NEVADA COUNTY, CALIFORNIA
INITIAL STUDY

TO:

Nevada County Building Department	Nevada County Department of Public Works
Nevada County Environmental Health Department	Nevada County Transportation Comm. / NCALUC
Nevada County DPW – Transit	Nevada County Airport Manager
City of Grass Valley	Department of Water Resources
Native American Heritage Commission	United Auburn Indian Community
Nevada City Rancheria Nisenan Tribe	Nevada County Contractors' Association
Greater Grass Valley Chamber of Commerce	Nevada Irrigation District
Cal Trans Aeronautics	CA Fish & Wildlife
AT&T	Central Valley Regional Water Quality Control
US Fish & Wildlife	PG&E
Northern Sierra Air Quality Management District	Air Resources Control Board
Bear Yuba Land Trust	Rural Quality Coalition
LAFCO	FREED
California Native Plant Society – Redbud Chapter	Resource Conservation District
Nevada County Economic Resource Council	General Plan Defense Fund
Sierra Nevada Group/Sierra Club	FCC
U. S. Army Corps of Engineers	Friends of Nevada City
Kevin Johnston Nevada County Fire Protection Planner	F.O.N.A FAA
Grass Valley Fire Department	County Executive Office
Supervisor Hall – District I	Supervisor Miller, District III
Tyler Barrington, Principal Planner	County Counsel *

**receives full report, others receive NOA only with report available online.*

Date: May 17, 2019

Prepared by:

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File Number(s): ***TBD***

Project Location: 936 Old Tunnel Road; an irregularly-shaped 5.0± acre parcel, located on the west side of Old Tunnel Road just north of the intersection of Town Talk Road, in the City of Grass Valley.

Assessor's Parcel Number: 035-400-054

Co-Applicants: Pacific West Communities, Inc.
430 E. State St., Ste 100
Eagle, ID 83616

Regional Housing Authority
1455 Butte House Road
Yuba City, CA 95993

County of Nevada

Property Owner: County of Nevada

Zoning District(s): [City of Grass Valley] OP - Office / Professional

General Plan: [City of Grass Valley] OP - Office / Professional

Project Description:

The proposed project involves two separate but related projects, both to be located on the subject parcel, and proposed as a mixed-use project. The site is owned by Nevada County, who will retain ownership and lease the property for a period of 99 years pursuant to a disposition and development agreement with developer. The County Board of Supervisors will retain responsibility for reviewing and approving the design and development of the project, which will be built and operated by applicant on behalf of the County.

Brunswick Commons is a proposed 41-unit affordable rental apartment project, designed to provide housing targeting the homeless and mentally ill. A single residential building, plus off-street parking, a community garden, a barbecue/picnic area, bicycle lockers, and a playground area, will occupy 2.32± acres of the 5-acre parcel. The project will include a mix of 33 one-bedroom units and 8 two-bedroom units. A community center also located in the building will provide an office, maintenance room, computer learning center, exercise room, community room with a communal kitchen, and laundry facilities. Supportive services for residents will be provided within the community center facility.

Construction will be wood frame supported by perimeter foundations with concrete slab flooring. Due to the slope of the site, the east (uphill) side of the building will be two stories, and the west (downhill) side will be three stories.

The project applicant has requested a density bonus, based on a restriction of all units (except the manager's) to homeless households earning40% of the AreaMedianIncome(AMI) or below. This will allow the third story, a maximum height of 42', and a unit density of 17.67 per acre, compared to zoning limits of 2 stories, 35 feet, and 15 units per acre.

A 1± acre portion of the parcel, south of the apartments, will be the site of a County Resource Center, intended to provide social services to project residents as well as other members of the community in need. The facility will be a 10,558 sq. ft. building that will provide services for homeless individuals and families. The services to be provided include self-care facilities, general mail service/lockers, facilities and services for pets of the homeless, case management services, housing services, mental health services, substance abuse services, benefit/application services, veterans benefit services, self-help groups/meetings, domestic violence counseling/ resources, legal aid, disability and advocacy services, employment services, and transportation services. Brunswick Commons Resource Center will also provide nine Transitional Housing units that will be available to support the process of moving the individual and family clients into permanent housing.

A 20' by 275' strip of land extend from the west side of the site to Sutton Way. A pedestrian path will be constructed within this strip, connecting the apartments and the resource center to Sutton Way. A 1.7± acre portion, in the northwest area of the parcel, will remain undeveloped at this time.

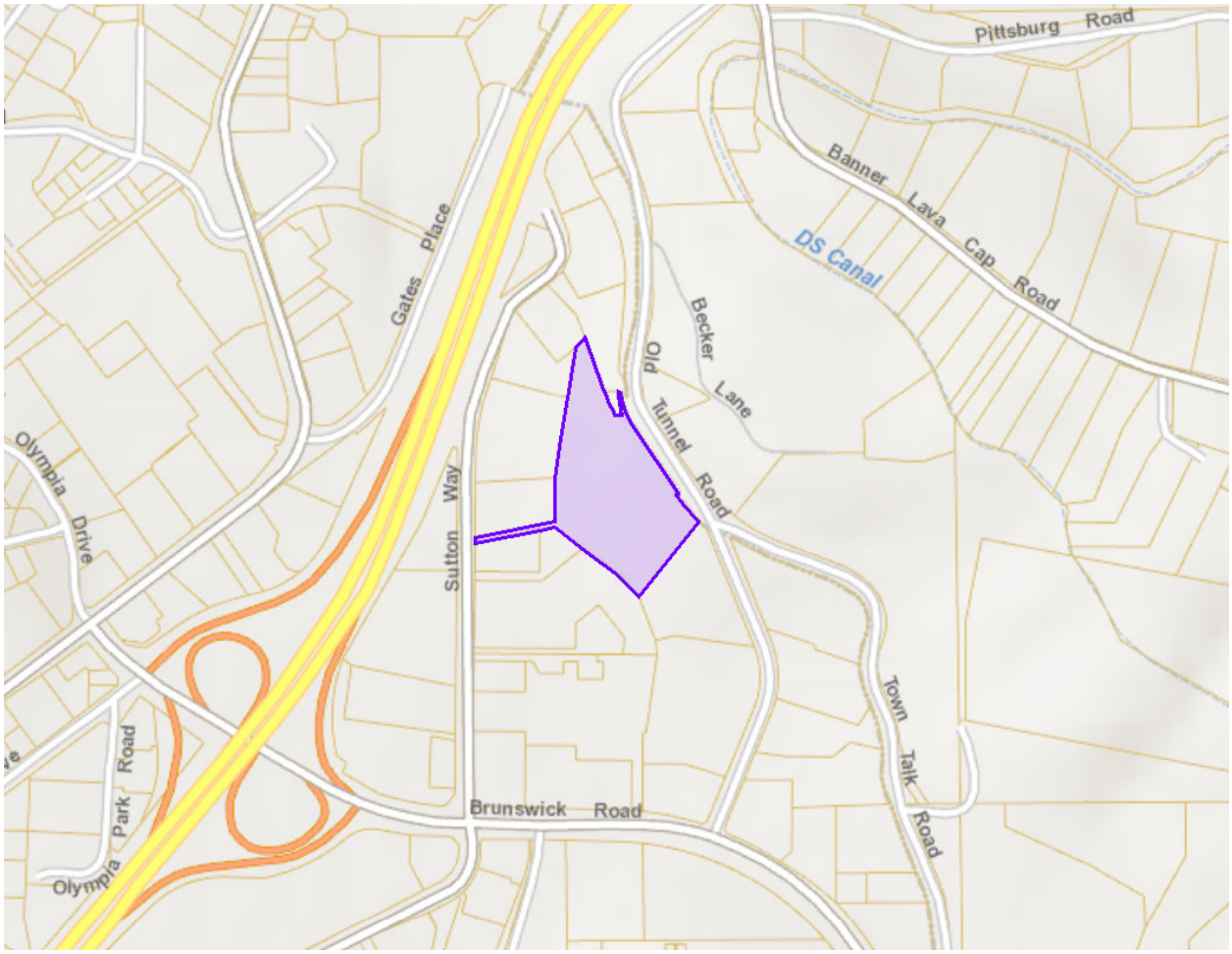

Figure 1. Project location

Project Location Description and Surrounding Land Zoning and Uses:

The subject property consists of an irregularly-shaped 5.0± acre parcel, located on the west side of Old Tunnel Road just north of the intersection of Town Talk Road, in the City of Grass Valley, Nevada County, California. The street address is 936 Old Tunnel Road; Assessor's Parcel number is 035-400-054. The site is within the city limit of Grass Valley; adjacent lands to the northeast across Old Tunnel Road are outside the city. The site is sloped down to the southwest, and is covered with ponderosa pine forest. The site is accessed from Old Tunnel Road, with a narrow strip of land also connecting to Sutton Way.

The property is designated in the Grass Valley General Plan as Office-Professional. Downslope (west and southwest) of the site is a shopping center and commercial area along Sutton Way. Anchor tenants in the shopping center include a Safeway supermarket and a CVS pharmacy. Various small restaurants and retail establishments also occupy space in the shopping center. East of the shopping center are professional offices and free-standing retail businesses.

