CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study & Mitigated Negative Declaration – Proposition 68 Park Improvements Grant Application for Condon Park and Margaret G. Scotten School Park located at 660 Minnie Street and 10821 Squirrel Creek Road

SCH# 2019_____

November 8, 2019

INITIAL STUDY *AND MITIGATED NEGATIVE DECLARATION*

Proposition 68 Park Improvement Grant Application for Condon Park and Margaret G. Scotten School Park.

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study), the City of Grass Valley has prepared this Initial Study to assess the potential environmental impacts of proposed recreational park improvements in Condon Park and Margaret G. Scotten School Park. Based on the Initial Study, the City finds that the proposed project will not have a significant adverse effect on the environment and will not require the preparation of an Environmental Impact Report. Therefore, this Mitigated Negative Declaration has been prepared as the appropriate level of environmental review in accordance with CEQA and the CEQA Guidelines Sections 15063 and 15070 et. seq.

Public and Agency Review:

This Initial Study/Mitigated Negative Declaration will be circulated for a **30-day** public and agency review commencing **November 8, 2019**. Copies of this Initial Study and cited references may be obtained at the City of Grass Valley Community Development Department at the address noted below. Written comments on this Initial Study/Mitigated Negative Declaration may also be addressed as noted below.

Project title: Proposition 68 Park Improvement Grant Application for Condon Park, Margaret G. Scotten School Park.

Lead agency name and address:

City of Grass Valley Community Development Department
125 E. Main Street
Grass Valley, CA 95945

Contact person, phone number, and e-mail:

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Project Location and Site Description:

The ("Project Site") including both Condon Park and Margaret G. Scotten School Park facilities is located in the central eastern part of the City of Grass Valley at 660 Minnie Street and 10821 Squirrel Creek Rd. Lyman Gilmore Middle School located at 10837 Rough and Ready Hwy has a shared use facility agreement with Margaret G. Scotten School; however, no improvements are proposed on the Lyman Gilmore Middle School property. The project site is situated north of Butler Street and south of Squirrel Creek Rd. The project site contains a total of ±130.48 acres consisting of 8 Assessor Parcel Numbers as follows:

Assessor's Parcel Number	Acreage
029-030-002	35.09 acres
029-030-016	14.22 acres
029-030-003	46.39 acres
029-030-009	15 acres
029-050-010	0.25 acres
029-030-008	16.5 acres
029-030-015	1.94 acres
029-080-037	1.09 acres
Total:	**130.48 acres**

The project site is in Section 27, Township 16N, Range 8E on City of Grass Valley 7.5-minute USA quadrangle (***Exhibit A*** – *Vicinity Map and* ***Exhibit B*** – *Aerial Photograph*). Approximate coordinates of the center of the site are 39° 22′ 09″ north and -121° 06′ 50″ west (***Exhibit C*** – Site Photographs).

The ±130-acre property site consists of gently to moderately sloping terrain with trees and vegetation throughout. Existing recreational improvements in Condon Park include, but are not limited to: disc golf, skate park, dog park, Senior and Little League baseball fields with snack shack, care taker residence (vacant) and shared use hiking/biking trails.

Surrounding Land Uses:

Condon Park is bordered on the east and south by low density residential uses. Condon Park and schools share a property line to the north of the park. To the north and east of the park and the schools are residential uses in unincorporated Nevada County. Commercial uses to the north and west of the schools include Nevada Irrigation District offices and a plumbing company office, respectively. There is a cemetery northwest of the schools' property.

General Plan Land Use Designation

The ±85-acre Condon Park site has a land use designation of Open Space (OS). The ±45-acre School District property has a land use designation of Schools (SC), according to the *City of Grass Valley 2020 General Plan*.

