

EXECUTIVE SUMMARY

ES.1 PROJECT LOCATION

The project site is bordered by State Route (SR) 20/49 to the west, Dorsey Drive to the north, the Old Barn and Ernie's Storage to the south, and the Grass Valley Terrace Apartments to the east. The site is located between the SR 20/49 off-ramps for Dorsey Drive and Idaho-Maryland Road. The project would be accessible from Dorsey Drive and from Spring Hill Drive, which accesses Idaho-Maryland Road.

The 26.8-acre site is located at approximately 39°13'41.3"N 121°02'33.8"W and contains three parcels, designated by Assessor's Parcel Numbers: 035-260-062, 035-260-063, and 035-260-064.

ES.2 PROJECT SITE CHARACTERISTICS

The project site was the former location of the Spring Hill Mine, which operated at the site intermittently during the late 1800s and through the 1940s. Abandoned mine features located on site include excavations, pits, remnants of building foundations, stockpiles of mine waste rock, and dry tailings ponds.

Topography and Soils

The native topsoil at the project site consists of clay, gravelly clay, and sandy clay. Beneath the clay layer is the bedrock consisting of diabase and serpentine rock. In the trenches that appear on the site, the diabase and serpentine rocks are moderately to severely weathered. In these trenches, the clay layer over the serpentine and diabase was 2.5 feet thick. As noted in the Removal Action Work Plan for the site, the Dubakella complex dominated the majority of the site's soil conditions. The site is a part of the ultramafic-mafic "basement" of the Lake Combie complex. The approximately 26.8-acre project site is relatively flat and gently slopes from the northern boundary to the southern and southwestern boundary and over a knoll in the north central area. The western and central portions of the project site contain significant abandoned mine features and the eastern portion of the project site is largely undeveloped. Surface conditions in the south-central and eastern portion of the site are generally obscured by dense manzanita. Existing elevations on site range from between 2,610 feet above mean sea level (amsl) at the southern boundary (where Spring Hill Drive currently terminates), 2,704 feet amsl at the highest point on the site, and 2,690 feet amsl at the northern boundary of the site along Dorsey Drive. Rock outcrop is present at several locations in the western, northern, and eastern portions of the property.

Vegetation

The communities identified on the project site are broadly classified, whenever possible, into alliances and associations as described in *A Manual of California Vegetation* (Sawyer et al., 2009

as cited in Appendix E). Five land cover types exist on the project site. A majority of the site is composed of whiteleaf manzanita (*Acrtostaphylos viscida*) chaparral and McNab cypress (*Hesperocyparis macanbiana*) woodland with smaller portions consisting of ponderosa pine (*Pinus ponderosa*) forest, Fremont cottonwood (*Populus fremonti*) woodland, and ruderal/developed lands (Appendix E).

Whiteleaf Manzanita Chaparral

Chaparral communities are located throughout the site including: along the southern boundary adjacent to the existing Spring Hill Drive; along the northeastern boundary of the project site adjacent to the Grass Valley Terrace Apartments; in the tip of the southeastern corner; and along most of the western portion of the site. The shrub canopy in the chaparral is dense and little vegetation grows under the shrubs (Appendix E).

McNab Cypress Woodland

McNab cypress woodland, a sensitive natural community, is located in the northeastern corner adjacent to Dorsey Drive and in the southeastern corner. McNab cypress woodland overstory on site is dominated by McNab cypress with minimal herbaceous vegetation in the understory. This canopy was generally short (less than 20 feet in height) and was either densely clustered or scattered with whiteleaf manzanita chaparral between trees. McNab cypress woodland is a fire-adapted species known to occur primarily on soils derived from basalt, conglomerate, gabbro, greenstone or serpentine substrates (Appendix E).

Ponderosa Pine Forest

Ponderosa pine forest is located in the central portion of the project site extending to the eastern boundary adjacent to the Grass Valley Terrace Apartments. Ponderosa pine trees are the dominant plant in this vegetation community and trees on site are tall and well-spaced allowing for the growth of a sparse shrub layer in the understory (Appendix E).

Cottonwood Forest

One patch of cottonwood forest is located on the project site in the western portion along the southern boundary. This area is the lowest point on the property and it appears that water runoff from the hillside collects there; although no standing water was noted during the site survey conducted by Dudek on March 4, 2016 (Appendix E).

Ruderal/Developed

Ruderal and developed land consists of a gravel parking lot and several cleared dirt access roads along the northern boundary of the site adjacent to Dorsey Drive extending south toward the center

of the project site and historic mining facilities including cement foundations and mine tailing depressions in the western portion of the project site bordering SR 20/49 (Appendix E). Ruderal and developed lands are areas that have been altered through human disturbance and may support a variety of native and nonnative vegetation.

Waters of the United States

Potentially jurisdictional waters and wetlands are regulated by the U.S. Army Corps of Engineers (ACOE) under Section 404 of the federal Clean Water Act, the Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act and the Porter-Cologne Act, and CDFW under Section 1602 of the California Fish and Game Code. Pursuant to the federal Clean Water Act, ACOE jurisdictional areas include those supporting hydric soils, hydrology and hydrophytic vegetation. Aquatic features on site include numerous erosional channels and one depression located at the southwestern end of the project site. Based on historical aerial photos and visual inspection during the site visit, the Biological Technical Report completed for the project concluded that these features are only periodically inundated and tend to remain inundated for short periods, depending on frequency and duration of rainfall events (Appendix C). The project site supports an intermittent drainage in the southwestern portion of the site. This drainage ties into an existing City of Grass Valley storm drain, which outfalls to Wolf Creek. Because the intermittent drainage is hydrologically connected to a waters of the United States, this feature is also likely to fall within the jurisdiction of the ACOE as a waters of the United States (Appendix

Surrounding Land Uses

SR 20/49 runs parallel to the project site along the site's western boundary. There are three self-storage facilities to the south (Old Barn, Ernie's, and Springhill), as well as Bub Enterprises Inc. To the southeast, there is Gold Country Gymnasium and Bikram's Yoga. To the north of this and east of the project site, separated by open space, are the Grass Valley Terrace Apartments. To the north of the proposed project site, on the other side of Dorsey Drive, are the Springhill Garden Apartments. Additionally, across SR 20/49 there are sensitive populations in the Golden Empire Nursing and Rehab Center and the Sierra Nevada Memorial Hospital.