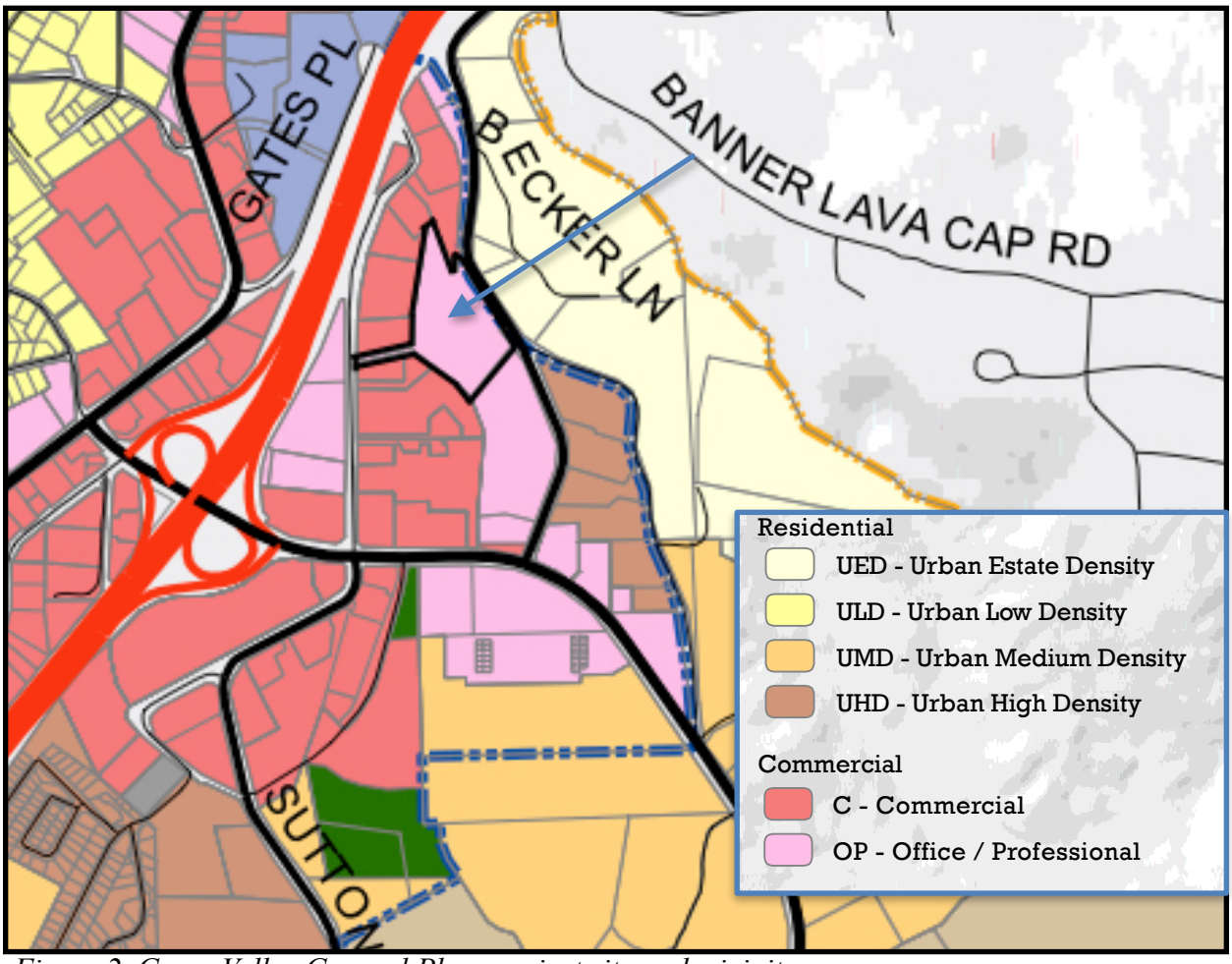

Figure 2. Grass Valley General Plan; project site and vicinity

Figure 4. Proposed Apartments

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BRUNSWICK COMMON'S RESOURCE CENTER

NEVADA COUNTY HOSPITALITY HOUSE

Proj. No.:	2018023
Date:	4/15/2019
Scale:	
Drawn By:	RMW

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SCHEMATIC PERSPECTIVE

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BRUNSWICK COMMON'S RESOURCE CENTER

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Figure 5. Resource Center

Figure 6. Resource Center floor plan

Other Permits Which May Be Necessary:

The project site is crossed by an ephemeral drainage, which enters the property through a culvert under Old Tunnel Road, and enters the city storm drain system beneath the adjacent shopping center. Due to site grading restrains, this channel will need to be placed in a culvert for its entire length. A permit will be required from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act for placement of fill into Waters of the United States. The project is expected to qualify under Nationwide Permit 39, as an impact of less than one-half acre. Water Quality Certification, under Section 401 of the Clean Water Act, will be required from the Regional Water Quality Control Board in order to validate the permit.

Fire plans will need approval from the Grass Valley Fire Department.

Building permits will be issued by the Nevada County Building Department.

Tribal Consultation:

Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc?

California Native American Tribes with ancestral land within the project area were provided notification of the project as a part of the Cultural Resources Study. The United Auburn Indian Community (UAIC) requested consultation on March 26, 2019, and provided requested mitigation measures. The California Native American Tribes will be sent a Notice of Availability for Public Review and Notice of Intent to Adopt a Mitigated Negative Declaration for this project, which will allow the California Native American Tribes the opportunity to comment on the analysis of environmental impacts. Mitigation has been included in Sections 5 and 18 of this Initial Study to address a plan for further consultation, if needed.

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. Agriculture / Forestry Resources	_X_	3. Air Quality
_X_	4. Biological Resources	_X_	5. Cultural Resources	__	6. Energy
_X_	7. Geology / Soils	__	8 Greenhouse Gas Emissions	__	9. Hazards / Hazardous Materials
X	10. Hydrology / Water Quality	__	11. Land Use / Planning	__	12. Mineral Resources
__	13. Noise	__	14. Population / Housing	__	15. Public Services
__	16. Recreation	_X_	17. Transportation	_X_	18. Tribal Cultural Resources
___	19. Utilities / Service Systems	__	20. Wildfire	_X_	21. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures

Mitigation Monitoring Matrix:

MEASURE	MONITORING AUTHORITY	WHEN IMPLEMENTED
3A: Implement dust control measures.	Northern Sierra Air Quality Management District	Prior to issuance of Grading Permits, Building Permits or Improvement Plans; ongoing during construction
3B: Minimize Construction Equipment Idling.	Planning and Building Department, Code Compliance Division	Prior to issuance of Grading Permits, Building Permits or Improvement Plans; ongoing during construction

3C: Use Alternative Methods to Open Burning for Vegetation Disposal	Northern Sierra Air Quality Management District	Prior to issuance of Grading Permits, Building Permits or Improvement Plans; ongoing during construction
3D: Comply with the Asbestos Airborne Toxic Control Measure	Northern Sierra Air Quality Management District	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
4A: Avoid impacts to nesting raptors and migratory birds.	Nevada County Planning Department	Prior to tree removal
4B: Authorization to fill wetlands and other Waters of the U.S. under the Section 404 of the federal CWA must be obtained	Nevada County Planning Department; U. S. Army Corps of Engineers	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
4C: A Water Quality Certification or waiver pursuant to Section 401 must be obtained	Nevada County Planning Department; Regional Water Quality Control Board	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
4D: A Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code must be obtained	Nevada County Planning Department; California Department of Fish and Wildlife	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
5A: Halt work and contact the appropriate agencies if Cultural Resources are discovered during construction	Nevada County Planning Department	If Cultural Resources are discovered
7A: Prepare and Implement an Erosion and Sediment Control Plan	Nevada County Planning Department	Prior to issuance of Grading Permits, Building Permits or Improvement Plans; ongoing during construction
7B: Prepare a Final Soils and Geotechnical Report for Project Grading and Structural Work	Nevada County Planning Department	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
7C: Limit the grading season.	Nevada County Planning Department	Prior to issuance of Grading Permits, Building Permits or Improvement Plans
17A: Limit Timing of Soil Import.	Planning and Building Department,	Approval of grading and improvement plans; ongoing during construction
18A: If potential tribal cultural resources are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within 100 feet of the find	Nevada County Planning Department and United Auburn Indian Community	A note shall be shown on the final grading plans; During construction, if a discovery is made
18B. A minimum of seven days prior to beginning soil disturbance, activities, the United Auburn Indian Community (UAIC) shall be invited to inspect the project site.	Nevada County Planning Department and United Auburn Indian Community	Prior to start of construction. Construction contractor to provide documentation to Nevada County Planning Department that contact was made.

18C. A consultant and construction worker tribal cultural resources awareness brochure and training program will be developed	Nevada County Planning Department and United Auburn Indian Community	Prior to issuance of Grading Permits, Building Permits or Improvement Plans

***Mitigation Measure 3A*:** Implement dust control measures. Prior to the approval of any Grading or Building Permits, to reduce short-term construction impacts, all future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:

- The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
- All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust form leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
- All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
- Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans
Reporting: Approval of the grading permit and improvement plans
Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3B: Minimize Construction Equipment Idling. In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: "During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor."

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans

Reporting: Planning Department approval of Grading Permits or Building Permits / Complaint driven
Responsible Agencies: Planning and Building Department, Code Compliance Division

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. 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 Permits, Building Permits or Improvement Plans and during construction
Reporting: Approval of the grading permit and improvement plans
Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3D: Comply with the Asbestos Airborne Toxic Control Measure (ACTM) for construction. If serpentine, ultramafic rock, or naturally occurring asbestos is discovered during construction or grading, the Northern Sierra Air Quality Management District shall be notified no later than the following business day and specific requirements contained in Section 93105 of Title 17 of the California Code of Regulations shall be strictly complied with. This measure shall be included as a note on all grading and improvement plans.

Timing: Prior to issuance of the grading permits and improvement plans and during grading activity
Reporting: Approval of the grading permit and improvement plans
Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 4A: Avoid impacts to nesting raptors and migratory birds. If construction occurs between February 1 and August 31, pre-construction surveys for nesting raptors and migratory birds shall be conducted pursuant to California Department of Fish and Wildlife requirements and according to the Migratory Bird Treaty Act. These surveys should be accomplished within 7 days prior to commencement of grading activities. If a legally-protected species nest is located in a tree for removal, the removal shall be deferred until after August 31 or until the adults and young are no longer dependent on the nest, as determined by a qualified biologist.

If any active nests are located onsite, an appropriate no disturbance buffer zone shall be established around the nests, as determined by the qualified biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or until the young have successfully fledged. Buffer zones are 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found in areas of work, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species and daily monitoring is required to ensure that the nest is not disturbed and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied.

Timing: Prior to tree removal
Reporting: Approval of the grading and improvement permits

Responsible Agency: Nevada County Planning Department

Mitigation Measure 4B: Authorization to fill wetlands and other Waters of the U.S. under the Section 404 of the federal CWA (Section 404 Permit) must be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Mitigation measures will be developed as part of the Section 404 Permit to ensure no-net-loss of wetland function and values. To facilitate such authorization, an application for a Section 404 Permit for the Project will be prepared and submitted to USACE and will include direct, avoided, and preserved acreages to Waters of the U.S. Mitigation for impacts to Waters of the U.S. typically consists of a minimum of a 1:1 ratio for direct impacts; however final mitigation requirements will be developed in consultation with USACE.

Timing: Prior to issuance of the grading and improvement permits
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department, U.S. Army Corps of Engineers

Mitigation Measure 4C: A Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions. Pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State within the Project site will be developed in consultation with the RWQCB.

Timing: Prior to issuance of the grading and improvement permits
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department, Regional Water Quality Control Board

Mitigation Measure 4D: A Streambed Alteration Agreement (SAA) pursuant to Section 1602 of the California Fish and Game Code must be obtained for any activity that will impact the bed, bank, or channel of any river, stream, or lake. Mitigation measures will be developed during consultation with CDFW as part of the SAA permit process to ensure protections for affected fish and wildlife resources.

Timing: Prior to issuance of the grading and improvement permits
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department, California Department of Fish and Wildlife

Mitigation Measure 5A: Halt work and contact the appropriate agencies if Cultural Resources are discovered during construction. All equipment operators and employees involved in any form of ground disturbance 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 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 grading and construction plans for any future projects.

Timing: Prior to issuance of future grading permits or improvement plans
Reporting: Agency approval of permits or plans
Responsible Agency: Nevada County Planning Department

Mitigation Measure 7A: Prepare and Implement an Erosion and Sediment Control Plan. Prior to issuance of a Grading Permit or improvement plans for all project-related grading including driveway construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:

1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and Low Impact Development (LID)/post-construction standards that include a hydromodification component and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.

2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.

