be salvaged, stockpiled, and replaced as soon as practicable after project completion. The salvaged topsoil shall be redistributed at the same depth and contoured to blend with surrounding grades.</p> <p>Additionally, while it is not expected that a federally or state-listed plant would be observed during these surveys, the applicant shall consult with the applicable agency (i.e., CDFW and/or USFWS) and written concurrence for measures required for federally or state-listed plant species, if observed. If federal or state-listed plant species are observed, the applicant will submit a 2081(b) incidental take permit application to CDFW and a Biological Assessment for the "take" of certain plants that would be affected by the project. As part of the consultation process, a plan to transplant federal or state-listed species will be developed. A transplantation plan for any observed state or federally listed plants will be prepared that includes the following:</p> <ol style="list-style-type: none"> 1. The area of occupied habitat to be preserved and removed. 2. Identification of on-site or off-site preservation, restoration, or enhancement locations. 3. Methods for preservation, restoration, enhancement, and/or translocation. 4. A replacement ratio and success standard of 1:1 for impacted individuals. 5. A monitoring program to ensure mitigation success. 6. Adaptive management and remedial measures in the event that performance stands are not achieved. 7. Financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity. 				

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 6b: Prior to issuance of a grading permit, the project applicant shall develop, in consultation with the CDFW, a Survey, Avoidance and Relocation Plan for Blainsville's horned lizard. The Survey and Avoidance provisions shall include, but not be limited to, the timing and location of the surveys that shall be conducted; the locations where more intensive efforts shall be conducted; the reporting mechanism that shall be used to document survey results; and measures to reduce the potential for this species moving onto the site during construction.</p> <p>The Relocation provisions shall include, but not be limited to, the proposed relocation site(s); the habitat and conditions in the proposed relocation site(s); the methods that shall be utilized for trapping and relocating the individual species; and mechanisms for documentation/recording of the species and number of the animals relocated.</p> <p>The Survey, Avoidance and Relocation Plan shall be submitted to CDFW for approval 60 days prior to any vegetation removal or ground disturbing activities within potentially occupied habitat, which is limited to the California chaparral habitat as shown in Figure 6-1. The Plan shall include the specific survey efforts that shall occur for construction activities that occur both during the activity period of this species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Prior to commencement of vegetation removal and grading activities, an exclusion fence shall be installed around the portions of the California chaparral habitat where vegetation removal and grading will occur. During vegetation removal activities, a pre-construction clearance survey shall be performed in potentially suitable habitat for this species at the beginning of each day by a qualified biologist to prevent the take of any Blainville's horned lizards. If any Blainville's horned lizards are observed during surveys, they shall be relocated outside of the project boundary to the designated relocation site and project activities shall resume upon clearance by the designated biologist.</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of grading permits (Survey, Avoidance and Relocation Plan prepared and approved) • During construction: exclusion fence installed prior to vegetation removal and grading; pre-construction clearance surveys completed daily where needed; relocation activities completed as warranted 	<ul style="list-style-type: none"> • Survey, Avoidance and Relocation plan approved by CDFW • Exclusion fencing installed and maintained • Pre-construction surveys completed • Relocation accomplished in accordance with plan

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 6c: Should construction begin during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be performed by a qualified biologist no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site.</p> <p>If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist based on species, location, nest concealment, and planned construction activity (e.g. 50 feet for passerines to 250-500 feet for raptors). These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. If active nests are present, project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species. If preconstruction surveys indicate nests are inactive or potential habitat is unoccupied during construction period, no further mitigation is required.</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Surveys completed no more than 14 days prior to any groundbreaking activities or tree removal • Surveys completed no more than 14 days prior to resuming construction activity if site is inactive for more than one month • During construction (on-site inspections to verify no-disturbance buffers, if needed, are established and maintained) 	<ul style="list-style-type: none"> • Surveys are completed • A no-disturbance buffer is created and maintained where applicable
<p>Mitigation Measure 6d: All construction workers shall receive worker environmental awareness program training conducted by a qualified biologist or an environmentally trained construction manager. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to recognize all special-status species potentially present in the project area; identify their habitat; and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site, other than where impacts have</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of grading permits (training program materials created) • Throughout construction process (contractors provide evidence that training has occurred at start of 	All construction workers complete worker environmental awareness program training