ES.3 PROJECT OBJECTIVES

The project applicant has set forth the following objectives for the proposed project:

- Create a high-quality mixed-use infill project combining residential, retail, and community uses through the re-use of an existing brownfield site consistent with the City's plans for the Core Priority Development Area and its Economic Strategic Plan.

- Develop an infill site adjoining and proximate to existing infrastructure, high density residential, affordable and senior housing, Sierra Nevada Memorial Hospital and medical offices, and existing businesses along Idaho-Maryland Road.
- Construct the Spring Hill Drive connector between Dorsey Drive and Idaho Maryland Road, consistent with the City's General Plan.
- Incorporate safe and convenient walking paths, access to public transit, and enhanced bicycle circulation.
- Redevelop the property to allow for the environmental clean-up of a brownfield former mining site.
- Develop the project site in such a way as to make a positive contribution to the City's satisfaction of its Regional Housing Needs Allocation through the creation of new quality high-density market-rate housing.
- Create new retail uses that will capture more local sales tax dollars, reducing the amount of sales tax leakage from City and County residents shopping in other jurisdictions, and reducing vehicle miles traveled, air quality impacts and greenhouse gas emissions associated with shopping destinations outside the area.
- Develop a retail mixed use center that incorporates quality design, local art and community amenities that delivers a lifestyle oriented experience.
- Develop a diverse mix of retail uses that allows a single vehicle trip to the project site verses multiple vehicle trips to a number of retail locations to enjoy a similar shopping experience, thereby reducing vehicle miles traveled, air quality impacts and greenhouse gas emissions.
- Develop a mixed-use project that includes high-density residential uses to reduce the need for vehicular trips to satisfy resident retail needs.

ES.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS

The project site is currently designated under the General Plan as Business Park and zoned Corporate Business Park. This EIR evaluates two Project Alternatives with an equal weight environmental analysis.

Both Alternative A and Alternative B require a General Plan Amendment and rezone to change land currently designated for Business Park to Commercial and Residential Urban High Density and a rezone from Corporate Business Park to Commercial (C-2) and Multiple Dwelling Residential (R-3).

Alternative A proposes to develop approximately 178,960 square feet of commercial building space and 90 multiple-family dwelling units. Within the commercial component of the project, there would be four major shops (with sizes ranging between 20,00 and 40,000 square feet), six smaller shops (with sizes between 3,800 and 7,200 square feet), and three pads for drive-through restaurants (with sizes between 3,000 and 4,000 square feet). The six smaller shops are proposed in the northern and eastern portions of the site, with three of the four major shops proposed for the southwestern portion and one major shop for the northern portion. Parking would be placed in the central and western portions of the site. The proposed dwelling units would be offered as market-rate rental units and are expected to include 50 two-bedroom units and 20 each of the one- and three-bedroom layouts. The units would range in size from 1,013 to 1,600 square feet. They would be constructed as two-story buildings in the southeastern corner of the project site. This area would also include an apartment clubhouse and pool. A small dog park is also proposed along the eastern site boundary, south of proposed Pad 4.

Alternative B proposes to develop approximately 104,350 square feet of commercial building space, 8,500 square feet of office space and 171 multiple-family dwelling units. Two major shops (35,000 and 21,500 square feet), five smaller shops (with sizes between 4,000 and 8,500 square feet), three pads for drive-through services such as fast-food and financial institutions (sizes between 3,200 and 4,200 square feet) and one 6,000-square-foot pad that would support food service without a drive-through. The two major shops and two of the five small shops are proposed in the northwestern portion of the site adjacent to the SR 20/49 off-ramp. The other three small shops would be located in the eastern portion of the site adjacent to the central spine road. As in Alternative A, the four pads would generally be located in the northeastern portion of the site near the project site entrance on Dorsey Drive. Parking would be placed in the central and western portions of the site and bus shelters would be provided on both sides of the central drive adjacent to Shop E. This alternative would construct 171 residential apartments that would be offered as market-rate rental units and are expected to include 95 two-bedroom units and 38 each of the one- and three-bedroom layouts. The units would range in size from 1,013 to 1,600 square feet. They would be constructed as two-story and three-story buildings in the southern portion of the project site. One of the buildings would include approximately 50% apartment space and 50% office space, providing 8,500 square feet of office space near the center of the project site. Alternative B would also include an apartment clubhouse and pool and tot lot park area. A small dog park is also proposed along the eastern site boundary, south of proposed Pad 4.