3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding native ecosystem.

4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

5. All construction and grading plans shall include a Note outlining the requirements provided below to ensure there is no introduction of noxious Weeds onto the subject parcel. If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch Broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that it does not transport noxious weeds into the project area.

6. To ensure the proper timely implementation of all Standard Construction Conditions, the applicant shall distribute copies of these measures and any other permit requirements to the contractors prior to construction commencing.

Timing: Prior to Issuance of Grading Permit or Building Permit and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits.
Responsible Agency: Planning Department and Building Department

Mitigation Measure 7B: Prepare a Final Soils and Geotechnical Report for Project Grading and Structural Work. Prior to issuance of a Grading Permit or improvement plans, a final Soils and Geotechnical Report shall be shall be prepared a licensed engineer and submitted to the Nevada County Planning and Building Departments, and recommendations therein followed for all subsequent grading and structural work. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.

Timing: Prior to issuance of the Grading Permit and improvement plans
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department, Department of Public Works, Building Department

Mitigation Measure 7C: Limit the grading season. Grading plans shall include the time of year for construction activities. No grading shall occur after October 15 or before May 1 unless the Chief Building Inspector or his/her authorized agent determines project soil conditions to be adequate to accommodate construction activities.

Timing: Prior to issuance of the grading permits or improvement plans
Reporting: Agency approval of permits or plans
Responsible Agency: Building Department

Mitigation Measure 17A: Limit Timing of Soil Import. The importation of soil material from off-site shall only be hauled to the project site during non-peak hours (9 am to 4 pm), Monday through Friday. The importation of activities shall meet all identified noise thresholds and dust control measures shall implemented at the project site. Grading plans shall include a Note that reflects the restricted hours and days for soil import activities.

Timing/Plan Requirements: A note shall be shown on the final grading plans
Reporting: Approval of grading and improvement plans
Responsible Agency: Planning and Building Departments

Mitigation Measure 18A: If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from a traditionally and culturally affiliated Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. 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, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless requested by the Tribe.

Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

Timing: A note shall be shown on the final grading plans; During construction, if a discovery is made
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department and United Auburn Indian Community

Mitigation Measure 18B. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the United Auburn Indian Community (UAIC) of the proposed earthwork start-date. A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

Timing: A note shall be shown on the final grading plans; During construction, if a discovery is made
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department and United Auburn Indian Community

Mitigation Measure 18C. A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will 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 program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.

Timing: Prior to issuance of the grading permits or improvement plans
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department and United Auburn Indian Community

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). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration is to be prepared. If an EIR is determined to be necessary based on the conclusions of the Initial Study, the checklist is used to focus the EIR on the effects determined to be potentially significant. 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 Measures** 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 located at the edge of the City of Grass Valley in western Nevada County. The area is a transition from the more densely developed urban area within the city to the unincorporated rural County. The terrain slopes down from Old Tunnel Road on the northeast side to the rear of a shopping center on Sutton Way. The elevation ranges from about 2,650 to 2,750 feet above mean sea level. The site is covered in Sierran mixed conifer forest dominated by ponderosa pine, incense cedar and scattered black oak.

Except as provide in Public Resources Code Section 21099, would the proposed 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?			X		A, L
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X	A, L, 18

Except as provide in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		A
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X		A

Impact Discussion

1 a, c. The project site is viewable from Brunswick Road, Sutton Way, and the SR 20/49 freeway. From all of these viewing angles, the foreground view is of the Safeway/CVS shopping center. An apartment building and a resource center on the hill above and behind the shopping center will blend into the foreground and will not significantly alter the view. In addition, the site will not be fully cleared; retention of trees on the lower portion of the property will partially screen the view from below. **Less than Significant Impact.**

1 b. The project site is not located on a state scenic highway and does not house scenic resources. Therefore, there would be no impact related to damaging scenic resources on a state scenic highway. **No impact.**

1 d. Exterior lighting on the project buildings and of the parking lot will be downward-directed, and designed not to illuminate off-site. To the extent that outdoor lighting is visible form off-site, it will blend with the lighting of the shopping center. **Less than Significant Impact.**

Mitigation Measures

None.

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting

The project site is mapped as "Urban and Built-Up" as the farmland designation by the California Department of Conservation (2016). Neither the site nor any neighboring sites have been determined to contain any Important Farmlands. There are no known agricultural resources in the vicinity of the project. The project site does not contain any land within a Williamson Act contract, nor is the parcel within a Timberland Production Zone.

Would the proposed 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 Department of Conservation's Division of Land Resource Protection, to non-agricultural use?				X	A, 7
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				X	A, 18
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X	A, 18
d. Result in the loss of forest land or conversion of forest land to non-forest use?			X		A, 21
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?				X	A, L, 7

Impact Discussion

2 a. The subject parcel is identified as Urban and Built-Up Land and therefore does not contain any Important Farmlands as identified by the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection. Parcels which are located to the northeast of the subject parcel are zoned Residential - Urban Estate Density, and are identified as Other Land on the Farmland Mapping and Monitoring Program and have been developed with single-family residences. **No impact.**

2 b. Neither the subject parcel, nor any adjacent parcel, has a recent history of agricultural use, and are not currently used for agricultural purposes. None are zoned or designated as Farmland, nor are they within a Williamson Act Contract. **No impact.**

2 c. The subject parcel is not within a Timberland Production Zone. **No impact.**

2 d. The project site is currently forested land, and will be converted to non-forest use. The site is located within the City of Grass Valley, is adjacent to urbanized property, and is not used for timber resources. **Less than Significant Impact.**

2 e. The project site is within the City of Grass Valley, and is adjacent to urbanized land. No agricultural land is nearby. **No impact.**

Mitigation Measures

None.

3. AIR QUALITY

Existing Setting

Nevada County is located in the Mountain Counties Air Basin. The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State and Federal air quality standards have been established for specific "criteria" air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. In addition, there are State standards for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. State standards are called California Ambient Air Quality Standards (CAAQS) and federal standards are called National Ambient Air Quality Standards (NAAQS). NAAQS are composed of health-based primary standards and welfare-based secondary standards.

Western Nevada County is classified as a Serious Nonattainment Area for the 2008 ozone NAAQS and Moderate Nonattainment for the 2015 ozone NAAQS. It is also Nonattainment for the ozone CAAQS. The area is also Marginal Nonattainment for the 2008 ozone NAAQS and is Nonattainment for the ozone CAAQS. Most of western Nevada County's ozone is transported to the area by wind from the Sacramento area and, to a lesser extent, the San Francisco Bay Area. 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. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours.

Nevada County is also Nonattainment for the PM10 CAAQS, but Unclassified for the PM10 NAAQS due to lack of available recent data. The number after "PM" refers to maximum particle size in microns. PM10 is a mixture of dust, combustion particles (smoke) and aerosols, whereas PM2.5 is mostly smoke and aerosol particles. PM2.5 sources include woodstoves and fireplaces, vehicle engines, wildfires and open burning. PM10 sources include the PM2.5 plus dust, such as from surface disturbances, road sand, vehicle tires, and leaf blowers. Some pollen and mold spores are also included in PM10, but most are larger than 10 microns. All of Nevada County is Unclassifiable/Attainment for the PM2.5 NAAQS and Unclassified for the PM2.5 CAAQS (US Environmental Protection Agency, 2015).

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 western Nevada County; however, the area of the project site is not mapped as an area that is likely to contain natural occurrences of asbestos (California Department of Conservation, 2000, Northern Sierra Air Quality Management District).

Would the proposed 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.		X			A,G, 25
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?		X			A,G,25

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Expose sensitive receptors to substantial pollutant concentrations?		X			A,G
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X	A,G
e. Generate substantial smoke ash or dust?		X			A,G

Impact Discussion

3 a. As shown below on Table 2, it is anticipated that long-term development of the project site would have little effect as the residential apartments and resource center will not involve activities that generate significant quantities of air pollutants.

The proposed project would result in short-term project construction activities which have the potential to generate dust and impact local ambient air quality with grading and excavation as well as construction activities from site preparation. The preliminary grading plan for the project projects a total volume of 3,539 cubic yards of cut and 13,337 cubic yards of fill, for a net import of fill soil of almost 10,000 cubic yards.

Grass Valley's General Plan does not contain a specific Air Quality Element. It makes several general comments about how encouraging non-motorized transportation and reducing wildfire risk are beneficial for air quality. Policy 17-COSI states that the City will "[i]ncorporate applicable mitigation measures specified in the *Indirect Source Review Guidelines of the Northern Sierra Air Quality Management District, 1996-1997*, in all future discretionary land use approvals."

Northern Sierra Air Quality Management District Rule 226 requires dust control measures. A dust control plan must be submitted to and approved by the Air Pollution Control Officer before topsoil is disturbed on any project where more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed. Mitigation Measure 3A below addresses this requirement.

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. In addition, based on the County's review of the NSAQMD Rules and Guidelines for Assessing and Mitigation Air Quality Impacts of Land Use Projects, it appears several of the objectives of the NSAQMD regulations are achieved through the application of mitigation measures provided below and due to the size and type of the project. This includes the fact the proposed buildings will not utilize wood heat, the minimization of heavy equipment idling times, use of alternative methods to open burning for vegetation disposal, and the compliance with Asbestos Airborne Toxic Control Measures.

Therefore, given the above discussion, the project itself will not violate any established policies or standards for the protection of air quality nor would it conflict with or obstruct implementation of any quality plan. **Less than significant impact with mitigation.**

3 b-e. 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 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. The proposed project would result in a temporary but incrementally small net increase in pollutants due to construction vehicle and equipment emissions. However, Mitigation Measure 3A, as well as compliance with the applicable grading ordinance, would reduce impacts to the extent that the project would not contribute to a cumulatively considerable net increase for ozone and PM10, for which the County is in non-attainment. **Less than Significant Impact**.

Construction and Operational Impacts

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated with both construction and operation of land use projects. Using the parameters specific to this proposed project, the CalEEMod model identified potential increases in the pollutants of concern during various stages of the construction phase of the project (CalEEMod Version 2016.3.2). Construction including site preparation and grading was assumed to occur over a period of a year provide a conservative analysis. The highest amount in any given year over the life of construction was used, with the default variables for a typical low-rise apartment development and a general office building were used. The impacts associated with the cut and fill volumes identified in the preliminary grading plan are also included here.

Table 1. Project Construction Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	8.73 lbs/day (1.5929 tons/year)
ROG	24-136 lbs/day	4.75 lbs/day (0.8671 tons/year)
PM10	79-136 lbs/day	0.86 lbs/day (0.1577 tons/year)
CO	N/A	7.73 lbs/day (1.4110 tons/year)
*These thresholds are “Level B” in NSAQMD’s Guidelines. All projects require basic mitigations under Level A, which is under 24 pounds per day of any pollutant shown above.		

