

APPENDIX C

General Plan Consistency Analysis

Policy No.	Policy Text	Consistency	Analysis
2-LUP	Require adequate information when reviewing development proposals, including full environmental review and fiscal impact analyses, to assure minimization of environmental, public facilities and services impacts.	Consistent	The Dorsey Marketplace Draft EIR includes a full environmental review. Chapter 4, Population and Housing, evaluates impacts to jobs, housing, and growth. The other Draft EIR chapters evaluate and include mitigation measures when applicable to minimize environmental, public facilities and services impacts.
3-LUP	Maintain standards for population density and building intensity for each land use category identified in the General Plan.	Consistent	Under Alternative A or Alternative B, the project would require General Plan and Zoning Ordinance amendments to redesignate and rezone the land use categories proposed by the project as described in Draft EIR Chapters 2 and 3. With the approval of these amendments, the project would be consistent with the City's General Plan.
4-LUP	Identify areas appropriate for infill development and show them on the Land Use Diagram.	Consistent	The project site is undeveloped and within City limits, and is appropriate for infill development. The project site is zoned for development and the development potential of the site is discussed in several City planning documents.
5-LUP	Actively market infill and available parcels during contacts with developers and community members.	Consistent	
6-LUP	Develop a more specific development strategy for identified infill parcels following General Plan adoption.	Consistent	
8-LUP	Encourage and facilitate mixed-use developments on infill sites.	Consistent	
9-LUP	Provide for higher residential densities on infill sites and in the Downtown area.	Consistent	The project site is undeveloped and within City limits, and is appropriate for infill development. Under Alternative A, the project would include a mix of commercial, retail, and multifamily residential uses. Under Alternative B, the project would include a mix of commercial, retail, office, and multifamily residential uses.
11-LUP	Where feasible, treat newly developing areas as Planned Developments.	Generally Consistent	The project site is surrounded by development and previously supported the Spring Hill mine. The site is not strictly a newly developing area. The project does address similar goals as those under Planned Development, including a mix of housing types, integration of community design principles of the General Plan, evaluation of transportation/circulation impacts, and park needs (both Alternative A and Alternative B include a dog park).

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12-LUP	Permit increases in residential density (clustering) on portions of development sites while maintaining overall density.	Consistent	The project proposes clustering higher density residential development in the southern portion of the project site.
13-LUP	Encourage convenience goods and services opportunities to be incorporated into any significant development proposal.	Consistent	Under Alternative A, the project would construct 178,960 square feet of commercial and retail uses. Under Alternative B, the project would construct 104,350 square feet of commercial and retail uses and 8,500 square feet of office uses.
14-LUP	Encourage incorporation of multiple family development in new development areas while maintaining high design standards.	Consistent	The project proposes a mix of three-bedroom, two-bedroom, and one-bedroom apartments, incorporating appropriate use of colors, materials, accent features, and landscaping.
16-LUP	Maintain zoning that promotes protection of existing single family residential areas from inappropriate encroachments.	Consistent	Properties to the north and east of the project site support apartment complexes and a mobile home community; these areas are designated for residential land uses as Urban Medium Density under the General Plan. Properties to the south of the project site are designated Manufacturing/Industrial. The project's Commercial and Urban High Density Residential land uses would not encroach upon single family residential areas.
20-LUP	Avoid circulation improvements that bisect or adversely impact established neighborhoods.	Consistent	The project does not propose any circulation improvements outside of the project site. As discussed in Chapter 8, Transportation, the project would be required to contribute funding to planned intersection improvements in the vicinity. None of the required circulation improvements would bisect or adversely impact established neighborhoods.
22-LUP	Assure that a sufficient number of sites are zoned for multiple family use.	Consistent	The project would include 90 multiple family residential units under Alternative A and 171 multiple family residential units under Alternative B.
23-LUP	Encourage mixed use developments incorporating a variety of densities on infill sites and in areas proposed for annexation.	Consistent	The project proposes a range of three-bedroom, two-bedroom, and one-bedroom apartments, as well as commercial and retail land uses under Alternative A and commercial, retail and office land uses under Alternative B on undeveloped parcels within City limits.