The Open Space designation indicates that permanent open space status has been secured. Examples of OS designations on the Land Use Plan map are areas set aside through development agreements or previous development project conditions of approval, areas subject to current regulation which effectively precludes development, areas which have been dedicated to the City or other government entity, or areas placed in permanent open space by virtue of appropriate easement acquisition, CC&R's, or similar legal provisions. OS designation may apply to lands owned by either private parties or public agencies.

The Schools (SC) designation is used specifically to reserve sites to be limited to school facilities and grounds.

Zoning Designation

The zoning designation for Condon Park is Open Space (OS). The Open Space designation is applied to properties that are largely unimproved and used for the preservation of natural resources and habitats, passive outdoor recreation, scenic resources, and/or for the protection of public health and safety. Allowable uses are limited to those that support maintenance and/or recreational uses.

The School District sites are located outside of the City of Grass Valley city limits in unincorporated Nevada County. The Nevada County land use designation is Public (P). The Public designation is used to identify areas in public sector ownership/control and used for the purpose of providing non-commercial facilities and services to meet public needs.

Project Objective:

The Statewide Park Development and Community Revitalization Grant Program (Proposition 68) helps communities invest in parks, increasing recreational opportunities. The program also provides funds for aging infrastructure, amenities and improvements to parks that will help attract new and diverse visitors.

On August 5, 2019, the City of Grass Valley submitted a Statewide Park Development and Community Revitalization Program Grant application for improvements in Condon Park and Margaret G Scotten School.

PROJECT DESCRIPTION:

The Condon Park and Margaret G Scotten Elementary School park improvement projects described below are dependent on the City receiving Proposition 68 grant funds from the State of California. Once funded, the City will commence with preparation of the project plans for the respective park improvements.

The project location and existing and proposed improvements are shown on **Exhibit D** – *Condon Park Project Proposed Conceptual Layout.* A description of the project corresponding with **Exhibit D** is contained below:

Condon Park:

- Little League Baseball Field Expansion: The existing Little League field located at the west end of Condon Park is proposed to be expanded to regulation Little League specifications. This would include enlarging the outfield and providing additional bleacher seating along the third-base line.

- Senior League Baseball Field Expansion: The existing Senior League baseball field, located south of the Little League field, outfield will be reconfigured/expanded to include soccer field improvements for year-round use.

- Snack Shack Improvements: The existing snack shack buildings of ±400 sq. ft. are proposed to be demolished with new buildings constructed in their place. The new buildings will encompass the same footprint as the current snack shack buildings.

- Bocce Ball Court(s): New Bocce Courts of ±3,000 sq. ft. are proposed east of the Senior League Baseball Field. Two regulation Bocce Ball Courts of ±13 feet by ±91 feet are proposed.

- Multi-use and Volleyball Courts: A multi-use covered court and Volleyball Court of ±5,000 sq. ft. are proposed west of the Senior League Baseball field.

- Beginner Skate Park: A Beginner Skate Park of ±0.50 acres is proposed south of the existing skate park. The skate park will be similar to the existing skate park; however, skate facilities will be reduced in difficulty and serve younger participants.

- Bicycle pump track: A bicycle pump track of ±5 acres is proposed south of the existing skate park. The bicycle pump track will include a circuit of rollers, banked turns, and features designed to be ridden completely by riders "pumping" – generating momentum by up and down body movements, instead of pedaling or pushing.

- Disc golf course expansion: The 18-basket disc golf course encompassing ±10 acres is proposed to be expanded with an additional 9 baskets on ±5 adjoining acres to the south. Except for the baskets and fairways, the property will remain in its current undisturbed state.

- Shared biking/hiking trail use: A shared concrete/asphalt biking/hiking trail is proposed to frame the perimeter of the Condon Park property. The trail will parallel the southern property boundary of the Margaret G. Scotten Elementary Park property and connect with the newly constructed all weather soccer field at the school.

Margaret G Scotten School:

- Exercise and strength training station: A new exercise and strength train area of ±6,000 sq. ft. is proposed south of the existing all-purpose soccer field and adjoins the shared use bike/hiking trail.