As shown above on Table 1, although all pollutant levels would increase marginally with the project, none would exceed thresholds established by NSAQMD. Although PM10 is not anticipated to exceed the per diem threshold adopted by NSAQMD, this constituent has been identified in Nevada County as exceeding ambient air quality standards and

should be mitigated to the extent possible through dust control measures such as watering and stabilizing of excavated materials, slow vehicle speeds on-site, and halting work during windy periods as required in Mitigation Measure 3A.

Short-term project construction activities have the potential of generating dust and impacting the local ambient air quality with grading and excavation, vegetation removal, and construction activities from site preparation, the installation of underground utilities, and associated storm water detention facilities. If improperly managed or controlled, and depending upon the time of year and air conditions, the construction activities associated with this project may have the potential to produce off-site dust impacts. The NSAQMD therefore recommends mitigation during the construction phase of this project including Mitigation Measure 3B requiring that diesel construction equipment not be idled for more than 5 minutes to prevent smoke and ozone precursors and a requirement for alternatives to open burning of cleared vegetation, as outlined in Mitigation Measure 3C.

As shown below on Table 2, it is anticipated that long-term development of the project site would have little effect on ambient air quality.

Table 2. Project Operation Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	3.98 lbs/day (0.7265 tons/year)
ROG	24-136 lbs/day	2.84 lbs/day (0.5174 tons/year)
PM10	79-136 lbs/day	2.22 lbs/day (0.4052 tons/year)
CO	N/A	14.25 lbs/day (2.5999 tons/year)
*These thresholds are “Level B” in NSAQMD’s Guidelines. All projects require basic mitigations under Level A, which is under 24 pounds per day of any pollutant shown above.		

Ultramafic Rock

The project site has the potential to contain ultramafic rock according to the Northern Sierra Air Quality Management District. Ultramafic rock may contain naturally occurring asbestos, a cancer-causing agent. Disturbance of this rock and nearby soil during project construction can result in the release of microscopic cancer-causing asbestos fibers into the air, resulting in potential health and safety hazards. Health risks related to project grading would be reduced by the incorporation of Mitigation Measure 3D, which would require compliance with the Asbestos Airborne Toxic Control Measure (ACTM) for construction.

Impact: **Less than significant with mitigation.**

Mitigation Measures

***Mitigation Measure 3A*:** Implement dust control measures. Prior to the approval of any Grading or Building Permits, to reduce short-term construction impacts, all future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality

Management District, which shall be noted on all grading plans and shall be included in project bidding documents:

- The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
- All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust form leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
- All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
- Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans
Reporting: Approval of the grading permit and improvement plans
Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3B: Minimize Construction Equipment Idling. In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: "During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor."

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans
Reporting: Planning Department approval of Grading Permits or Building Permits / Complaint driven
Responsible Agencies: Planning and Building Department, Code Compliance Division

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. 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 Permits, Building Permits or Improvement Plans and during construction
Reporting: Approval of the grading permit and improvement plans
Responsible Agency: Northern Sierra Air Quality Management District

***Mitigation Measure 3D**:* Comply with the Asbestos Airborne Toxic Control Measure (ACTM) for construction. If serpentine, ultramafic rock, or naturally occurring asbestos is discovered during construction or grading, the Northern Sierra Air Quality Management District shall be notified no later than the following business day and specific requirements contained in Section 93105 of Title 17 of the California Code of Regulations shall be strictly complied with. This measure shall be included as a note on all grading and improvement plans.

Timing: Prior to issuance of the grading permits and improvement plans and during grading activity
Reporting: Approval of the grading permit and improvement plans
Responsible Agency: Northern Sierra Air Quality Management District

4. BIOLOGICAL RESOURCES

Existing Setting

The proposed project is sited on sloping terrain within an elevation range of about 2,650 and 2,750 feet above Mean Sea Level. Vegetation on most of the site is ponderosa pine forest. This vegetation community is characterized by a tall tree canopy dominated primarily by ponderosa pine. Other tree species present in the overstory include incense cedar (Calocedrus decurrens) and California black oak (Quercus kelloggii). The understory of this plant community is sparsely vegetated with blue wild rye (Elymus glaucus), pink honeysuckle (Lonicera hispidula), Himalayan blackberry (Rubus armeniacus), and Scotch broom (Cytisus scoparius). Openings in the tree canopy are dominated by white leaf manzanita (Arctostaphylos viscida), and buck brush (Ceanothus cuneatus), and blue wild rye.

Disturbed portions of the site include a narrow portion of the Project site that extends to the west through a landscaped portion of the adjacent shopping center, and a disturbed area in the southwest portion of the site. These areas appear frequently disturbed by vehicles and/or pedestrians. The disturbed areas are dominated by hedge parsley (Torilis arvensis).

One ephemeral drainage, of 0.038 acre in area, occurs in the southeastern portion of the Project site. Ephemeral drainages are linear features that exhibit a bed and bank and an ordinary high-water mark. These features typically convey runoff for short periods of time during and immediately following rain events and are not influenced by groundwater sources at any time during the year. This feature is a steep, narrow, deeply incised channel that enters the property via a culvert under Old Tunnel Road. It is primarily unvegetated due to scour. Portions are sparsely vegetated with Himalayan blackberry and umbrella sedge (Cypress eragrostis).

Would the proposed 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?		X			21
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?				X	21
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?		X			21
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?				X	21
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	21
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	21
g. Introduce any factors (light, fencing, noise, human presence and/or domesticated animals) which could hinder the normal activities of wildlife?				X	21

Impact Discussion

4 a. A Biological Resources Assessment was conducted for the project site by ECORP, Inc., of Rocklin, CA. The Assessment identified two species listed as threatened under both state and federal endangered species acts, with a low potential to occur on the project site, due to the presence of marginal habitat. They are the fisher *(Pekania pennanti)* and the Sierra Nevada red fox *(Vulpes vulpes necator)*.

An additional 22 species considered rare, or listed as Species of Special Concern by the California Department of Fish and Wildlife, but not listed as threatened or endangered:

Common Name (Scientific Name)	Habitat Description	Potential To Occur Onsite
Sanborn's onion (Allium sanbornii var. sanbornii)	Chaparral, cismontane woodland, and lower montane coniferous forests, usually with gravelly, serpentinite soils (853'–4,954').	Low Potential-marginal habitat present onsite.

True's manzanita (Arctostaphylos mewukka ssp. truei)	Chaparral or lower montane coniferous forest, sometimes on roadsides (1,394'–4,560').	Potential-suitable habitat present onsite.
Brandegee's clarkia (Clarkia biloba ssp. brandegeeae)	Chaparral, cismontane woodlands, and lower montane coniferous forest often along roadcuts (246'– 3,002').	Potential-suitable habitat present onsite.
Streambank spring beauty (Claytonia parviflora ssp. grandiflora)	Occurs in rocky cismontane woodland (820'–3,937').	Low potential-marginal habitat present onsite.
California lady's–slipper (Cypripedium californicum)	Usually within serpentinite seeps and streambanks of bogs and ferns, and lower montane coniferous forest (98'–9,022').	Low potential-marginal habitat present onsite.
Northern Sierra daisy (Erigeron petrophilus var. sierrensis)	In sometimes serpentinite cismontane woodland, lower montane coniferous forest, and upper montane coniferous forest (984'–6,801').	Low potential-marginal habitat present onsite.
Butte County fritillary (Fritillaria eastwoodiae)	Chaparral, cismontane woodland, and openings in lower montane coniferous forest and occasionally is found on serpentinite soils (164'–4,921').	Potential-suitable habitat present onsite.
Finger rush (Juncus digitatus)	Openings within cismontane woodland and lower montane coniferous forest, as well as xeric vernal pools (2,165'–2,592).	Potential- suitable habitat present onsite.
Dubious Pea (Lathyrus sulphureus var. argillaceus)	Cismontane woodland, lower montane coniferous forest and upper montane coniferous forest. (492'–3,051').	Potential-suitable habitat present onsite.
Humboldt Lily (Lilium humboldtii ssp. humboldtii)	Occurs in openings within chaparral, cismontane woodland, and lower montane coniferous forest (295'– 4,199').	Potential-suitable habitat present onsite.
Elongate copper moss (Mielichhoferia elongata)	Metamorphic rock, usually acidic, usually vernally mesic, often roadsides, sometimes carbonate within broad-leafed upland forest, chaparral, cismontane coniferous forest, meadows and seeps, and subalpine coniferous forest. (0'–6,430').	Low potential-marginal habitat present onsite.
Cedar Crest popcornflower (Plagiobothrys glyptocarpus var. modestus)	Cismontane woodland and mesic valley and foothill grasslands (108'–2,945).	Potential-suitable habitat present onsite.
Sierra blue grass (Poa sierrae)	Lower montane coniferous forest openings (1,198'–4,921').	Potential-suitable habitat present onsite.
Brownish beaked–rush (Rhynchospora capitellata)	Mesic areas in lower montane coniferous forest, upper montane coniferous forests, meadows, seeps, marshes, and swamps (148'–6,562').	Low potential-marginal habitat present onsite.
Long–fruit jewelflower (Streptanthus longisiliquus)	Openings in cismontane woodland and lower montane coniferous forest (2,346'–4,921').	Potential-suitable habitat present onsite.
Blainville's (Coast) horned lizard (Phrynosoma blainvillii formerly Phrynosoma coronatum frontale)	Formerly a wide-spread horned lizard found in a wide variety of habitats, often in lower elevation areas with sandy washes and scattered low bushes. Also occurs in Sierra Nevada foothills. Needs open areas for basking, but with bushes and shaded areas for cover. A dietary specialist on native ants.	Low potential to occur.
Cooper's hawk (Accipiter cooperii)	Nests in trees in riparian woodlands in deciduous, mixed and evergreen forests, as well as urban landscapes	Potential to occur.
Fisher- West Coast Distinct Population Segment (Pekania pennanti)	Northern coniferous and mixed forests of Canada and northern United States.	Low potential to occur.

Ringtail (Bassariscus astutus)	Rare, permanent resident of the Sierra Nevada, Cascade, and Klamath mountain ranges. Occur in intermediate to large- tree coniferous forests and deciduous riparian habitats. Dens are generally found in cavities of trees but can also be in brush piles and logs.	Low potential to occur.
Sierra Nevada red fox (Vulpes vulpes necator)	Found in the Cascades in Siskiyou County, and from Lassen County south to Tulare County, rare in the Sierra Nevada. Sierra Nevada populations may be found in a variety of habitats, including alpine dwarf-shrub, wet meadow subalpine conifer, lodgepole pine, red fir, aspen, montane chaparral, montane riparian, mixed conifer, and ponderosa pine. Most sightings in Sierra Nevada area above 7,000 feet but range from 3,900 to 11,900 feet.	Low potential to occur.
Townsend's big-eared bat (Corynorhinus townsendii)	Caves, mines, buildings, rock crevices, trees.	Low potential to occur.

If any of these species are actually present on the site, the project will have an adverse effect on them. Mitigation measures will include in-season surveys to confirm presence/absence of each species, and consultation with CDFW in the event any are found to be present.