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24-LUP	On large parcels, encourage clustering of residential units on the most developable portions of the site in order to reduce infrastructure and other housing-related construction costs.	Consistent	The project proposes clustering higher density residential development in the southern portion of the project site.
25-LUP	Utilize clustering and other land use techniques to protect environmentally sensitive resources, such as heritage trees and wetlands.	Generally Consistent	Heritage trees do not occur on the project site, and other special status species have not been found on the project site. The project would result in impacts to an intermittent drainage, 118 feet in length, and a seasonal wetland, 0.065 acres in size. Mitigation Measure 6f requires the project applicant to provide compensation for the loss of these features. The project could result in impacts to special status plants, Blainville's horned lizard, and nesting birds. Mitigation Measures 6a through 6d would be implemented to reduce potential impacts to these species, should they be found on the project site.
30-LUP	Encourage mixed use developments on larger parcels in newly developing areas incorporating jobs generating businesses and industry housing.	Consistent	The project proposes a range of three-bedroom, two-bedroom, and one-bedroom apartments, as well as commercial and retail land uses under Alternative A and commercial, retail and office land uses under Alternative B on undeveloped parcels within City limits.
31-LUP	Promote primary jobs and core employment opportunities; those that export goods while importing capital.	Consistent	Under Alternative A, the project would construct 178,960 square feet of commercial and retail uses. Under Alternative B, the project would construct 104,350 square feet of commercial and retail uses and 8,500 square feet of office uses. Either alternative would introduce new employment opportunities.
37-LUP	Assure that new development pays its fair share of the cost of municipal services.	Consistent	The project applicant would be responsible for the costs associated with extension of any necessary infrastructure to the project site.
39-LUP	Assure that acceptable inter-agency agreements regarding future service and facility provision are in place prior to approval of any major new development.	Consistent	The project applicant would be required to obtain necessary permits from the City prior to construction, as described in Section 2.5 of Draft EIR Chapter 2, Project Description.

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15-COSO	Protection of ground- and surface water quality.	Consistent	Chapter 13 of the project EIR provides information related to the project's potential to affect hydrology and water quality. In accordance with City and state requirements, the project would use Best Management Practices and would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to reduce impacts to water quality.
16-COSO	Inclusion of air and water quality considerations in land use decisions rendered by the Planning Commission and City Council.	Consistent	Chapter 10 of the project EIR provides information regarding the project's potential air quality impacts; Chapter 13 of the project EIR provides information regarding the project's potential water quality impacts.
21-COSO	Continue to implement water quality improvement plans, including storm water separation and sewage treatment plant expansion.	Consistent	The proposed project would comply with the National Pollutant Discharge Elimination System permit by implementing a SWPPP. The project would not require expansion of the wastewater treatment plant. Chapter 13 of the project EIR provides analysis related to hydrology and water quality and Chapter 14 provides information regarding wastewater conveyance and treatment.
23-COSO	Respond appropriately to state and federal air and water quality policies and policy changes, understanding the implications of regulations and standards, and maintaining a continuing public education program.	Consistent	Please refer to Draft EIR Chapters 10 and 13 for air and water quality analyses and the project's consistency with state and federal requirements.
6-SP	Incorporate fire hazard reduction considerations into land use plans/patterns, both public and private.	Consistent	As discussed in Draft EIR Chapter 15, the project consists of infill development, which reduces potential wildland fire risks, and would conform to fire-related General Plan policies.
9-SP	Develop and implement fire-safe community design and landscaping standards, construction codes, and property maintenance regulations.	Consistent	
11-SP	Maintain appropriate standards for water supply, pressure and distribution for fire suppression purposes.	Consistent	As discussed in Draft EIR Chapter 14, there is sufficient water supply, pressure, and distribution capacity to serve the project.
24-CUP	Coordinate circulation and development plans with public safety agencies, fire departments/districts and emergency service providers.	Consistent	Please refer to the analyses in Draft EIR Chapters 8 and 15 regarding circulation and emergency access. Plans for the proposed project would be reviewed by emergency service providers.

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2-NP	Perform adequate acoustical analyses prior to approval of new development projects or transportation facilities, if warranted.	Consistent	Draft EIR Chapter 9 and Appendix H provide analysis of the project's impacts related to noise.
3-NP	Utilize noise contour data to determine land uses affected by transportation-related noise sources.	Consistent	
4-NP	Adopt appropriate noise level standards for existing and future residential areas.	Consistent	
5-NP	Utilize noise contour data to determine appropriate land use patterns in areas affected by stationary noise sources.	Consistent	
1-SP	Adopt current uniform codes for new construction.	Consistent	All buildings in the proposed project would conform to the California Building Code.
2-SP	Ensure seismic safety and structural integrity in housing and commercial/industrial facilities through code enforcement.	Consistent	All buildings in the proposed project would conform to the California Building Code. Draft EIR Chapter 12 includes analysis regarding the project's potential impacts associated with seismic risks.
4-SP	Based on location or probable need, require development plans in mined areas to include in-depth assessments of potential safety, including mining-related excavations, and health hazards and accompanying mitigation measures.	Consistent	The project site previously supported the Spring Hill mine. Draft EIR Chapter 15 evaluates the potential impacts related to hazardous materials present on the site. The project would implement the Removal Action Workplan for the site that has already been approved by the California Department of Toxic Substances Control.
7-SP	Identify, maintain, and mark evacuation routes for use in case of disasters or emergencies.	Consistent	The project would not interfere with emergency evacuation routes or plans, as described in Draft EIR Chapters 8 and 15.
8-SP	Assure public awareness of fire-safety measures, including those addressing property.	Generally Consistent	As discussed in Draft EIR Chapter 15, the project's fire hazard impacts are less than significant, and the project would comply with all fire-related policies and building codes.
9-SP	Develop and implement fire-safe community design and landscaping standards, construction codes, and property maintenance regulations.	Consistent	The project's fire hazard impacts are less than significant, and the project would comply with all fire-related policies and building codes.
10-SP	Adopt and implement appropriate standards for access roads, on-site driveway standards, fuel reduction and emergency water supply.	Consistent	Access roads and circulation are discussed in Draft EIR Chapter 8. The project would reduce potential fire fuel onsite by removing the ponderosa pine forest vegetation near the center of the site. Many of the trees onsite