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
been authorized, and to prevent spills, and shall be given contact information for the qualified biologist.			each construction phase)	
Mitigation Measure 6e: Prior to issuance of grading permits, the project applicant shall submit to the City evidence that compensatory habitat conservation and/or restoration for the loss of McNab cypress woodland and cottonwood forest is incorporated within the proposed landscaping plans and/or has been provided for through purchase of credits in a habitat mitigation bank and/or establishment of a conservation easement or other mechanism providing for the site's perpetual conservation on an offsite parcel that supports McNab Cypress woodland and/or cottonwood forest that is of similar habitat quality to that existing on the project site. The habitat conservation and/or restoration shall occur over a total area of 3.15 acres for McNab cypress woodland and 0.62 acres for cottonwood forest. This may include a combination of on-site replanting and restoration and off-site restoration sufficient to ensure no net loss of habitat functions or values. On-site planting may include restoration of the disturbed areas of McNab cypress woodland and cottonwood forest, as well as planting of individual McNab cypress and Fremont cottonwood trees as part of the proposed landscaping plan.	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of grading permits 	Submission of proof of compensatory habitat conservation and/or restoration for the loss of McNab cypress woodland and cottonwood forest
Mitigation Measure 6f: To the extent practicable, the project shall be designed to avoid impacts to the jurisdictional waters of the U.S. or state within the project site, and the following avoidance/minimization measures shall be implemented: <ul style="list-style-type: none"> • Any material/spoils from project activities shall be located away from jurisdictional areas and protected from stormwater runoff using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate. • Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank. • Any spillage of material shall be stopped if it can be done safely. The contaminated area shall be cleaned and any contaminated materials 	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of a grading permit: resource agency permits obtained and evidence of compensatory mitigation submitted 	<ul style="list-style-type: none"> • Clean Water Act Section 404 permit, Streambed Alteration Agreement, and Section 401 Water Quality Certification obtained • Compensatory mitigation completed

Dorsey Marketplace Mitigation Monitoring and Reporting Program

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

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
the context of regional drainage. It is noted that the final mitigation ratio required by the ACOE, RWQCB and CDFW for acquisition of regulatory permits may differ, but shall be no less than 1:1.				
<i>Cultural Resources</i>				
<p>Mitigation Measure 7a: All construction workers shall receive worker cultural resources awareness training conducted by a qualified archaeologist, and shall receive a worker cultural resources awareness brochure prepared by the same qualified archaeologist. Worker cultural resources awareness training may also be conducted through a video created by a qualified archaeologist specifically for this project. The program shall include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The worker cultural resources awareness training shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site, and shall outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance related to Native Americans and behaviors, consistent with Native American tribal values. Worker cultural resources awareness training shall instruct workers to recognize potential cultural resources, such as the presence of discolored or dark soil, fire-affected material, concentrations of lithic materials, or other characteristics observed to be atypical of the surrounding area; lithic or bone tools that appear to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; non-local high-quality materials such as chert and obsidian; and historic artifacts such as glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies.</p> <p>Prior to issuance of a grading permit, the City of Grass Valley shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, mining equipment, unusual</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of grading permits (training program materials created) • Throughout construction process (contractors provide evidence that training has occurred at start of each construction phase) 	All construction workers complete cultural resources awareness training

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the contractor shall suspend all work within 100 feet of the find and immediately notify the City's Community Development Director." Further, the project applicant shall undertake the following:</p> <ul style="list-style-type: none"> • Retain a qualified archaeologist to conduct an investigation of the site as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource") and to provide management recommendations should potential impacts to the resource be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects). • Consult with the United Auburn Indian Community (UAIC) to determine if the find is a tribal cultural resource. If so, consultation with the UAIC shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370, and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments. • As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives. 				
<i>Transportation and Circulation</i>				
<p>Mitigation Measure 8a: Under either Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall construct a larger concrete porkchop barrier within the existing acceleration lane to restrict all movements from the eastbound approach at the Idaho Maryland Road/ Brunswick Road intersection to right turns. Additionally, under either Alternative A or Alternative B, prior to issuance of a building permit, the</p>	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of a building permit 	<ul style="list-style-type: none"> • Construction of the larger concrete barrier complete