4 b, d, e, f. The Biological Resources Assessment identified no sensitive communities present on the site. The site is not a wildlife corridor or nursery area, there are no local polices or habitat conservations plans that apply. **Less than significant impact with mitigation.**

4 c. An ephemeral drainage is present on the site. Because it is saturated only during and immediately after rains, and has minimal vegetation, it is not a wetland. It is, however, a Water of the United States, and federal and state permits will be required to place fill in this area. Due to site grading and drainage constraints, the entire 0.038 acre drainage will be either filled or otherwise impacted, with a pipe placed to convey flows. Permits will be required from the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the State Water Resources Control Board, as described in Mitigation Measures 4B-D. Specific mitigation activities will be defined by the terms and conditions of those permits. **Less than significant impact with mitigation.**

Mitigation Measures

Mitigation Measure 4A: Avoid impacts to nesting raptors and migratory birds. If construction occurs between February 1 and August 31, pre-construction surveys for nesting raptors and migratory birds shall be conducted pursuant to California Department of Fish and Wildlife requirements and according to the Migratory Bird Treaty Act. These surveys should be accomplished within 7 days prior to commencement of grading activities. If a legally-protected species nest is located in a tree for removal, the removal shall be deferred until after August 31 or until the adults and young are no longer dependent on the nest, as determined by a qualified biologist.

If any active nests are located onsite, an appropriate no disturbance buffer zone shall be established around the nests, as determined by the qualified biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of

the breeding season or until the young have successfully fledged. Buffer zones are 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found in areas of work, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species and daily monitoring is required to ensure that the nest is not disturbed and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied.

Timing: Prior to tree removal
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department

Mitigation Measure 4B: Authorization to fill wetlands and other Waters of the U.S. under the Section 404 of the federal CWA (Section 404 Permit) must be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Mitigation measures will be developed as part of the Section 404 Permit to ensure no-net-loss of wetland function and values. To facilitate such authorization, an application for a Section 404 Permit for the Project will be prepared and submitted to USACE and will include direct, avoided, and preserved acreages to Waters of the U.S. Mitigation for impacts to Waters of the U.S. typically consists of a minimum of a 1:1 ratio for direct impacts; however final mitigation requirements will be developed in consultation with USACE.

Timing: Prior to issuance of the grading and improvement permits
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department, U.S. Army Corps of Engineers

Mitigation Measure 4C: A Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions. Pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State within the Project site will be developed in consultation with the RWQCB.

Timing: Prior to issuance of the grading and improvement permits
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department, Regional Water Quality Control Board

Mitigation Measure 4D: A Streambed Alteration Agreement (SAA) pursuant to Section 1602 of the California Fish and Game Code must be obtained for any activity that will impact the bed, bank, or channel of any river, stream, or lake. Mitigation measures will be developed during consultation with CDFW as part of the SAA permit process to ensure protections for affected fish and wildlife resources.

Timing: Prior to issuance of the grading and improvement permits
Reporting: Approval of the grading and improvement permits
Responsible Agency: Nevada County Planning Department, California Department of Fish and Wildlife

5. CULTURAL RESOURCES

Existing Setting

Much of Nevada County is the traditional home to the Nisenan or Southern Maidu nation. The Nisenan had permanent settlements along major rivers in the Sacramento Valley and foothills, and would travel yearly into higher elevations to hunt or gather seasonal plant resources. The Hill Nisenan lived along the foothills of the Sierra Nevada, primarily in small villages with family groups living outside the area of the main village. The main village was located in the Grass Valley area; although the exact location has not been matched to a known archaeological site.

Non-native settlement of the area began during the California Gold Rush as early as 1848. The proposed project area lies within one of the major early mining districts of the state, the Grass Valley Mining District. In 1848, gold was discovered on Wolf Creek near Grass Valley. Although the placer mines were soon exhausted, quartz lodes were discovered that would support a very active mining industry for the next century.

The project area was inspected on February 12, 2019 by Neal Neuenschwander of Peak & Associates, Inc., who performed a complete, intensive pedestrian survey using 10-meter wide transects of the entire project area (Figure 4).

A Cultural Resource Study by Peak & Associates (March 28, 2019), found that a section of the grade associated with the former Nevada County Narrow Gauge Railroad, P-29000839/CA-NEV-1590H, was identified within the project area. The former railroad corridor/grade parallels Old Tunnel Road about 30 to 50 feet west of the road embankment. At the northern end of the project, fill associated with the berm of Old Tunnel Road has encroached on part of the former grade. Generally, the grade is about a 10’ – 12’ wide clearing with a gentle grade increasing from south to north. The former railroad grade no longer has tracks, ties, trestles, or other indicators of previous rail activity within this inspected segment. The grade is basically indistinguishable from an unimproved dirt road. The resource no longer conveys any sense of setting, place, feeling or association or possess any integrity after its abandonment 77 years ago.

A second, previously unidentified historic period resource was identified during the February 12, 2019 field inspection. It consists of a low, about six-inch high and six-inch wide linear concrete barrier located along a southwestern facing hillside above a cut (excavation). The concrete barrier appears to have been installed to control surface erosion and protect the excavated hillside below. The barrier was likely originally installed to protect a group of homes below the excavated face that are shown on a 1949 edition of the USGS topographic map for Grass Valley. A more modern concrete section with rubber discharge hose was added to the system at some point, probably when the commercial development below was constructed. The linear concrete erosion control feature does not appear to be associated with any important person or events, nor embodies any distinctive characteristics of type, period, or method of construction, nor represents the work of a master, or possess high artistic values. It has not yielded, or may be likely to yield, information important in history.

Neither resource meets criteria to be considered an eligible historic property.

Would the proposed 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?				X	20
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	20
c. Disturb any human remains, including those interred outside of formal cemeteries?		X			20

Impact Discussion

5 a, b. No eligible historic properties or archaeological resources are present on to the project site, or within the area of potential effect. **No impact.**

5 c. There is no evidence that human remains are present on the site. As with any project involving excavation and grading, there is a potential that previously unknown remains could be discovered. The standard mitigation measure will be implemented in such an event. **Less than significant impact with mitigation.**

Mitigation Measures

Mitigation Measure 5A: Halt work and contact the appropriate agencies if Cultural Resources are discovered during construction. All equipment operators and employees involved in any form of ground disturbance 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 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 grading and construction plans for any future projects.

Timing: Prior to issuance of future grading permits or improvement plans
Reporting: Agency approval of permits or plans
Responsible Agency: Nevada County Planning Department

6. ENERGY

Existing Setting

Electric and natural gas facilities are provided in Western Nevada County by the Pacific Gas & Electric Company (PG&E). There are 5 PG&E substations within the County. Four of these

substations have distribution voltages of 12kV and one substation has a distribution voltage of 21kV. Three of the substations are served via 60kV transmission lines and two substations are served via 115kV transmission lines. The transmission lines are networked and generation for these transmission lines comes from generators located throughout the state. The transmission lines are operated by California Independent System Operators, CALISO. Propane is a common fuel source used in Nevada County by individual homes and businesses.

Would the proposed 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?				X	A, 25
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	A, D, 25

Impact Discussion

6 a, b. The proposed buildings will be new construction and will therefore be required to meet all current building standards including but not limited to the 2016 California Building Code, 2016 California Electrical Code, 2016 California Energy Code (Title 24) as well as the City of Grass Valley Building Code. As shown on the submitted floor plan and elevation drawings, the buildings would be designed to be as energy efficient as possible and would include LED lighting, double pane aluminum windows with Low "E" glazing which are designed to maintain energy efficiency as well as other requirements required by the 2016 California Energy Code. **Less than significant impact.**

Mitigation Measures

None.

7. GEOLOGY / SOILS

Existing Setting

According to the Natural Resources Conservation Service, Web Soil Survey, the property is underlain by Cohasset loam, shoulders, 3 to 20 percent slopes; Cohasset loam, backslopes, 5 to 30 percent slopes; and Secca-Rock outcrop complex, 2 to 50 percent slopes.

The Cohasset soils consist of residuum weathered from volcanic breccia and/or conglomerate. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Shrink-swell potential is low. The Secca soil consists of basic colluvium derived from igneous and metamorphic rock and/or residuum weathered from igneous and metamorphic rock. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Shrink-swell potential is high.

The County's Master Environmental Inventory shows the project site as being in an area of low potential for landslide activity and does not map the site as being near a known earthquake fault (Nevada County 1991).

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, and there are no known faults that cross through the project site. Generally, western Nevada County is located in the low intensity zone for earthquake severity.

Would the proposed 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?				**X**	A, D, L, 9, 12
b. Result in substantial soil erosion or the loss of topsoil?		**X**			A, D, L, 9, 12
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				**X**	A, D, L, 9, 12
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?		**X**			A, D, L, 9, 12
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?				**X**	A, D, L, 9, 12
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				**X**	A, D, L, 9, 12
g. Result in substantial grading on slopes over 30 percent?				**X**	A, D, L, 9, 12

Impact Discussion

7 a, c. The County's Master Environmental Inventory shows the project site as being in an area of low potential for landslide activity and does not map the site as being near a known earthquake fault (Nevada County 1991). 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, and there are no known faults that cross through the project site. Generally, western Nevada County is located in the low intensity zone for earthquake severity. The site is not geologically unstable. **No impact.**

7 b. The project is located on a parcel with an average 20% slope. While the apartment building is designed to fit onto the slope, with an additional story on the lower side of the building, site grading will be required for driveways, parking, foundations, and level outdoor use areas. A grading permit will be required, and the project will comply with all requirements of both the Nevada County and City of Grass Valley grading ordinances. The project development will require a Storm Water Pollution Prevention Plan in compliance with the National Pollutant Discharge Elimination System because these improvements would exceed one gross acre. Therefore, as required by current regulations in conformance with the State of California Regional Water Quality Control Board, Mitigation Measure 7A is recommended to require the approval of Storm Water Pollution Prevention Plan (SWPPP). In addition, the Mitigation Measure requires the approval of an Erosion and Sediment Control Plan prior to issuance of a Grading Permit or other improvement permit. **Less than significant impact with mitigation.**

7 d. The site contains soils with variable levels of shrink-swell potential. Pursuant to City and County Building Department requirements, a geotechnical report will be prepared to mitigate possible adverse impacts from excavation, such as the suitability of the underlying material. Recommendations made in the report will be implemented to assure site safety and building stability. Therefore, Mitigation Measure 7B is recommended to require the submission of a final Soils and Geotechnical Report prior to grading/building permit issuance to reduce any potential impacts with unstable soils and structural stability. **Less than significant impact with mitigation.**

7 e. The project will be served by the City of Grass Valley wastewater treatment system. City has provided a will-serve letter, which includes a statement that "[t]he owner of the Property must pay all applicable fees, charges, and assessments by COGV; submitting to COGV, and COGV's approval thereof, appropriate plans and specifications for sewer facilities serving the Property consistent with COGV's standards; and complying with applicable rules and regulations, including those of COGV." **No impact.**

7 f. There are no known paleontological resources or unique geological features in or around the project site. Being that there will be ground disturbance for grading and construction of the proposed buildings, off-street parking lot, storm water retention ponds and associated infrastructure improvements, Mitigation Measure 5A 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. **Less than significant impact with mitigation.**

7 g. Slopes on the project site are generally not steeper than 20%. **No impact.**

Mitigation Measures

***Mitigation Measure 7A*:** Prepare and Implement an Erosion and Sediment Control Plan. Prior to issuance of a Grading Permit or improvement plans for all project-related grading including

driveway construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:

1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and Low Impact Development (LID)/post-construction standards that include a hydromodification component and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.