- Restoration of existing soccer/football field: Restoration of the existing field south of Margaret G. Scotten School is proposed to include leveling, grading and re-sodding.

- Renovation of existing playgrounds (2). Playgrounds east of the school buildings will be renovated and/or upgraded with modern playground facilities.

- New trail system to create connectivity between schools and Condon Park: A new trail is proposed around the perimeter of Condon Park and connecting with the expanded disc golf course and pump track/dirt bike area.

- New parking lot: A new ±1-acre parking lot is proposed southwest of the turf field.

Offsite Improvements

No offsite improvements are proposed or anticipated as part of the proposed park improvement project.

Exhibit A – *Vicinity Map*

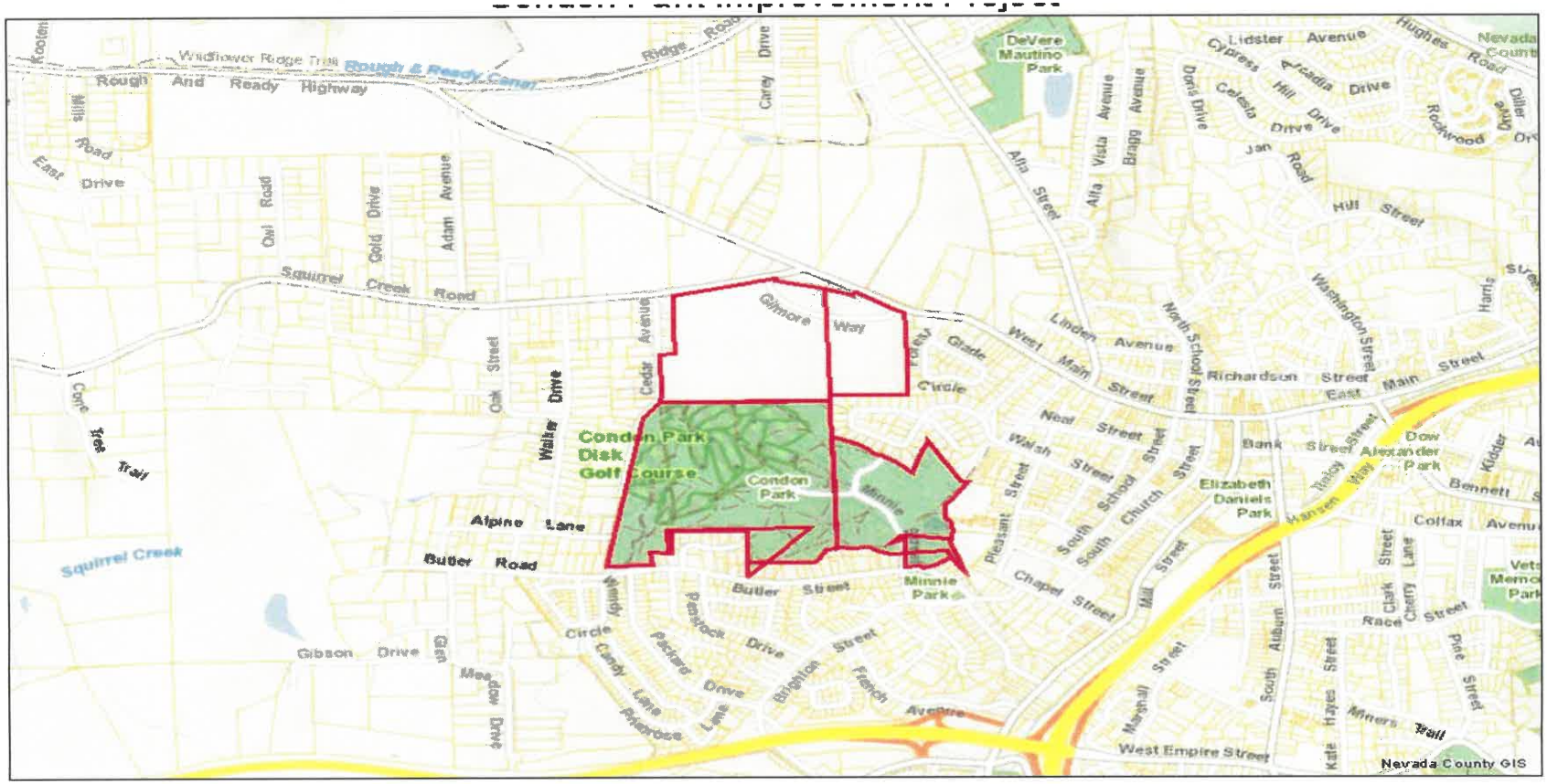


Exhibit B – *Aerial Photograph*

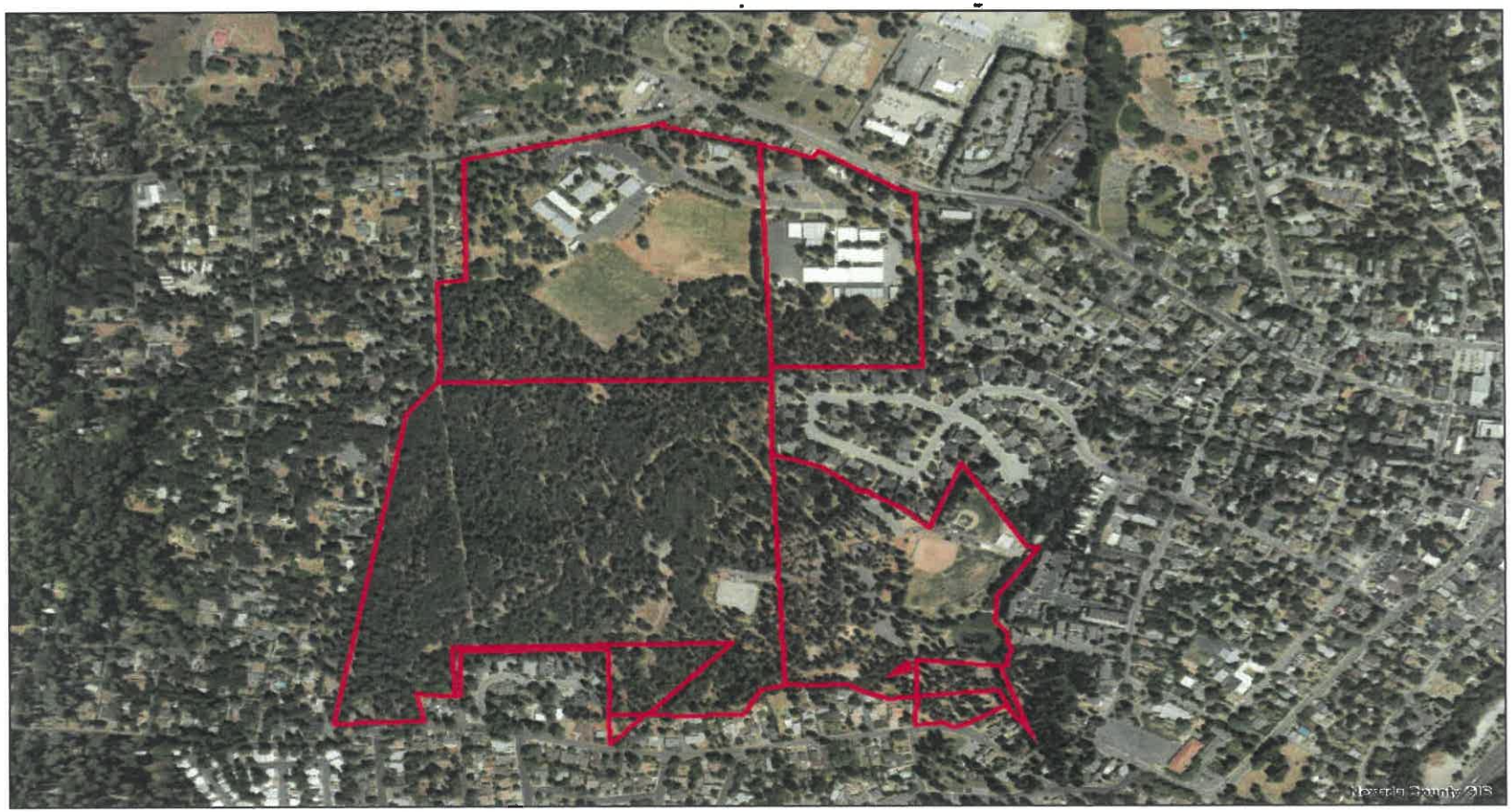
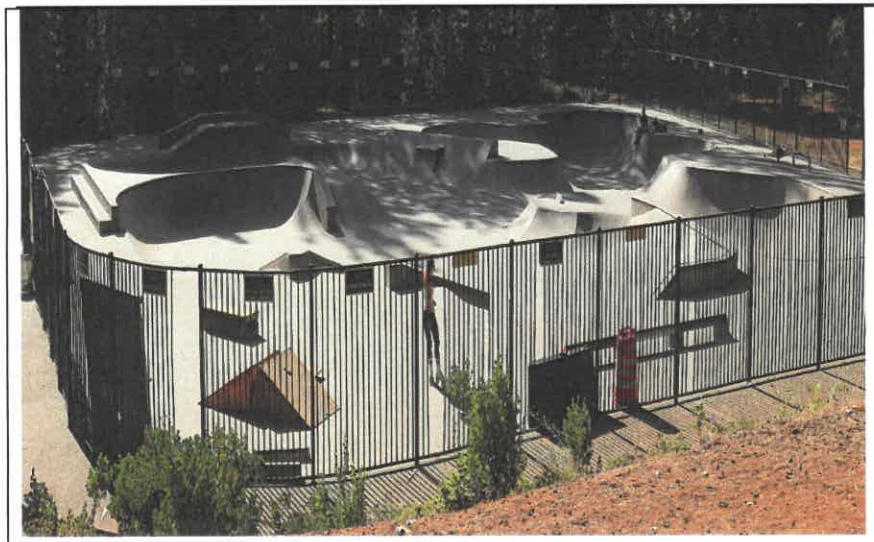
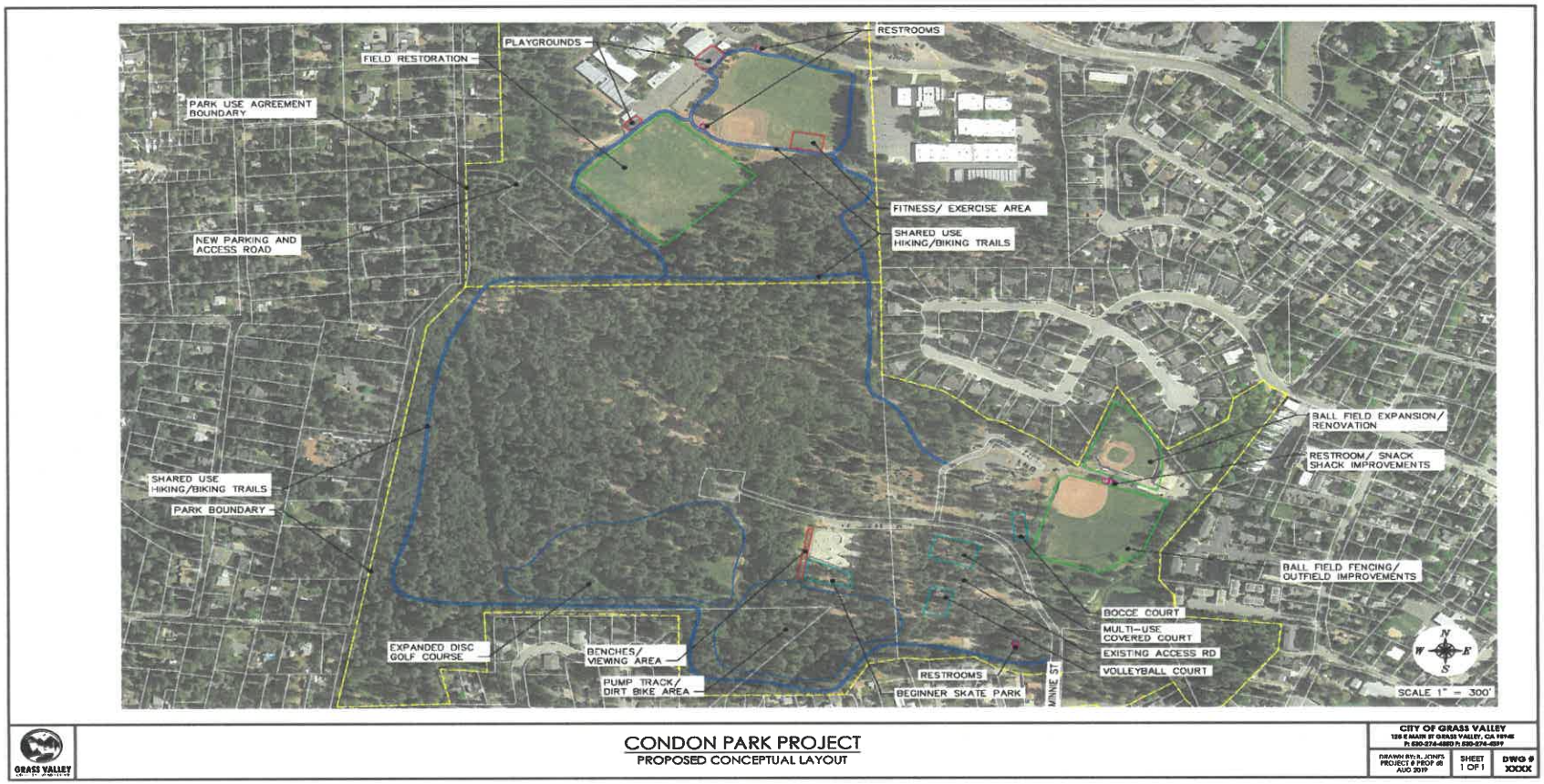