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair-share contribution towards signalization of this intersection consistent with the City's Capital Improvement Program.				<ul style="list-style-type: none"> • Payment of the City of Grass Valley Traffic Impact Fee
Mitigation Measure 8b: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay the Western Nevada County Regional Transportation Mitigation Fee, which includes a fair-share contribution towards the installation of a traffic signal at the Idaho Maryland Road/State Route 20/49 northbound ramps intersection, consistent with the Western Nevada County Regional Transportation Mitigation Fee improvement program.	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of a building permit 	<ul style="list-style-type: none"> • Payment of the Western Nevada County Regional Transportation Mitigation Fee
Mitigation Measure 8c: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall install a traffic signal at the Dorsey Drive/Catherine Lane intersection.	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of the first certificate of occupancy under Alternative A only 	<ul style="list-style-type: none"> • Installation of a traffic signal at the Dorsey Drive/Catherine Lane intersection under Alternative A only
Mitigation Measure 8d: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall fully fund agency staff time needed to complete signal optimization of the Dorsey Drive/SR 20/49 SB/EB On-Ramp/Joerschke Drive traffic signal	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of the first certificate of occupancy for the project site under Alternative A only 	<ul style="list-style-type: none"> • Payment of funding sufficient to allow agency staff to complete signal optimization under Alternative A only
Mitigation Measure 8e: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair-share contribution towards the City's planned improvement at the Dorsey Drive/Sutton Way intersection, consistent with the City's Capital Improvement Program.	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of a building permit 	<ul style="list-style-type: none"> • Payment of the City of Grass Valley Traffic Impact Fee
Mitigation Measure 8f: Under Alternative A, prior to issuance of a building permit, the project applicant shall restripe the southbound approach to the Idaho Maryland Road/Spring Hill Drive intersection to create a southbound right-turn pocket	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of a building permit under Alternative A only 	<ul style="list-style-type: none"> • Southbound right-turn lane created under Alternative A only

Dorsey Marketplace Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 8g: Under Alternative A, prior to issuance of a building permit, the project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair share contribution towards the installation of a traffic signal at the Bennett Street/SR 20/49 SB Off-Ramp/Tinloy Street intersection, consistent with the City of Grass Valley Capital Improvement Program.	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of a building permit under Alternative A only 	<ul style="list-style-type: none"> • Payment of the City of Grass Valley Traffic Impact Fee under Alternative A only
Mitigation Measure 8h: Under Alternative B, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall pay a fair share contribution towards the signal optimization of the traffic signals at the Dorsey Drive/SR 20/49 SB Ramp/Joerschke Drive intersection and the Dorsey Drive/SR 20/49 NB Ramps intersection.	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of the first certificate of occupancy for the project site under Alternative B only 	<ul style="list-style-type: none"> • Payment of a fair-share contribution under Alternative B only
<i>Noise</i>				
Mitigation Measure 9a: Under Alternative B only, a noise attenuation barrier shall be constructed between the proposed residential apartment buildings in the southwestern corner of the site and SR 20/49. Further, where windows on the second and third floors of buildings adjacent to SR 20/49 and its off-ramp have a direct line of sight to the highway and/or off-ramp shall have a minimum Sound Transmission Class (STC) rating of 32. The noise attenuation barrier shall be a minimum height of 6 feet and shall be constructed of concrete or other solid material that is rigid and has a minimum density of 20 kilograms/square meter. Additionally, the noise attenuation barrier shall be constructed in accordance with the Caltrans standards outlined in Chapter 1100 of the Highway Design Manual. The City of Grass Valley shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of building permits (noise attenuation barrier and windows with minimum STC rating of 32 for designated units included on construction plans) under Alternative B only • Prior to issuance of the first certificate of occupancy for the project site (noise attenuation barrier constructed and appropriate windows installed) 	<ul style="list-style-type: none"> • Noise attenuation barrier constructed under Alternative B only • STC 32 windows installed in second and third floors where windows have a direct line of sight to SR 20/49 and/or the off-ramp under Alternative B only