2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.

3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding native ecosystem.

4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

5. All construction and grading plans shall include a Note outlining the requirements provided below to ensure there is no introduction of noxious Weeds onto the subject parcel. If straw bales are used for erosion control, or if straw is broadcast over seeded areas, only certified weed-free straw or rice straw shall be utilized to minimize the risk of introducing or spreading noxious weeds such as Scotch Broom, yellow star thistle, or Italian thistle. Inspect all construction equipment to ensure that it does not transport noxious weeds into the project area.

6. To ensure the proper timely implementation of all Standard Construction Conditions, the applicant shall distribute copies of these measures and any other permit requirements to the contractors prior to construction commencing.

Timing: Prior to Issuance of Grading Permit or Building Permit and throughout construction
Reporting: Planning Department Approval of Grading and Construction Permits.
Responsible Agency: Planning Department and Building Department

Mitigation Measure 7B: Prepare a Final Soils and Geotechnical Report for Project Grading and Structural Work. Prior to issuance of a Grading Permit or improvement plans, a final Soils and Geotechnical Report shall be shall be prepared a licensed engineer and submitted to the Nevada County Planning and Building Departments, and recommendations therein followed for all subsequent grading and structural work. The Nevada County Building Department shall verify

that the recommendations are being implemented during the plan review and inspection stages of the permit process.

Timing: Prior to issuance of the Grading Permit and improvement plans
Reporting: Agency approval of permits or plans
Responsible Agency: Planning Department, Department of Public Works, Building Department

Mitigation Measure 7C: Limit the grading season. Grading plans shall include the time of year for construction activities. No grading shall occur after October 15 or before May 1 unless the Chief Building Inspector or his/her authorized agent determines project soil conditions to be adequate to accommodate construction activities.

Timing: Prior to issuance of the grading permits or improvement plans
Reporting: Agency approval of permits or plans
Responsible Agency: Building Department

8. GREENHOUSE GAS EMISSIONS

Existing Setting

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. 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). CO_2 emissions are largely from fossil fuel combustion. In California, approximately 43 percent of the CO_2 emissions come from cars and trucks. Electricity generation is another important source of CO_2 emissions. 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. The adverse impacts of global warming include impacts to air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and an increase in health related problems.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through regulations to reduce emissions from stationary sources and from vehicles. The California Air Resources Board (ARB) is the State agency responsible for developing rules and regulations to cap and reduce GHG emissions. 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. Therefore, in order to satisfy CEQA requirements, projects should make a reasonable attempt to quantify, minimize and mitigate GHG emissions as feasible.

Would the proposed 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?		X			A, G, 25
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X	A, G, 25

Impact Discussion

8 a, b. Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems, it is not possible to determine to what extent this project's CO2 emissions would result in any altered physical conditions. In considering this project's GHG emissions within the context of statewide and regional emissions, it is assumed they will be minimal, given the small scale of the proposed project. The proposed project is anticipated to result in incremental increases in CO2 levels with some new vehicle trips building heating and cooling.

Short-term GHG emission impacts would result from construction of the site. The CalEEMOD.2016.3.2 model described in the Air Quality section of this Initial Study found that construction impacts will generate approximately 312 tons of CO2e (CO2e is Carbon Dioxide Equivalent, a measurement that expresses units of different greenhouse gases as equivalent to units of carbon dioxide in the ability to affect global warming).

Following construction, the major source of GHG emissions generated by the proposed project would be vehicle source CO2e emissions. In total, all operational CO2e would be approximately 516 tons per year. Pursuant to Section 3 – Air Quality of this Initial Study, Mitigation Measure 3B is recommended which would limit construction equipment idling time to a maximum of 5 minutes to reduce GHG emissions to less than significant with mitigation. Therefore, with the implementation of Mitigation Measures 3B, short-term construction impacts and long-term operational impacts related to CO2e emissions are anticipated to be **less than significant with mitigation**.

Mitigation Measures

See Mitigation Measure 3B.

9. HAZARDS / HAZARDOUS MATERIALS

Existing Setting

A Phase I Environmental Site Assessment was prepared for the property by RNC Environmental. The assessment found no evidence of any past use of the property, except that it was crossed by the tracks of the Nevada County Narrow Gauge Rail Road, which operated from 1876 to 1943. Surrounding properties were rural until about 1975. Following construction of a SR 20/49 freeway, with an interchange southwest of the subject property at Brunswick Road, retail, commercial, and office development began in the area. A shopping center now occupies

the adjacent property to the west and southwest. Properties to the north and east remain rural residential.

Two businesses in the shopping center are small quantity generators of hazardous wastes. There is no evidence that activities there have impacted the subject property. Eleven Leaking Underground Fuel Tank sites were identified with a half mile of the subject property. All have been closed with no evidence of migratory contamination. No other regulated hazardous materials sites or facilities were identified in the surrounding area. The assessment found no evidence of recognized environmental conditions on the subject property.

A Phase II environmental site assessment was prepared by NV5. The report, dated October 9, 2018, evaluated potential concerns associated with properties located in historic mining areas. The assessment found no evidence of soil or groundwater contamination on the property. The NV5 report did note the presence of arsenic in the soil in concentrations of 4.2 to 8.6 mg/kg. This concentration significantly exceed the regulatory Environmental Screening Level (ESL) of . 067 mg/kg. However, arsenic is a common naturally occurring element in soils, and is often found to exceed the ESL. The California Department of Toxic Substances Control has determined that concentrations of up to 12 mg/kg can generally be considered naturally occurring, and do not require consideration as chemicals of concern.

The Nevada County Airport Land Use Compatibility Plan (NCALUCP) was adopted by the Nevada County Airport Land Use Commission (ALUC) on September 21, 2011. The NCALUCP indicates that the project site is within Zone D* - "Urban Overlay Zone". The plan further indicates that ALUC review is required for the following actions affecting land uses within Compatibility Zone D*:

(1) Any proposal for development projects having an average density of 21 or more residential dwelling units per acre.

(2) Any proposal requiring discretionary local agency approval for development projects regularly attracting more than 200 people to outdoor activities on the project site.

(3) Any obstruction reviewed by the Federal Aviation Administration in accordance with Part 77 of the Federal Aviation Regulations that receives a finding of anything other than "not a hazard to air navigation."

(4) Any project having the potential to create electrical or visual hazards to aircraft in flight, including:

Electrical interference with radio communications or navigational signals;
Lighting which could be mistaken for airport lighting;
Glare in the eyes of pilots of aircraft using the airport; and
Impaired visibility near the airport.

(5) Projects having the potential to cause increased attraction of birds or other wildlife that can be hazardous to aircraft operations within the vicinity of an airport.

Would the proposed 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?				X	19
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?				X	19
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	19
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?				X	19
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 or excessive noise for people residing or working in the project area?			X		A
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	A
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		A

Impact Discussion

9 a-d. The proposed project includes a residential development and a social services facility. No industrial or other business activities will be involved in its operation. Any hazardous materials on the project site will be limited to retail quantities. There is no risk of exposure to residents, clients, the public, or any nearby schools. The site is not listed on the Cortese List (Government Code Section 65962.5), nor is there any other known chemical hazard on the property. **No impact.**

9 e. The proposed project will not involve attendance at outdoor activities. The project does not induce features represent an obstruction to aviation, will not create electrical or visual hazards, and will not attract birds or other wildlife. The proposed residential unit density is 17.67 units per acre. Therefore, ALUC review is not required. **No impact.**

9 f. No emergency response or evacuation plan will be affected by the project. **No impact.**

9 g. The project site is within the Very High Fire Hazard Severity Zone as mapped by CalFire. As a new construction site, the project will meet emergency vehicle accessibility

standards and have a defensible space around structures where brush and flammable vegetation is reduced or removed. The project will be designed to meet Grass Valley Fire Department standards, and will be reviewed for compliance with these standards prior to building permit issuance, as well as during building inspections during construction and at its completion. These requirements reduce impacts regarding fire safety and prevention. **Less than significant**.

Mitigation Measures
None.

10. HYDROLOGY / WATER QUALITY

Existing Setting
The project parcel is part of Rattlesnake Creek-Wolf Creek Watershed which flows into the Upper Bear River sub-basin within the American River subregion. An ephemeral drainage crosses the southern portion of the parcel. The property is classified as a Zone X per the Flood Insurance Rate Maps which means it lies outside the 500-year floodplain. Onsite storm water traverses the site in a combination of sheet and channel flows to the southwest and within the ephemeral stream. The site will be served by Nevada Irrigation District (NID) for domestic water and the City of Grass Valley wastewater system.

There is currently a roadway cross culvert that conveys upstream drainage from east to west across Old Tunnel Road onto the site. Drainage then flows in the southwesterly direction through a season drainage swale. The project proposes to extend the existing culvert across the site and connecting it to the existing City storm drain system located in Sutton Way.

Would the proposed 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?		X			A, D, J
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	A, C, E

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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 that 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 offsite? 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 run off; or iv. impeded or redirect flood flows?			X		A, D, L 9,19, 21
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	L,9,13
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	A, D
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?				X	L,9,13
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X	L,13

Impact Discussion

10 a. Project grading activities will require a City or County grading permit. Additionally, construction activities greater than one acre in disturbance require a Construction Storm Water General Permit, consistent with Construction General Permit Order No. 2009-009-DWQ, issued by the State Water Resources Control Board to address storm water runoff. The permit will address clearing, grading, grubbing, and disturbances to the ground, such as stockpiling, or excavation. This permit will also require the developer to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) with the intent of keeping all products of erosion from moving off site into receiving waters. The SWPPP includes Best Management Practices (BMPs) to prevent construction pollutants from entering storm water runoff. Mitigation Measure 7C, limits grading to the dry season, and Mitigation Measure 7A, requires a SWPPP prior to grading permit issuance. **Less than significant impact with mitigation**.

10 b. The proposed project will be served by public NID water. It will not directly or indirectly utilize groundwater supplies. **No impact.**

10 c. A preliminary Drainage Plan prepared for the apartment site. The proposed apartment building will have a footprint of approximately 18,956 square feet and adjacent

impervious areas will total 55,142 sf. The project will include three on-site bio-retention basins. The basins were designed to effectively detain or "hold back" the necessary volume of water, only releasing the pre-project 2-year storm peak flow rate.