ES.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED

Section 15123 (b)(2) of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) requires the executive summary of an environmental impact report (EIR) to disclose areas of controversy known to the lead agency that have been raised by the agencies and the public. The City of Grass Valley (City) received 7 letters in response to the Notice of Preparation (NOP)

that was circulated to solicit agency and public comments on the scope and environmental analysis to be included in the EIR. The NOP and the comments received by the City are included in Appendix A of this Draft EIR. The following concerns were raised in the responses to the NOP and at the public scoping meeting for this EIR:

- Traffic generation and proximity to SR 20/49, specifically the Dorsey Drive Interchange
- Safety concerns regarding the project's use of Spring Hill Drive
- Increased development changing the visual character of the City
- Loss of habitat
- Visual impacts such as signage and light pollution
- Air quality impacts from idling delivery trucks as well as retail goods from overseas
- The location of the project site within Airport Land Use compatibility zone D, Urban Overlay Zone

ES.6 PROJECT ALTERNATIVES

The alternatives chapter of the EIR (Chapter 17, Alternatives) was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR in addition to Alternative A and Alternative B are:

- **Alternative 1a: No Project/No Build** This alternative would not develop the project site.
- **Alternative 1b: No Project/Existing Designations** This alternative would develop the project site in accordance with existing land use designations.
- **Alternative 2: Reduced Development** This alternative would reduce the amount of commercial development by about 15% and residential development by 50% in an effort to reduce impact levels.
- **Alternative 3: Vertical Mix Use** The alternative entails a vertical mixed use development with a reduced project footprint that would reduce the amount of commercial development by about 15% and increase residential development by about 15% in an effort to reduce impact levels.
- **Alternative 4: Tiered Alternative** This alternative would create a tiered project site, featuring three tiers separated by sloped grades to more closely match the natural grade of the site. It would develop 138,700 sf. of commercial retail space and 90 multifamily apartments.

ES.7 INTENDED USES OF THE DORSEY MARKETPLACE EIR

The Draft EIR has been prepared in accordance with CEQA (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.). The Draft EIR is an informational document prepared to provide public disclosure of potential impacts of the project and is not intended to serve as a recommendation of either approval or denial of the project. As lead agency, the City “is responsible for the adequacy and objectivity of the draft EIR” (14 CCR 15084(e)). Section 15121(a) of the CEQA Guidelines states:

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This Draft EIR is a “project EIR” pursuant to CEQA Guidelines Section 15161. A Project EIR examines the environmental impacts of a specific project. This type of EIR focuses on the changes in the environment that would result from implementation of the project, including construction and operation. As the lead agency for this project, the City is required to consider the information in the EIR along with any other available information in deciding whether to approve the project entitlements requested. The basic requirements for an EIR include providing information that establishes the environmental setting (or project baseline), and identifying environmental impacts, mitigation measures, project alternatives, growth-inducing impacts, and cumulative impacts. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, other public agencies, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

Required Permits and Approvals

Table ES-1 lists the entitlements and approvals required from the City and from other responsible agencies for the proposed project. Following the table is a discussion of each of the entitlements and approvals required from the City and the approvals and permits required from other agencies.

**Table ES-1
Required Approvals/Permits for Dorsey Marketplace**

Required Permit/Approval	Permitting Agency
General Plan Amendment	City of Grass Valley
Rezone	City of Grass Valley

Table ES-1
Required Approvals/Permits for Dorsey Marketplace

Required Permit/Approval	Permitting Agency
Development Review Permit	City of Grass Valley
Use permit	City of Grass Valley
Lot Line Adjustment	City of Grass Valley
Encroachment Permit	California Department of Transportation
Clean Water Act Section 401 Water Quality Certification	Regional Water Quality Control Board
Clean Water Act Section 404 Permit	U.S. Army Corps of Engineers
Authority to Construct	Northern Sierra Air Quality Management District
Permit to Operate	Northern Sierra Air Quality Management District

ES.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-2 lists all of the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures (MMs) necessary to reduce impacts to a less than significant level.

Table ES-2
Dorsey Marketplace Draft EIR Impacts and Mitigation Summary

Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
Land Use				
3-1 Would the project conflict with land use plans, policies, or regulations?	Alternative A	Potentially Significant	Mitigation Measures 6a, 6b, 6c, 6d, 6e, 6f, 7a, 9b, 9c, 9d, 10a, and 10b (see full text below)	Less than Significant
	Alternative B	Potentially Significant	Mitigation Measures 6a, 6b, 6c, 6d, 6e, 6f, 7a, 9a, 9c, 9d, 10a, and 10b (see full text below)	Less than Significant
3-2 Would the project conflict with surrounding land uses, current and planned, or physically divide an existing community?	Alternative A	Potentially Significant	Mitigation Measures 5a, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 9c, 10a, 10b, and 15a (see full text below)	Less than Significant
	Alternative B	Potentially Significant	Mitigation Measures 5a, 8a, 8e, 8h, 9c, 10a, 10b, and 15a (see full text below)	Less than Significant
Population, Housing, and Employment				
4-1 Would the project induce substantial population growth in the area?	Both Alternatives	Less than Significant	None Required	Less than Significant
4-2 Would the project displace substantial numbers of existing housing and/or people, necessitating the construction of replacement housing elsewhere?	Both Alternatives	No Impact	None Required	No Impact
4-3 Would the project reduce the affordable housing supply, impair the City's ability to meet its RHNA obligations, or create a substantial increase in demand for affordable housing?	Both Alternatives	Less than Significant	None Required	Less than Significant
4-4 Would the project contribute to significant cumulative impacts associated with population, employment, and housing?	Both Alternatives	Less than Significant	None Required	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>Aesthetics</i>	
5-1 Would the project substantially damage scenic resources, including but not limited to, trees, rocks, outcroppings, and historic buildings?	Both Alternatives Potentially Significant	<p>MM 5a: Final landscaping plans shall be approved by the City of Grass Valley Planning Division prior to issuance of any grading permits for the project site. The landscape plan shall be drawn to scale and shall show the locations of existing trees and plant material to be retained and the location and proposed design of landscaped areas and the varieties and sizes of plant materials to be planted. The final landscaping plans shall demonstrate compliance with the following standards:</p> <ul style="list-style-type: none"> • Landscaping along the western, southern, and eastern site boundaries shall include a mixture of shrubs and trees spaced such that there is sufficient room for each plant to grow while also providing visual screening of large walls, loading docks, and parking areas. This may be accomplished with staggered meandering rows of planting that provide depth and natural variation in placement and plant materials/species. At a minimum, perimeter landscaping shall include species that typically reach heights at least as tall as the proposed buildings, and shall have sufficient quantities of vegetation such that at maturity, the vegetation will fully block sections of views that are at least 10 feet in length, spaced a minimum of 30 feet apart to a height of 8 feet. In the sections between those where views are fully blocked and at heights greater than 8 feet, views of the development must be screened with varying amounts of landscaping. • Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping. • Site areas not used for buildings, parking or other designated functions shall be landscaped. 	Less than Significant