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			appear diseased or dying. Such trees present a greater fire risk than healthy trees. Draft EIR Chapter 14 demonstrates that adequate water supply is available to serve the project.
11-SP	Maintain appropriate standards for water supply, pressure and distribution for fire suppression purposes.	Consistent	The proposed project would maintain appropriate standards for water supply, pressure, and distribution.
1-RP	Provide parks and open spaces of different sizes and types to respond to the needs of a diverse population, including trails for pedestrian and equestrian use, bicycle pathways, linear parkways and park-like natural areas.	Consistent	As discussed in Draft EIR Chapter 14, the project would be required to pay parkland dedication and park facilities fees at the time that building permits are issued to fully meet the City's park development standards.
5-RI	Reserve land or entitlements in advance of need. Accept dedications and donations if potentially useful for future facilities.	Consistent	The project site includes an easement that was established to define the alignment of the Spring Hill Drive extension between Idaho Maryland Road and Dorsey Drive. The project would alter that alignment but includes construction of the extension.
4-HP	Enhance the appearance of City entryways, commercial areas, and streetscapes, in part through the use of elements in the design standards that complement Grass Valley's historic heritage.	Consistent	The project site is visible from State Route 20/49, Dorsey Drive, the Sierra Nevada Hospital, and other vantage points in the surrounding area. Design of the proposed project would conform to the City's Design Standards. Draft EIR Chapter 5 evaluates the project's potential impacts related to aesthetics.
9-HP	Inform developers, builders and design professionals of Grass Valley's community design standards and preferences, using brochures, photographic displays and other illustrative techniques.	Consistent	
10-HP	Where historic and prehistoric cultural resources have been identified, the City shall require that development be designed to protect such resources from damage, destruction, or defacement.	Consistent	Draft EIR Chapter 7 and Appendix D provide information regarding the prehistoric and historic context of the project site. Through research, field evaluation, and Native American consultation, no cultural resources were identified within the project site.
11-HP	If previously undiscovered cultural resources or human remains are encountered during construction or excavation, the procedures identified in Section 15064.5 of the CEQA Guidelines shall be followed.	Consistent	Mitigation Measure 7a defines protocols to be followed in the event that cultural resources are uncovered during construction, consistent with Section 15064.5 of the CEQA Guidelines.
12-CDP	Provide a mixture of residential unit designs in all major new residential development.	Consistent	The project would include 90 multiple family residential units under Alternative A and 171 multiple family residential units under Alternative B.

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14-CDP	Integrate natural areas for runoff detention in all major new development.	Consistent	The proposed project would construct detention basins as described in Chapter 13.
16-CDP	Provide a mix of uses within walking distance in all major new development to promote pedestrian access and to provide definition of the area as a place.	Consistent	Under Alternative A, the project would include a mix of commercial, retail, and multifamily residential uses. Under Alternative B, the project would include a mix of commercial, retail, office, and multifamily residential uses. The project proposes pedestrian plazas at the front of all of the shop areas, connected by wide, landscaped walkways that cross through the parking area, which would increase walkability.
17-CDP	Assure adequate City design review of all new development.	Consistent	The proposed project would be reviewed by the City prior to issuance of permits.
20-CDP	Design all future major public and private development projects to include areas for public gathering and interaction.	Consistent	The project proposes pedestrian plazas at the front of all of the shop areas, connected by wide, landscaped walkways that cross through the parking area. Additionally, the residential development would include a 3,200-square-foot clubhouse.
22-CDP	Discourage gated communities and encourage open access through projects.	Consistent	The proposed project would not include gated communities. The project proposes pedestrian plazas at the front of all of the shop areas, connected by wide, landscaped walkways that cross through the parking area to encourage walkability.

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