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
			under Alternative B only	
<p>Mitigation Measure 9b: Under Alternative A, a noise assessment shall be performed to address potential noise impacts to the apartment buildings immediately south of Shops C, D, and E to determine the exposure to noise from commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 4. Under Alternative B the noise assessment shall consider noise exposure associated with commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 1. For either alternative the assessment shall identify requirements to construct noise barriers for commercial noise sources and/or implement increased construction standards within the affected apartment buildings to ensure that interior noise levels will be 45 dB or less.</p>	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of building permits (noise assessment completed and noise control measures included in construction plans) • Prior to issuance of certificates of occupancy (noise control measures constructed and/or implemented) 	<ul style="list-style-type: none"> • Noise assessment completed • Noise control measures constructed and/or implemented • Interior noise levels are 45 dB or less
<p>Mitigation Measure 9c: Under Alternative A and Alternative B, a noise assessment of the mechanical equipment for the proposed residential units east of Spring Hill Drive shall be completed to identify the noise levels to which adjacent neighbors could be exposed and to identify noise control methods (such as placing equipment further from the adjacent neighbors and using barriers to screen the equipment) sufficient to ensure that noise levels at the nearest sensitive receptor do not exceed 55 dBA during daytime hours and 50 dBA during nighttime hours</p>	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of building permits (noise assessment completed and noise control measures included in construction plans) • Prior to issuance of certificates of occupancy (noise control measures constructed and/or implemented) 	<ul style="list-style-type: none"> • Noise assessment completed • Noise control measures constructed and/or implemented • Exterior noise exposure from mechanical equipment is no greater than 55 dBA during daytime hours and no greater than 50 dBA during nighttime hours

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 9d: Prior to issuance of grading and/or building permits, City staff shall ensure that project Grading and Building Plans identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. The project applicant shall submit a list of the construction equipment proposed to be used (including horsepower), a schedule for the use of each piece of equipment during that phase, and the general location where each piece of equipment would operate. Where such equipment must be located near adjacent residences, project Grading and Improvement plans shall include provisions to reduce noise exposure to nearby receptors such as modifying the equipment list, restrictions on the number of individual pieces of equipment that may be used at one time, modifying the location of individual pieces of equipment such that they are 150 feet from the nearest sensitive receptor, or providing acoustical shielding of stationary equipment when achieving 150 feet of separation is not feasible, use of temporary noise attenuation barriers, and/or other measures that are demonstrated to be sufficient to ensure that the maximum noise level at the property boundary would remain at or below 90 dB and increases in hourly noise levels at the property boundary would not exceed 10 dBA above the ambient noise level for two or more hours per day.</p> <p>Additionally, City staff shall ensure that the Grading and Building Plans include the following notes:</p> <p>A. Construction noise emanating from any construction activities for which a grading or building permit is required shall be prohibited on Sundays and federal holidays, and shall occur only as follows:</p> <ul style="list-style-type: none"> • Monday through Friday, 7:00 a.m. to 7:00 p.m. • Saturday, 7:00 a.m. to 7:00 p.m. <p>B. All construction equipment shall be fitted with factory-installed muffling devices, and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard decibel level for that equipment.</p> <p>C. All equipment and vehicles shall be turned off when not in use.</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes) • During construction (noise control requirements implemented) 	Noise-generating construction equipment located as far as possible from sensitive noise receptors and/or shielded.

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
D. Unnecessary idling of internal combustion engines shall be prohibited. E. Idling shall be limited to no more than 5 minutes.				
<i>Air Quality</i>				
Mitigation Measure 10a: Prior to issuance of grading permits, the City of Grass Valley shall verify that construction contracts include requirements for construction contractor(s) to implement the following measures: <ul style="list-style-type: none"> • Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the NSAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. • Fugitive dust shall be controlled as required by District Rules • All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Haul trucks transporting soil, sand, or other loose material on the site must be loaded with a minimum of two feet of freeboard. Any haul trucks that would be traveling along freeways or major roadways shall be covered. • Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, sidewalks, parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid within 4 months of grading unless seeding or soil binders are used • Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction. 	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes) • During construction (air pollution control requirements implemented) 	<ul style="list-style-type: none"> • Verification of construction contracts • Identified air pollution control requirements implemented

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> No equipment or vehicles may idle for more than 5 minutes. Clear signage that posts this requirement for workers shall be posted at the entrances to the site. The construction contractor shall provide the City with current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. Temporary traffic control shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by local transportation agencies and/or Caltrans. Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable. Minimize active earthmoving and the generation of fugitive dust to the extent feasible when pedestrians walk by active project construction sites. The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. Throughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan. 				
<p>Mitigation Measure 10b: Prior to issuance of grading and building permits, the City of Grass Valley shall verify that building plans include provisions for the following measures to reduce air pollutant emissions throughout project operation:</p> <ul style="list-style-type: none"> There shall be a limit of one wood-burning appliance per residence, and it shall be an EPA Phase II certified appliance. Also, each residence shall be equipped with a non-wood-burning source of heat. The project applicant shall provide, operate, and fund a green-waste drop-off site for residents. 	Project applicant and construction contractor	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> Prior to issuance of grading permits 	Identified air pollution reduction measures implemented in all new buildings