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Dorsey Marketplace Draft EIR Impacts and Mitigation Summary

Impact Number and Title	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • All trees planted within the site shall be transplanted from five-gallon or larger size containers. • Landscaped areas shall utilize predominantly low-maintenance, native and adaptive drought-tolerant plantings that conserve water and facilitate the use of drip irrigation. • Landscaped areas shall use native trees and vegetation selected and placed to create a "natural forest" character in the landscape. • Parking lot landscaping shall meet the requirements of the City of Grass Valley Municipal Code Section 17.34.030. • The project site entrances at Dorsey Drive and Spring Hill Drive shall be landscaped with a mixture of ground cover, flowers, shrubs, and trees. At each entrance, landscaping shall be provided on both sides of the street and in median islands. • Along the project site frontage on Dorsey Drive and along the on-site section of Spring Hill Drive, at least one street tree shall be properly installed for each 30-foot length of right-of-way and shall be maintained in compliance with the City of Grass Valley Municipal Code Section 17.34.140 (Maintenance of Landscape Areas). The review authority may modify this requirement depending on the chosen tree species and its typical spread at maturity. • The project applicant shall post with the City of Grass Valley surety in the form of cash, letter of credit, performance bond, or instrument of credit, in an amount equal to 150% of the total value of all plant materials, irrigation, installation, and maintenance. Such surety shall be posted with the City for a 2-year period in compliance with Grass Valley Municipal Code Section 17.74.050 (Performance Guarantees). • Prior to issuance of any certificates of occupancy for structures within the project site, the project applicant shall submit to the 	

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			Planning Division a letter signed by a licensed landscape architect, or the landscape contractor who performed the installation certifying that the landscaping and irrigation for the project has been installed in compliance with the approved plans.	
5-2 Would the project substantially degrade the existing visual character or quality of the project site and its surroundings?	Both Alternatives	Potentially Significant	MM 5a (see above)	Less than Significant
5-3 Would the project create a new source of substantial light or glare?	Both Alternatives	Less than Significant	None Required	Less than Significant
5-4 Would the project contribute to cumulative impacts to the visual character of the region?	Both Alternatives	Less than Significant	None Required	Less than Significant
Biological Resources				
6-1 Would the project have a substantial adverse effect on candidate, sensitive or special-status species?	Both Alternatives	Potentially Significant	MM 6a: Prior to issuance of grading permits, a special-status plant species survey shall be conducted at a time when special-status plants are evident and identifiable to determine if they are present on site. Surveys shall be conducted by a qualified biologist knowledgeable of the plant species in the region and shall be floristic in nature. If any special-status plant species are identified during the surveys, a no-disturbance buffer shall be created by the qualified biologist around the species. The perimeter of the buffer zone shall be fenced or marked with staked flags. If avoidance is not possible, consultation shall be initiated with CDFW or USFWS, depending on the status of the species, to determine if translocation, seed salvage, or other propagation measures are appropriate to conserve the species. If no evidence exists that special-status plant species are present on the project site, then no further mitigation is required.	Less than Significant

Table ES-2
Dorsey Marketplace Draft EIR Impacts and Mitigation Summary

Impact Number and Title	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>MM 6b: Prior to issuance of grading permits, a pre-construction survey shall be conducted at a time when Blainville's horned lizard is reasonably expected to be active to determine if they are present on site. Surveys shall be conducted by a qualified biologist knowledgeable of the lizard species in the region. If any Blainville's horned lizard are identified during the surveys, a no-disturbance buffer shall be created by the qualified biologist around the species. The perimeter of the buffer zone shall be fenced or marked with staked flags. If avoidance is not possible, consultation shall be initiated with CDFW to determine if relocation is appropriate to conserve the species. If no evidence exists that Blainville's horned lizard are present on the project site, then no further mitigation is required.</p> <p>MM 6c: Should construction begin during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist based on species, location, and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours</p>	