Exhibit C – *Site Photographs*




GRASS VALLEY LITTLE LEAGUE
Snack Shack

Exhibit D – Proposed Conceptual Layout



Regulatory Setting and Required Agency Approvals

The following City of Grass Valley, Responsible and/or Trustee Agency permits are required prior to construction of the parks improvement project:

- City of Grass Valley Department of Public Works – Improvement Plan, Encroachment Permit and Tree Permit.
- City of Grass Valley Community Development Department – Site Plan and Building Plan Approvals and Conditions of Approval/Mitigation Measure compliance verification.
- City of Grass Valley Building Department – Building, Plumbing, Mechanical, and Electrical Permits in accordance with the California Codes.
- City of Grass Valley Fire Department – Site Plan, Improvement Plan and Building Plan Approvals.
- A Storm Water Pollution Prevention Plan (SWPPP) shall be approved by the Regional Water Quality Control Board in accordance with the Clean Water Act.
- A Dust Mitigation Plan shall be approved by the Northern Sierra Air Quality Management District.
- Timber Harvest Permit Exemption from the California Department of Forestry and Fire Protection.

Evaluation of Environmental Impacts:

1) A brief explanation is required for all answers except "NO Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A "NO Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) **"Potentially Significant Impact"** is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4) **"Potentially Significant Unless Mitigation Incorporated"** applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) **"Less-Than-significant Impact:"** Any impact that is expected to occur with implementation of the project, but to a less than significant level because it would not violate existing standards.