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> Streets shall be designed to maximize pedestrian access to transit stops. The project shall provide for pedestrian access between bus service and major transportation points within the project, and between separate sections of the project, where feasible. 				
<i>Climate Change</i>				
<p>Mitigation Measure 11a: The following GHG emission reduction measures shall be implemented:</p> <p>All residential buildings shall:</p> <ul style="list-style-type: none"> Meet or exceed CALGreen Tier 1 requirements in place at the time of Building Permit issuance. Include a solar energy system consistent with the 2019 California Building Code. Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). Include programmable thermostat timers. Include exterior outlets on all residential buildings to allow the use of electrically-powered landscape equipment. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence only utilize low flow water fixtures such as low flow toilets, faucets, showers, etc. Prior to approval of Improvement Plans the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product. 	Project applicant	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> Prior to building permit issuance (building plans include required measures) Prior to issuance of the certificates of occupancy (required measures were appropriately installed) 	Identified GHG reduction measures implemented in all new buildings

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> Install EV charging stations on 1.5% of the constructed parking spaces, in addition to installing the infrastructure necessary to support future EV charging stations consistent with the 2019 California Building Code. <p>All non-residential buildings shall:</p> <ul style="list-style-type: none"> Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. Prior to the issuance of non-residential building permits, the proposed project applicant or its designee shall submit building plans illustrating that the proposed project's non-residential land uses shall achieve an 8% greater building energy efficiency than required by the current state energy efficiency standards in Title 24, Part 6 of the California Code of Regulations. Use "Energy Star" rated (or greater) roofing materials. Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system. Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. Only use low flow water fixtures such as low flow toilets, faucets, showers, etc. Only use programmable thermostat timers. Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. 				

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> • Include pedestrian-friendly paths and cross walks in all parking lots, consistent with the proposed site plans. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product. • Install EV charging stations on 1.5% of the constructed parking spaces, in addition to installing the infrastructure necessary to support future EV charging stations consistent with the 2019 California Building Code. • Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible as well as comply with the City's Model Water Efficient Landscape Ordinance for both residential and commercial land uses. • Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas 				
<i>Geology and Soils</i>				
<p>Mitigation Measure 12a: If paleontological resources are encountered during site remediation or construction, work shall be halted within 100 feet of the resource and the construction contractor must notify the City of Grass Valley Community Development Department of the resource within 24 hours. The project applicant shall retain a qualified paleontologist to evaluate and record the resource and make recommendations for the appropriate treatment of the resource, in consultation with the City. Construction workers shall not collect paleontological resources. Appropriate treatment may include collection and processing of "standard" samples by a qualified paleontologist to recover micro vertebrate fossils; preparation of significant fossils to a reasonable point of identification; and depositing significant fossils in a museum repository for permanent curation and storage, together with an itemized inventory of the specimens</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes)	Defined protocols are implemented in the event paleontological resources are encountered

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Hazards and Hazardous Materials</i>				
<p>Mitigation Measure 15a: The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. This shall include excavation and off-site disposal for the waste in Area of Concern (AOC) 1, and on-site consolidation and burial of mine waste rock and tailings beneath the proposed commercial development in AOC 2. In AOC 1, vegetation removal must be conducted in the areas to be excavated using hand-held mechanical equipment to minimize disturbance of soil prior to excavation. In AOC 2, prior to implementation of the RAW, DTSC must review and approve site development plans showing the final development layout and waste placement details. In the event that any ground-disturbing activities would occur on the project site prior to the site remediation activities, DTSC must review the proposed ground-disturbing activities and the project proponent/construction contractor would mark remediation areas on the site so the areas may be avoided. After excavation and on-site placement, soil samples must be tested and submitted to DTSC to verify that soil conditions meet the remedial goals defined in the RAW. Throughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan.</p>	Project applicant and construction contractors	City of Grass Valley Community Development Department	<ul style="list-style-type: none"> • Prior to the issuance of a grading permit (grading plans include excavation, off-site disposal, on-site consolidation, Site Safety Plan measures, and Asbestos Dust Mitigation Plan measures per the approved RAW) • RAW is implemented throughout site remediation • Prior to issuance of building permits, City verifies that RAW has been fully implemented. 	<ul style="list-style-type: none"> • RAW is implemented in accordance with DTSC approvals • DTSC provides verification that RAW has been implemented and all residual contaminant levels are below the applicable screening levels