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			<p>to prevent impacts to foraging nocturnal avian species. If preconstruction surveys indicate nests are inactive or potential habitat is unoccupied during construction period, no further mitigation is required.</p> <p>MM 6d: All construction workers shall receive worker environmental awareness program training conducted by a qualified biologist or an environmentally trained construction manager. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to recognize all special-status species potentially present in the project area; identify their habitat; and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site, other than where impacts have been authorized, and to prevent spills, and shall be given contact information for the qualified biologist.</p>	
6-2 Would the project have a substantial adverse effect on riparian habitat or other sensitive natural communities?	Both Alternatives	Potentially Significant	MM 6e: Prior to issuance of grading permits, the project applicant shall submit to the City evidence that compensatory habitat restoration for the loss of McNab Cypress woodland and cottonwood forest has been or will be completed. This may include a combination of on-site replanting and restoration and off-site restoration sufficient to ensure no net loss of habitat functions or values. On-site planting may include restoration of the disturbed areas of McNab Cypress woodland and cottonwood forest, as well as planting of individual McNab Cypress and Fremont cottonwood trees as part of the proposed landscaping plan.	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
6-3 Would the project have a substantial adverse effect on federally protected wetlands?	Both Alternatives	Potentially Significant	MM 6f: Prior to issuance of a grading permit, the project applicant shall acquire a Clean Water Act Section 404 permit and Section 401 Water Quality Certification. To compensate for the loss of jurisdictional wetlands associated with proposed activities, the project applicant shall (1) restore and/or create wetlands on site; (2) create wetlands at an off-site location acceptable to the resource agencies; (3) purchase compensatory mitigation credits at an agency-approved mitigation bank; or (4) a combination of 1, 2, or 3. The project applicant shall develop the mitigation approach in conjunction with the resource agencies during the permitting process. The mitigation requirements shall be in compliance with federal and state Clean Water Act laws. The final mitigation ratios, design, and implementation shall comply with the terms and conditions of the Section 404 permit issued by the Sacramento District U.S. Army Corps of Engineers and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley Regional Water Quality Control Board.	Less than Significant
6-4 Would the project interfere substantially with wildlife movement?	Both Alternatives	Less than Significant	None Required	Less than Significant
6-5 Would the project conflict with local policies or ordinances protecting biological resources?	Both Alternatives	Less than Significant	None Required	Less than Significant
6-6 Would the project conflict with provisions of an approved regional, state, or local habitat conservation plan?	Both Alternatives	No Impact	None Required	No Impact
6-7 Would the project contribute to significant cumulative impacts to biological resources?	Both Alternatives	Less than Significant	None Required	Less than Significant

Table ES-2
Dorsey Marketplace Draft EIR Impacts and Mitigation Summary

Impact Number and Title	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>Cultural Resources</i>	
7-1 Would the project cause a substantial adverse change in the significance of a historical resource, archaeological resource, or tribal cultural resource?	Both Alternatives	Potentially Significant MM 7a: All construction workers shall receive worker cultural resources awareness training conducted by a qualified archaeologist, and shall receive a worker cultural resources awareness brochure prepared by the same qualified archaeologist. Worker cultural resources awareness training may also be conducted through a video created by a qualified archaeologist specifically for this project. The program shall include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The worker cultural resources awareness training shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site, and shall outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance related to Native Americans and behaviors, consistent with Native American tribal values. Worker cultural resources awareness training shall instruct workers to recognize potential cultural resources, such as the presence of discolored or dark soil, fire-affected material, concentrations of lithic materials, or other characteristics observed to be atypical of the surrounding area; lithic or bone tools that appear to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; non-local high-quality materials such as chert and obsidian; and historic artifacts such as glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies.	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>Prior to issuance of a grading permit, the City of Grass Valley shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, mining equipment, unusual amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the contractor shall suspend all work within 100 feet of the find and immediately notify the City's Community Development Director." Further, the project applicant shall undertake the following:</p> <ul style="list-style-type: none"> • Retain a qualified archaeologist to conduct an investigation of the site as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource") and to provide management recommendations should potential impacts to the resource be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects). • Consult with the United Auburn Indian Community (UAIC) to determine if the find is a tribal cultural resource. If so, consultation with the UAIC shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370, and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments. • As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives. 	

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
7-2 Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	Both Alternatives	Less than Significant	None Required	Less than Significant
7-3 Could project construction contribute to a cumulative loss of cultural resources?	Both Alternatives	Less than Significant	None Required	Less than Significant
<i>Transportation</i>				
8-1 Would the project result in an increase in traffic that is substantial in relation to the existing traffic volumes and capacity on SR 20/49?	Both Alternatives	Less than Significant	None Required	Less than Significant
8-2 Would the project result in an increase in traffic that is substantial in relation to the existing traffic volumes and capacity on City of Grass Valley roadways and intersections?	Alternative A	Potentially Significant	MM 8a: Under either Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay a fair-share contribution towards the construction of a larger concrete porkchop barrier within the existing acceleration lane to restrict all movements from the eastbound approach at the Idaho Maryland Road/ Brunswick Road intersection to right turns. MM 8b: Under Alternative A and Alternative B, prior to issuance of a building permit, the project applicant shall pay a fair-share contribution towards the construction of either a traffic signal or a roundabout at the Idaho Maryland Road/State Route 20/49 northbound ramps intersection.	Less than Significant
	Alternative B	Potentially Significant	MM 8a: (see above) (Note: MM 8b applies to Alternative B under Impact 8-9 but not under Impact 8-2.)	Less than Significant
8-3 Would the project increase impacts to vehicle safety due to roadway design features or incompatible uses?	Both Alternatives	No Impact	None Required	No Impact