6) **"No Impact:"** The project would not have an impact to the environment.

7) Earlier analyses may be used where, pursuant to Tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.

8) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gases Emissions	☐ Hazards& Hazardous Mat.
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Utilities/Service Systems
☐ Wildfire	☐ Mandatory Findings of Significance	☒ None

DETERMINATION: (To be completed by the Lead Agency) 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.

☒ 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 "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.

Lanee E. Lowe, AICP, Principal Planner — 11/5/19 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SETTING

The aesthetic value of an area is a measure of its visual character and quality, combined with the viewer response to the area (*Federal Highway Administration, 1983*). The visual quality component can best be described as the overall impression that an individual viewer retains from residing in, driving through, walking through, or flying over an area. Viewer response is a combination of viewer exposure and viewer sensitivity. Viewer exposure is a function of the number of viewers, the number of views seen, the distance of the viewers, and the viewing duration. Viewer sensitivity relates to the extent of the public's concern for a particular view shed (*U.S. Bureau of Land Management, 1980*).

Condon Park is a heavily wooded regional park area consisting of native vegetation including Ponderosa Pines, Incense Cedar, California Black oak, White Alder, Coffeeberry, Manzanita, Squaw Carpet, and Blackberry bushes.

The *City of Grass Valley 2020 General Plan* notes that the City does not contain any designated scenic vistas, but generally acknowledges the City and its surroundings as having a wide range of landscapes, scenic vistas and visual resources.

The City's General Plan includes goals and objectives related to the protection of major views in the planning area, including hillsides, ridgelines and forested areas.

IMPACTS

a)&b) Considering scenic vistas or scenic highways are not within the project vicinity, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact will occur.

c) Public Views are experienced from publicly accessible vantage points within Condon Park. While the City has planned the proposed park improvement with existing topography, the removal of approximately 150 trees of varying variety and size is required to accommodate the project improvements.

According to the project plans, the City is anticipating on replanting trees in public view area where feasible thereby further reducing visual impacts. Although the replanting will not make up for the trees removed, the additional trees and landscaping will soften the appearance of project improvements on neighboring properties, passing motorists and park users alike.

In addition, prior to removing any trees, the City shall adhere to the tree removal permit requirements per the City of Grass Valley Tree Ordinance. As part of the tree permit approval, the City shall be required to plant additional trees and install a fence to preserve trees to be retained. Accordingly, based upon the quantity of tree removal, tree replacement scheme and tree protection associated with the City's Tree Permit standards, these impacts are considered less than significant.

d) Existing sources of day and nighttime light within and around Grass Valley include those common to urban areas, including motor vehicle lights in the project vicinity, street lights, parking lot lighting and building lighting.

Lights to be installed with the park improvements all contain shields thereby directing light downward, so spillover lighting is not anticipated Photo-metric plans to be prepared for the project shall comply with the City's Outdoor Lighting Standards. Compliance with City of Grass Valley standards will reduce these potential impacts to a less than significant impact.

II. AGRICULTURE RESOURCES & FOREST RESOURCES–	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☒	☐
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?	☐	☐	☐	☒

SETTING

The proposed project is situated in an area that has been designated and zoned for open space recreational uses according to *City of Grass Valley 2020 General Plan* and *Development Code* respectively. No current agricultural operations or forestry lands exist on the immediate proposed project site. Although, the property contains trees, the project site does not fall under the definition of forest lands as defined by *Public Resources Code Section 12220(g).* Forest lands are however, located surrounding the project site to the east in unincorporated Nevada County.

Condon Park is a heavily wooded regional park area consisting of native vegetation including Ponderosa Pines, Incense Cedar, California Black oak, White Alder, Coffeeberry, Manzanita, Squaw Carpet, and Blackberry bushes.