In addition, the project proposes to improve storm water quality by including the following components within the bio-retention basin:

- Installation of an 18" layer of highly permeable planting material located at the bottom of the basin to allow for percolation into the underlying soils;
- Installation of appropriate plant species that will allow for evapotranspiration of storm water;
- Installation a 4" perforated pipe set in a 12" thick section of drain rock (underdrain) to transport any filtered water that the underlying soil strata will not accept to the outlet structure.
- The underdrain will also help keep the basin dry and fee of any standing water.

According to architect Robert Wallis, "It is our intent that the grading on the resource center site be kept to a minimum. We will utilize a combination of raised floor with perimeter a foundation and slab on grade foundations to accomplish this. Retaining wall height to be kept under 6 feet." A stormwater retention in a basin will be provided toward in the lower portion of the site, or beneath the parking lot in a vault.

Less than significant impact.

10 d-g. There is no flood hazard or designated flood zone on the project site; the project is not in a tsunami or seiche zone. It does not conflict or obstruct the implementation of a water quality control plan. **No impact.**

Mitigation Measures
See mitigation measures 7A and 7C.

11. LAND USE / PLANNING

Existing Setting
The project site is located within the City of Grass Valley. The City has designated the site as OP- Office Professional. According to Thomas Last, Community Development Director, establishment of a Homeless Day Resource Center would be considered a Social Service Organization and is a permitted use in the OP zone. The new construction of 41 units of Permanent Supportive Housing, and 9 units of transitional housing at the resource center, will require approval of a Use Permit.

According to the City of Grass Valley General Plan Housing Element, there are an estimated 120 homeless persons currently living in the city. Among the goals in the Housing Element is to address special housing needs as defined by state law and local conditions (GOAL B). Policy 5 under that goal states that the City shall allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.

Section65915(e)(1) of the California Government Code, AssemblyBill 2162 and Section17.32 of the Grass Valley Development Code allow for a Density Bonus for restricted-income projects.

The primary purpose of the Housing Accountability Act and "Density BonusLaw" is to assist in the feasibility of affordable housing through the use of concessions that lead to cost savings and/ or a reduction of the cost of land per unit.

The project site is located on land owned by the County of Nevada, but is within the limits of the City of Grass Valley. As a result, the County will be approving and authorizing development of the proposed project, while making every effort to comply with the City of Grass Valley policies. The Nevada County Building Department will be responsible for issuance of building permits.

Would the proposed 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?				X	A, M, 9
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?				X	26

Impact Discussion

11 a. The project site is located at the edge of the Grass Valley city limit. It is adjacent to a shopping center and professional office sites on the south and west, and rural residences across Old Tunnel Road to the north and east. No community will be divided. **No impact.**

11 b. The project will be consistent with both the Grass Valley General Plan, and the Nevada County General Plan. It is also consistent with state and local Density Bonus regulations. With the exception of the manager's unit, all units will be restricted to homeless households earning 40% of the Area Median Income (AMI) or below. A density bonus requested by the applicant includes the following:

1. The Project consists of 41 units located on a 2.32 acre site, which is a density of 17.67 units per acre. The current zoning allows 15 units per acre; a maximum density bonus of 35% would allow 23.8 units per acre.

2. The maximum allowable height in the Office Professional zone is 35ft and 2- stories. The proposed project is a 3 story building with a height of 41'-11⅛".

3. The Grass Valley Development Code has no specific parking requirements for Permanent Supportive Housing projects. The project proposes 28 parking spaces, which equates to roughly 0.68 spaces per unit.

No impact.

Mitigation Measures

None.

12. MINERAL RESOURCES

Existing Setting

The project area is not mapped within a Mineral Resource Zone (MRZ), or area of known valuable mineral deposits according to the State Department of Mines and Geology. It lies in proximity to mapped mineral resources around Grass Valley and about a tenth of a mile south of the recorded Boreham mine. The historical survey has called out potential tailings piles on site, but there are no known mineral resources at this location.

Would the proposed 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?				X	F
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?				X	F

Impact Discussion

12 a, 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. **No impact.**

Mitigation Measures

None.

13. NOISE

Existing Setting

The apartment portion of the project is to be partially funded through the U.S. Department of Housing and Urban Development (HUD) Project-Based Vouchers. As such, it will be required to meet HUD noise standards, which specify that the Day-Night Noise Level (LDN) shall not exceed 65 dB on the exterior of the buildings. Assuming normal construction materials, this will provide for an interior LDN of no more than 45 dB.

The two potentially significant noise sources near the site are the Golden Center Freeway (State Route 20/49), which is approximately 500 feet west of the proposed apartment building site; and the Nevada County Airport, which lies approximately 1.5 miles to the southeast.

Would the proposed project result in:	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?			X		A,17,18,27

Would the proposed project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Generation of excessive ground borne vibration or ground borne noise levels?				X	A
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?				X	A,L, 27

Impact Discussion

13 a. The nearest sensitive receptors to the project site are low-density residential uses east of the project area. Other surrounding properties are retail, commercial and office spaces, and are not considered noise sensitive.

Construction would result in temporary, low-level noise impacts at the nearest residences. The project will be required to comply with City and County noise standards, which limit construction work to the hours of 7 AM to 7 PM Monday through Saturday. **Less than significant impact.**

The apartment portion of the project will not be a significant source of noise. The Resource Center includes a dog kennel, which will be located adjacent to the southwest corner of the building. The kennel is intended for day use only by dog-owning clients of the Resource Center, and will not be a source of nighttime noise. It's location will also provide the greatest shielding between the kennel and the apartments, as well as from adjacent residences across Old Tunnel Road. **Less than significant impact.**

13 b. The proposed project includes grading for improvements to construction the building pad and associated off-street parking lot. The proposed project would not result in blasting or other activities that could cause substantial vibration impacts. **No impact.**

13 c. HUD's Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from nearby airports and from roadway and railway traffic. According to CalTrans traffic data, the average daily traffic volume on the Golden Center Freeway at Brunswick Road is 30,550 cars, 975 medium trucks and 975 large trucks. The HUD calculator shows that this will result in a DNL of 63.37 at the west side of the apartments. The Nevada County Airport Land Use Compatibility Plan shows that the project site is 3,500 feet outside the 55 dB airport noise contour, indicating that the airport is not a significant source of noise to the project site. The combined noise environment at the site is a **Less than significant impact.**

Mitigation Measures

None.

14. POPULATION / HOUSING

Existing Setting:
In 2018, the State of California Department of Finance estimated that unincorporated Nevada County had a population of 66,207 and consisted of 31,182 housing units. Grass Valley is the largest city in western Nevada County, with a population of 12,785 with 6,696 housing units. Small towns and rural development that is largely integrated into the natural environment characterize the remainder of the County. Almost half of the housing units in Grass Valley are multi-family.

Would the proposed 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)?				X	A
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	A

Impact Discussion

14 a. The project is intended to provide housing and services for persons already living in the Nevada County area, but who are lacking permanent housing. The project will not generate new population growth. The project will have a potential beneficial impact by providing a permanent or transitional housing solution to those without housing. **No impact.**

14 b. The project site is presently vacant. No people or housing will be displaced. **No impact.**

Mitigation Measures
None.

15. PUBLIC SERVICES

Existing Setting:
The following public services are provided to this site:

- The Grass Valley Fire Department provides fire protection services to this site.
- The Grass Valley Police Department provides law enforcement services.
- The Grass Valley Public Works Department has responsibility for streets and street lighting, drainage systems, water and wastewater systems, and parks/recreation facilities.
- The Grass Valley Elementary School District and the Nevada Joint Union High School District serve this site.
- Solid waste generated during and after construction is disposed of at the McCourtney Road Transfer Station, which is maintained by the County of Nevada County, who contracts with a solid waste disposal company to haul material to a permitted sanitary landfill.

Would the proposed 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?			X		N
2) Police protection?			X		N
3) Schools?			X		N
4) Parks?				X	N
5) Other public services or facilities?			X		N

Impact Discussion

15 a. The project proponent will obtain will-serve letters from each of these agencies. The project will be required to pay developer fees, which will offset the cumulative impacts to physical facility needs for each of these services; and will be required to cover any costs directly required for development of the project site. **Less than significant impact.**

Mitigation Measures

None.

16. RECREATION

Existing Setting

There are several recreational facilities near the proposed land division. The parcel is within the Grass Valley Community Region and just over a mile from Empire Mine State Historic Park. The current city parks system is comprised of approximately 108 acres of park land consisting of seven developed park sites and one undeveloped park site. Facilities contained within these parks include 2 baseball fields, 1 softball field, 1 soccer field, 1 skatepark, 1 disc golf course, 2 outdoor basketball courts, 4 tennis courts, 1 volleyball court, 4 playgrounds, several picnic areas, a museum and a swimming pool. The City parks also contain 3 public meeting rooms of varying size.

Would the proposed 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?				X	N

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X	N
c. Conflict with established recreation use of the area, including biking, equestrian and/or hiking trails?				X	N

Impact Discussion

16 a, b. People without permanent housing often rely on public parks and other public facilities to meed many of their basic needs - restroom facilities, picnic areas, and informal campsites. The project will provide permanent housing for a portion of this population, and should result in reduced use of parks for these purposes.

The project also includes basic recreational facilities for residents, including a barbecue / picnic area, and a children's play structure. **No impact.**

16 c. There is no established recreational use of the project site or surrounding properties. **No impact.**

Mitigation Measures

None.

17. TRANSPORTATION

Existing Setting

The site is approximately a quarter mile northeast of the intersection of Highway 49/20 and Brunswick Road in Grass Valley. The primary access to the site would from Brunswick Road via Old Tunnel Road.

Gold Country Stage provides public transit throughout western Nevada County, with connections to Auburn. Route 4BB serves the vicinity of the project, with two stops located along Sutton Way, and two stops on Old Tunnel Road; the nearest stop is at the Nevada City Senior Apartments, 500 feet south of the project site.

Would the proposed 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?			X		A,B
b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				X	A,B
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)?				X	A,H,M
d. Result in inadequate emergency access?				X	H,M
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?		X			A,H,M

Impact Discussion

17 a, b. According to a traffic analysis prepared by K.D. Anderson & Associates, the City of Grass Valley has determined that a project causing fewer than 63 p.m. peak hour trips is judged to have traffic impacts that are less than significant. The traffic analysis indicates that the apartments can be expected to generate 23 p.m. peak hour trips, and the resource center 22. A total of 45 project-related p.m. peak hour trips is below the 63-trip threshold. The project will be required to pay City of Grass Valley traffic mitigation fees, and the Nevada County Regional Transportation Mitigation Fee; which will further reduce any cumulative impact on traffic.

The Grass Valley Development Code has no specific parking requirements for Permanent Supportive Housing projects. The project proposes 28 parking spaces, which equates to roughly 0.68 spaces per unit. The low-income target tenants are somewhat less likely to own cars, plus the availability of public transportation and directly adjacent shopping facilities will make carless living feasible. It is therefore expected that the proposed number of parking spaces will be sufficient.