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
8-4 Would the project result in inadequate emergency access or access to nearby uses?	Both Alternatives	No Impact	None Required	No Impact
8-5 Would the project create hazards or barriers for pedestrians or bicyclists?	Both Alternatives	Less than Significant	None Required	Less than Significant
8-6 Would the project conflict with adopted policies, plans, or programs supporting alternative transportation or otherwise decrease the performance or safety of such facilities?	Both Alternatives	Less than Significant	None Required	Less than Significant
8-7 Would the project cause a change in air traffic patterns, including either an increase in traffic levels or a change in location resulting in substantial safety?	Both Alternatives	Less than Significant	None Required	Less than Significant
8-8 Would the project result in increased vehicle circulation or congestion due to a lack of sufficient parking capacity to support the proposed land uses	Both Alternatives	No Impact	None Required	No Impact
8-9 Would the project contribute to a cumulative increase in traffic that conflicts with adopted policies and plans related to intersection and roadway segment function, including consideration of LOS and ADT?	Alternative A	Potentially Significant	MM 8a: (see above) MM 8b: (see above) MM 8c: Under Alternative A, prior to issuance of a building permit, the project applicant shall pay a fair-share contribution towards the construction of a traffic signal at the Dorsey Drive/Catherine Lane intersection. MM 8d: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall pay a fair share contribution towards the signal optimization of the Dorsey Drive/SR 20/49 SB/EB On-Ramp/Joerschke Drive traffic signal	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			<p>MM 8e: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay a fair share contribution towards construction of either a traffic signal or roundabout at the Dorsey Drive/Sutton Way intersection.</p> <p>MM 8f: Under Alternative A, prior to issuance of a building permit, the project applicant shall restripe the southbound approach to the Idaho Maryland Road/Spring Hill Drive intersection to create a southbound right-turn pocket.</p> <p>MM 8g: Under Alternative A, prior to issuance of a building permit, the project applicant shall pay a fair share contribution towards the construction of a traffic signal or roundabout at the Bennett Street/SR 49/20 SB Off-Ramp/Tinloy Street intersection.</p>	
	Alternative B	Potentially Significant	<p>MM 8a: (see above)</p> <p>MM 8b: (see above)</p> <p>MM 8e: (see above)</p> <p>MM 8h: Under Alternative B, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall pay a fair share contribution towards the signal optimization of the traffic signals at the Dorsey Drive/SR 20/49 SB Ramp/Joerschke Drive intersection and the Dorsey Drive/SR 20/49 NB Ramps intersection.</p>	Less than Significant
Noise				
9-1 Would the project expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?	Alternative A	Potentially Significant	MM 9b: Under Alternative A, a noise assessment shall be performed to address potential noise impacts to the apartment buildings immediately south of Shops C, D, and E to determine the exposure to noise from commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 4. Under Alternative B the noise assessment shall consider noise exposure associated with commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 1. For either alternative the	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			assessment shall identify requirements to construct noise barriers for commercial noise sources and/or implement increased construction standards within the affected apartment buildings to ensure that interior noise levels will be 45 dB or less.	
	Alternative B	Potentially Significant	MM 9a: Under Alternative B only, a noise attenuation barrier shall be constructed between the proposed residential apartment buildings in the southwestern corner of the site and SR 20/49. Further, where windows on the second and third floors of buildings adjacent to SR 20/49 and its off-ramp have a direct line of sight to the highway and/or off-ramp shall have a minimum Sound Transmission Class (STC) rating of 32. The noise attenuation barrier shall be a minimum height of 6 feet and shall be constructed of concrete or other solid material that is rigid and has a minimum density of 20 kilograms/square meter. Additionally, the noise attenuation barrier shall be constructed in accordance with the Caltrans standards outlined in Chapter 1100 of the Highway Design Manual. The City of Grass Valley shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy. MM 9b: (see above)	Less than Significant
9-2 Would the project expose persons to or generate excessive ground-borne vibration or ground-borne noise?	Both Alternatives	Less than Significant	None Required	Less than Significant
9-3 Would the project substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Both Alternatives	Potentially Significant	MM 9c: Under Alternative A and Alternative B, a noise assessment of the mechanical equipment for the proposed residential units east of Spring Hill Drive shall be completed to identify the noise levels to which adjacent neighbors could be exposed and to identify noise control methods (such as placing equipment	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation	Level of Significance after Mitigation	Mitigation Measures
			further from the adjacent neighbors and using barriers to screen the equipment) sufficient to ensure that noise levels at the nearest sensitive receptor do not exceed 55 dBA during daytime hours and 50 dBA during nighttime hours.
9-4 Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Both Alternatives	Potentially Significant	<p>MM 9d: Prior to issuance of grading and/or building permits, City staff shall ensure that project Grading and Building Plans identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. Where such equipment must be located near adjacent residences, project Grading and Improvement plans shall include provisions to provide acoustical shielding of such equipment prior to issuance of grading and/or building permits</p> <p>Additionally, City staff shall ensure that the Grading and Building Plans include the following notes:</p> <p>A. Construction noise emanating from any construction activities for which a grading or building permit is required shall be prohibited on Sundays and federal holidays, and shall occur only as follows:</p> <ul style="list-style-type: none"> • Monday through Friday, 76:00 a.m. to 78:00 p.m. • Saturday, 78:00 a.m. to 76:00 p.m. <p>B. All construction equipment shall be fitted with factory-installed muffling devices, and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard decibel level for that equipment.</p> <p>C. All equipment and vehicles shall be turned off when not in use.</p> <p>D. Unnecessary idling of internal combustion engines shall be prohibited.</p> <p>E. Idling shall be limited to no more than 5 minutes.</p>

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
9-5 Would the project result in traffic noise levels causing a substantial permanent increase in cumulative noise levels?	Both Alternatives	Less than Significant	None Required	Less than Significant
<i>Air Quality</i>				
10-1 Would the project conflict with or obstruct implementation of the applicable air quality plan?	Both Alternatives	Less than Significant	None Required	Less than Significant
10-2 Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Both Alternatives	Potentially Significant	<p>MM 10a: Prior to issuance of grading permits, the City of Grass Valley shall verify that construction contracts include requirements for construction contractor(s) to implement the following measures:</p> <ul style="list-style-type: none"> • Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the NSAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. • Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction. • Temporary traffic control shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by local transportation agencies and/or Caltrans. • Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable. • Minimize active earthmoving and the generation of fugitive dust to the extent feasible when pedestrians walk by active project construction sites. <p>MM 10b: Prior to issuance of grading and building permits, the City of Grass Valley shall verify that building plans include provisions for the following measures to reduce air pollutant emissions throughout project operation:</p>	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			<ul style="list-style-type: none"> • There shall be a limit of one wood-burning appliance per residence, and it shall be an EPA Phase II certified appliance. Also, each residence shall be equipped with a non-wood-burning source of heat. • The project applicant shall provide, operate, and fund a green-waste drop-off site for residents. • Streets shall be designed to maximize pedestrian access to transit stops. • The project shall provide for pedestrian access between bus service and major transportation points within the project, and between separate sections of the project, where feasible. 	
10-3 Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in nonattainment under an applicable federal or state ambient air quality standard (including the release of emissions that exceed quantitative thresholds for ozone precursors)?	Both Alternatives	Less than Significant	None Required	Less than Significant
10-4 Would the project expose sensitive receptors to substantial pollutant concentrations?	Both Alternatives	Less than Significant	None Required	Less than Significant
10-5 Would the project create objectionable odors affecting a substantial number of people?	Both Alternatives	Less than Significant	None Required	Less than Significant
<i>Climate Change</i>				
11-1 Would the project impede the City or state efforts to meet AB 32 standards for the reduction of GHG emissions?	Both Alternatives	Potentially Significant	MM 11a: The following GHG emission reduction measures shall be implemented: <i>All residential buildings shall:</i>	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			<ul style="list-style-type: none"> • Meet or exceed CALGreen Tier 1 requirements in place at the time of Building Permit issuance. • Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. • Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). • Include programmable thermostat timers. • Include exterior outlets on all residential buildings to allow the use of electrically-powered landscape equipment. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence only utilize low flow water fixtures such as low flow toilets, faucets, showers, etc. • Prior to approval of Improvement Plans the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product. <p><i>All non-residential buildings shall:</i></p> <ul style="list-style-type: none"> • Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. • Prior to the issuance of non-residential building permits, the proposed project applicant or its designee shall submit building plans illustrating that the proposed project's non-residential land uses shall achieve an 8% greater building energy efficiency than 	

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Impact Number and Title	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>required by the current state energy efficiency standards in Title 24, Part 6 of the California Code of Regulations.</p> <ul style="list-style-type: none"> • Use "Energy Star" rated (or greater) roofing materials. • Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system. • Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. • Only use low flow water fixtures such as low flow toilets, faucets, showers, etc. • Only use programmable thermostat timers. • Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. • Include pedestrian-friendly paths and cross walks in all parking lots. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product. • Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible as well as comply with the City's Model Water Efficient Landscape Ordinance for both residential and commercial land uses. 	

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			<ul style="list-style-type: none"> • Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas. 	
11-2 the project conflict with the City's Climate Action Plan?	Both Alternatives	Less than Significant	None Required	Less than Significant
<i>Geology, Soils, and Paleontology</i>				
12-1 Would the project result in exposure to potential substantial adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking or seismic-related ground failure including liquefaction?	Both Alternatives	Less than Significant	None Required	Less than Significant
12-2 Would the project be located on a geologic unit or soil that is unsuitable for the project?	Both Alternatives	Less than Significant	None Required	Less than Significant
12-3 Would the project result in substantial erosion or loss of topsoil during construction activities or following completion?	Both Alternatives	Less than Significant	None Required	Less than Significant
12-4 Would the project substantially alter existing landforms?	Both Alternatives	Less than Significant	None Required	Less than Significant
12-5 Would the project directly or indirectly destroy paleontological resources?	Both Alternatives	Potentially Significant	MM 12a: If paleontological resources are encountered during site remediation or construction, work shall be halted within 100 feet of the resource and the construction contractor must notify the City of Grass Valley Community Development Department of the resource within 24 hours. The project applicant shall retain a qualified paleontologist to evaluate and record the resource and make recommendations for the appropriate treatment of the resource, in consultation with the City. Construction workers shall not collect paleontological resources. Appropriate	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			treatment may include collection and processing of "standard" samples by a qualified paleontologist to recover micro vertebrate fossils; preparation of significant fossils to a reasonable point of identification; and depositing significant fossils in a museum repository for permanent curation and storage, together with an itemized inventory of the specimens.	
12-6 Would the project make a considerable contribution to cumulative geology, soil, seismic, or paleontological impacts?	Both Alternatives	Less than Significant	None Required	Less than Significant
<i>Hydrology and Water Quality</i>				
13-1 Would the project substantially degrade surface or groundwater quality?	Both Alternatives	Less than Significant	None Required	Less than Significant
13-2 Would the project cause a substantial increase in rate or volume of runoff leaving the site that would exceed the capacity of existing or planned stormwater drainage systems and result in flooding?	Both Alternatives	Less than Significant	None Required	Less than Significant
13-3 Would the project expose people or structures to a significant hazard of flooding as a result of placing development within a 100-year flood hazard area?	Both Alternatives	Less than Significant	None Required	Less than Significant
13-4 Would the project substantially decrease groundwater recharge, resulting in depressed groundwater levels in the local and/or regional area?	Both Alternatives	No Impact	None Required	No Impact