Less than significant impact.

17 c. As shown in the proposed site plan, the entrance driveway to the project will be off Old Tunnel Road. The driveway includes sufficient off-street clearance to allow vehicles to maneuver into the Service Center's parking lot, or the access gate to the apartments. No hazard will be created. **No impact.**

17 d. As shown in the proposed site plan, access to the project site will be off Old Tunnel Road. There will be both a main access driveway at the south end of the site, and a secondary emergency access. **No impact.**

17 e. The project will result in an increase in local pedestrian and bicycle traffic, as some residents are likely to be without cars. As shown in the proposed site plan, the project

site includes a narrow strip of land which extends between adjacent properties and connects to Sutton Way. A pedestrian/bicycle path is to be constructed within this strip, allowing project residents safe, car-free access to adjacent businesses and services.

However, short-term truck traffic for the importation of materials including soil, during construction may present a unique traffic hazard on both local roads and high use roadway such as Brunswick Road. The large slow-moving equipment typically used to haul large quantities of material is not viewed as compatible with urban traffic uses such as public transit, bicyclists, and pedestrians. As part of the proposed project the applicant has indicated that the construction of the proposed project may require the importation of as much as 10,000 cubic yards of material to be balanced on site as fill. Therefore, Mitigation Measure 17A is proposed which would limit the time and duration of soil import so as to avoid hours of peak traffic. With this mitigation, it is anticipated that impacts related to traffic safety would be **less than significant with mitigation.**

Mitigation Measures

Mitigation Measure 17A: Limit Timing of Soil Import. The importation of soil material from off-site shall only be hauled to the project site during non-peak hours (9 am to 4 pm), Monday through Friday. The importation of activities shall meet all identified noise thresholds and dust control measures shall implemented at the project site. Grading plans shall include a Note that reflects the restricted hours and days for soil import activities.

Timing/Plan Requirements: A note shall be shown on the final grading plans
Reporting: Approval of grading and improvement plans
Responsible Agency: Planning and Building Departments

18. TRIBAL CULTURAL RESOURCES

Existing Setting

A Cultural Resource Study by Peak & Associates (March 28, 2019), included contacting tribes with interests in the Nevada County Area, requesting their input. The United Auburn Indian Community of the Auburn Rancheria (UAIC) responded with a request for consultation on projects falling within their delineated ancestral lands. See Section 5 for additional information regarding cultural resources.

Would the proposed 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.		X			20

Impact Discussion

18 a. No known tribal resources are present on the project site. Because the project involves excavation and soil disturbance, there is a potential the previously unknown resources may be discovered. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested that mitigation measures be implemented in order to address this potential. **Less than significant impact with mitigation.**

Mitigation Measures

Mitigation Measure 18A: If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from a traditionally and culturally affiliated Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. 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, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless requested by the Tribe.

Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the

project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

Timing: *Prior to issuance of permits for construction*
Reporting: *Approval of construction permits*
Responsible Agency: *Nevada County Planning Department and United Auburn Indian Community (UAIC)*

Mitigation Measure 18B. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the United Auburn Indian Community (UAIC) of the proposed earthwork start-date. A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

Timing: *Prior to start of construction*
Reporting: *Construction contractor to provide documentation to Nevada County Planning Department that contact was made.*
Responsible Agency: *Nevada County Planning Department and United Auburn Indian Community (UAIC)*

Mitigation Measure 18C. A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be

distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will 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 program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.

Timing: *Prior to issuance of permits for construction*
Reporting: *Approval of construction permits*
Responsible Agency: *Nevada County Planning Department and United Auburn Indian Community (UAIC)*

19. UTILITIES / SERVICE SYSTEMS

Existing Setting

Electrical service is provided to this area by Pacific Gas & Electric and is currently available on the site. Natural gas is not available in this area, but the site will be served by one of several private propane companies that serve western Nevada County. Public water is available to this property by Nevada Irrigation District. Solid waste generated either during the development of the site or after occupancy, is processed at the McCourtney Road Transfer Site, which is maintained by the County of Nevada, who contracts with a solid waste disposal company to haul material to a permitted sanitary landfill. There are a number of wireless telephone services available in western Nevada County but with variable coverage depending upon the carrier. AT&T provides land line phone service to this area. Sewage treatment and disposal will be provided by the City of Grass Valley.

Would the proposed 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?			X		A,D
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		A
c. 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?			X		C

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		C

Impact Discussion

19a-b: The proposed project would not result in development that would create a need for the extension of electrical power, storm drainage facilities, or water or wastewater treatment facilities. The project is adjacent to a developed area and within the city limits of Grass Valley. Services are already provided to or adjacent to the site. NID will provide treated water to the subject parcel and PG&E provides electrical power to the site, and the project would be served by these utilities. The project will connect to the Grass Valley public sewer service. **Less than significant impact**.

19c-d: The operational phase of the proposed project will result in the production of typical residential solid waste. Solid waste generated by the project would be stored onsite in the trash enclosure shown on the site plan, and then disposed of at the McCourtney Road Transfer Station. Construction activities, however, typically produce solid waste in the form of construction materials, vegetation, or industrial toxic waste like glues, paint, and petroleum products. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the McCourtney Road transfer station; if encountered, the contractor will be required to comply with legal requirements for proper disposal of such materials. **Less than significant impact**.

Mitigation Measures
None.

20. WILDFIRE

Existing Setting
The Disaster Mitigation Act of 2000 (DMA), requires that each State develop a hazard mitigation plan, in order to receive future disaster mitigation funding following a disaster. The DMA also requires the development of local plans for that particular jurisdiction to be eligible for post-disaster mitigation funding. The purpose of these requirements is to encourage State and local government to engage in systematic and nationally uniform planning efforts that will result in locally tailored programs and projects that help minimize loss of life, destruction of property, damage to the environment and the total cost of disasters before they occur. The Nevada County Office of Emergency Services (OES), in coordination with the Nevada County Operational Area Emergency Services Council, has developed a Local Hazard Mitigation Plan (LHMP) for Nevada County to meet the requirements of the DMA on behalf of the County, its incorporated cities and towns and participating districts. Approved by the Nevada County Board of Supervisors, the LHMP enables Nevada County to be eligible for future post-disaster mitigation

funding. The LHMP recognizes the threat of natural and man-made disasters and hazards pose to people and property within Nevada County and that undertaking hazard mitigation action delineated in the LHMP reduces the potential for harm to people and property from future disaster and hazardous incidents.

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, 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?				X	A,H,M, 23
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?			X		A,B,H,M, 18
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?				X	A,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?			X		A,H,M, 12

Impact Discussion

20 a-d**.** As noted above, he project site is within the Very High Fire Hazard Severity Zone as mapped by CalFire. As a new construction site, the project will meet emergency vehicle accessibility standards and have a defensible space around structures where brush and flammable vegetation is reduced or removed. The project will be designed to meet Grass Valley Fire Department (GVFD) standards, and will be reviewed for compliance with these standards prior to building permit issuance, as well as during building inspections during construction and at its completion. GVFD will also require an on site hydrant and vegetation management plan. These requirements reduce impacts regarding fire safety and prevention. **Less than significant**.

Mitigation Measures

None.

21. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	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?		X			A
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.)			X		A
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X			A

Impact Discussion

21 a, c. As discussed in Sections 1 through 20, development of the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/ Water Quality, Transportation, Tribal Cultural Resources and possible impacts to Utilities/Services. Each of those impacts is mitigated to levels that are ***less than significant with mitigation*** as outlined in each section.

21 b. 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. Reasonably foreseeable projects that could have similar impacts to the proposed project include other anticipated projects within the project vicinity that could be constructed or operated within the same timeframe as the project. 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 federal, state, and local regulations. Therefore, the

proposed project would have ***less than significant*** environmental effects that are individually limited but cumulatively considerable.

Mitigation Measures
See all above.

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.

Preparer:_____ Date: 5/22/19

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. Caltrans
I. CALFIRE / Nevada County Consolidated Fire Protection District
J. Regional Water Quality Control Board *(Central Valley* Region)
K. North Central Information Service, Anthropology Department, California State University, Sac.
L. California Department of Fish & Wildlife
M. Nevada County Geographic Information Systems
N. City of Grass Valley

1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
2. State Department of Fish and Wildlife. *Migratory Deer Ranges*, 1988.
3. State Department of Fish and Wildlife. *Natural Diversity Data Base Maps*, as updated.
4. CAL FIRE. Fire Hazard Severity Zone Map for Nevada County, 2007. Adopted by CAL FIRE on November 7, 2007. Available at: <http://www.fire.ca.gov/wildland_zones_maps.php>.
5. State Division of Mines and Geology. *Geologic Map of the Chico, California Quadrangle,* 1992.
6. USGS Quaternary Fault Mapping and CA Dept of Conservation Fault Activity Map, accessed 11/18: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf / https://maps.conservation.ca.gov/cgs/fam/
7. California Department of Conservation, Division of Land Resource Protection. 2016. *Nevada County Important Farmland Map*.
8. State Dept. of Forestry & Fire Protection. *Nevada County Hardwood Rangelands,* 1993.
9. U.S.G.S, *7.5 Quadrangle Topographic Maps*, as updated.
10. U.S. Fish and Wildlife Service. *National Wetlands Inventory*, December 1995.
11. Natural Resources Conservation Service 2007. *Official Soil Series Descriptions (OSD) with series extent mapping capabilities*: soildatamart.nrcs.usda.gov//app/WebSoilSurvey.aspx & 1975 Soil Survey of Nevada County prepared by the US Soil Conservation Service and Forest Service
12. U.S. Geological Service. *Nevada County Landslide Activity Map*, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3.
13. Federal Emergency Management Agency. *Flood Insurance Rate Maps*, as updated.
14. Northern Sierra Air Quality Management District. *Guidelines for Assessing Air Quality Impacts of Land Use Projects,* 2000.
15. County of Nevada. *Nevada County General Plan Noise Contour Maps,* 1993.

16. Nevada County. 1991 *Nevada County Master Environmental Inventory*. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA).
17. Nevada County. 1995. *Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures*. Prepared with the assistance of Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
18. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.
19. RNC Environmental, LLC; Phase I Environmental Site Assessment, 936 Old Tunnel Road, April 19, 2019.
20. Peak & Associates, Inc.; Determination Of Eligibility And Effect For The Brunswick Commons Apartments Project, Grass Valley; March 28, 2019.
21. Ecorp, Inc; Biological Assessment, Brunswick Commons Apartments Project ; May 15, 2019.
23. Robertson Erickson Engineers; Brunswick Commons Apartments Conceptual Drainage Narrative; May 13, 2019.
24. K.D. Anderson & Associates, Inc.; Grass Valley Apartments Project: Trip Generation Assessment; April 29, 2019.
25. California Emissions Estimator Model
26. Grass Valley Community Development Department, Thomas Last, letter 7/23/18
27. HUD DNL Calculator
28. NV5; Phase II Environmental Site Assessment, 936 Old Tunnel Road; October 9, 2018