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
13-5 Would project construction and operation contribute to cumulative violations of water quality standards and/or waste discharge requirements?	Both Alternatives	Less than Significant	None Required	Less than Significant
<i>Public Utilities and Services</i>				
14-1 Would the project result in inadequate water supply and distribution infrastructure requiring construction of new facilities?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-2 Would the project result in inadequate water supply and distribution infrastructure requiring construction of new facilities in the cumulative scenario?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-3 Would the project exceed existing treatment, collection, and disposal facilities, resulting in the need for expansion or new wastewater infrastructure?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-4 Would the project exceed existing treatment, collection, and disposal facilities, resulting in the need for expansion or new wastewater infrastructure in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-5 Would the project result in an increased demand for gas or electricity requiring new production facilities?	Both Alternatives	Less than Significant	None Required	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
14-6 Would the project result in an increased demand for gas or electricity requiring new production facilities in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-7 Would the project require extension of dry utility infrastructure to the site that could cause significant environmental impacts?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-8 Would the project require extension of dry utility infrastructure to the site that could cause significant environmental impacts in the cumulative condition?	Both Alternatives	No impact	None Required	No impact
14-9 Would the project conflict with school district ability to provide educational services or create a substantial increase in school population?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-10 Would the project conflict with school district ability to provide educational services or create a substantial increase in school population in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-11 Would the project result in an increased demand for library services?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-12 Would the project result in an increased demand for library services in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
14-13 Would the project result in a need to construct new or expand existing parks and facilities?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-14 Would the project result in a need to construct new or expand existing parks and facilities in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-15 Would the project result in an increased demand for fire protection and emergency services requiring new facilities or reducing overall fire protection?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-16 Would the project interfere with emergency response or evacuation or increased demand for fire protection and emergency services requiring new facilities or reducing overall fire protection in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-17 Would the project require new law enforcement facilities?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-18 Would the project interfere with the ability to provide law enforcement services?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-19 Would the project contribute to the need for new law enforcement facilities or interfere with law enforcement response in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
14-20 Would the project generate waste of a daily volume that cannot be accommodated by the materials recovery facility?	Both Alternatives	Less than Significant	None Required	Less than Significant
14-21 Would the project generate waste of a daily volume that cannot be accommodated by the materials recovery facility in the cumulative condition?	Both Alternatives	Less than Significant	None Required	Less than Significant
Hazards and Hazardous Materials				
15-1 Would the project create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials?	Both Alternatives	Potentially Significant	MM 15a Mitigation Measure 15a: The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. This shall include excavation and off-site disposal for the waste in Area of Concern (AOC) 1, and on-site consolidation and burial of mine waste rock and tailings beneath the proposed commercial development in AOC 2. In AOC 1, vegetation removal must be conducted in the areas to be excavated using hand-held mechanical equipment to minimize disturbance of soil prior to excavation. In AOC 2, prior to implementation of the RAW, DTSC must review and approve site development plans showing the final development layout and waste placement details. In the event that any ground-disturbing activities would occur on the project site prior to the site remediation activities, DTSC must review the proposed ground-disturbing activities and the project proponent/construction contractor would mark remediation areas on the site so the areas may be avoided. After excavation and on-site placement, soil samples must be tested and submitted to DTSC to verify that soil conditions meet the remedial goals defined in the RAW. Throughout all	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
			activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan.	
15-2 Would the project create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Both Alternatives	Potentially Significant	MM 15a (see above)	Less than Significant
15-3 Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within 0.25 miles of an existing or proposed school?	Both Alternatives	No Impact	None Required	No Impact
15-4 Would the project be located on a site which is included on a list of hazardous materials sites, and as a result, would create a significant hazard to the public or environment?	Both Alternatives	Potentially Significant	MM 15a (see above)	Less than Significant
15-5 Would the project be 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, and as a result, would result in a safety hazard for people residing or working in the project area?	Both Alternatives	Less than Significant	None Required	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
15-6 Would the project be located within the vicinity of a private airstrip, and would result in a safety hazard for people residing or working in the project area	Both Alternatives	Less than Significant	None Required	Less than Significant
15-7 Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Both Alternatives	Less than Significant	None Required	Less than Significant
15-8 Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires?	Both Alternatives	No Impact	None Required	No Impact
15-9 Would the project create or expose residents to potential health hazards?	Both Alternatives	Potentially Significant	MM 15a (see above)	Less than Significant
15-10 Would the project contribute to a significant impact regarding hazards or hazardous materials in the cumulative condition?	Both Alternatives	No Impact	None Required	No Impact
<i>Other CEQA Considerations</i>				
16-1 Would the project cause a temporary increase in wasteful, inefficient, and unnecessary energy consumption due to construction?	Both Alternatives	Less than Significant	None Required	Less than Significant
16-2 Would the project cause a permanent increase in wasteful, inefficient, and unnecessary energy consumption or fail to comply with state and federal energy standards?	Both Alternatives	Less than Significant	None Required	Less than Significant

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Impact Number and Title	Level of Significance before Mitigation		Mitigation Measures	Level of Significance after Mitigation
16-3 Could the proposed project objectives be achieved through a feasible alternative that would substantially reduce the amount of energy required over the life of the project or through a feasible alternative that would include use of alternative fuels or energy systems?	Both Alternatives	Less than Significant	None Required	Less than Significant

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