IMPACTS

a)&b) The California Resources Agency farmland mapping program does not identify the project site or vicinity as having Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project site has been zoned for open space recreation uses and is surrounded by developed residential and school uses. Considering no farmland as defined by CEQA exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, including any farmlands under Williamson Act Contract. Therefore, no impact will occur.

c)&e) The purpose of the park improvement projects is to enhance the recreational components of the park and schools, while maintaining the natural integrity of these existing facilities' settings. For example, the proposed trail is intended to be designed to meander through the existing wooded area of the park and connect with the school property. Tree removal is imminent with the planned park improvements; however, the City will mitigate any tree removal by replanting trees in alternate locations throughout the park.

As noted in the project setting above, the project will not conflict with existing zoning or cause the rezoning of forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned timberland Production (as defined by Government Code Section 51104(g)).

Although, the project is slated to remove ±150 trees from the site, the project will not result in the loss of forest land or conversion of forest land to non-forest uses as defined. Standard conditions require the City to obtain an exemption (for less than 3-acre conversion) of a Timber Harvest Permit from the *California Department of Forestry and Fire Protection.* Additionally, the City will comply with the City's Tree Ordinance in accordance with Chapter 12.36 of the City's Municipal Code. These impacts are considered less than significant.

III. AIR QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulative consideration net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

SETTING

The project is located within the Northern Sierra Air Quality Management District's (NSAQMD) jurisdiction. The overall air quality in Nevada County is good but two known air quality problems

exist, Ozone and Suspended Particulate Matter (PM-10). Nevada County is a "non-attainment" for both pollutants. PM-10 in Grass Valley meets federal ambient ozone standards but exceeds the more stringent State standards in the winter, primarily due to smoke created from wood stoves and fireplaces. Violations in the summer months have been noted during forest fires or periods of open burning. PM-10 is usually associated with dust generated during construction. Western Nevada County is a non-attainment area for the federal 8-hour ozone standard and the entire county is non-attainment for the state one-hour ozone standard.

The NSAQMD has adopted standard regulations and conditions of approval for projects that exceed certain air quality threshold levels to address and mitigate both short-and long-term emissions. The Northern Sierra Air Quality Management District (NSAQMD) has established the below thresholds of significance noted in Table 1 for PM-10 and the precursors to ozone, which are reactive organic gases (ROG) and nitrogen oxides (NOx). The NSAQMD has developed a tiered approach to significance levels: A project with emissions meeting Level A thresholds will require the most basic mitigations; projects with projected emissions in the level B range will require more extensive mitigations; and those projects which exceed Level C thresholds, will require an Environmental Impact Report to be prepared, which may result in even more extensive mitigations.

IMPACTS

a) The project does not conflict with or obstruct implementation of an air quality plan prepared by NSAQMD. No impact will occur.

b) The project will be required to comply with NSAQMD standard threshold regulations and conditions for construction. These standards assure that there is no violation of an air quality standard or contribution to an existing or projected air quality violation. A less than significant impact will occur.

c) Construction-related air pollutant emissions would originate from mobile and stationary sources including but not limited to: construction equipment exhaust, dust resulting from earth-disturbance, and asphalt and/or concrete paving.

   Construction-related emissions vary substantially depending on the level of construction activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind, precipitation conditions, and soil moisture content. In its developed condition air pollutant emissions from this project would be minimal, most likely only generated by vehicle exhaust from visitors arriving and leaving the park.

   In review of the project, *the California Emission Estimator Model (CalEEMod) Version 2016.3.2,* emissions modeling program was used to estimate air pollutant emissions associated with the proposed project. According to *CalEEMod* modeling results, air quality impacts for both construction and operational (occupancy) phases would be less than significant for all regulated air pollutants. The daily emissions are below the Level A and Level B thresholds.

The remaining emissions are from off-road construction equipment. Air quality impacts resulting from the project are as noted in the following table:

Table 1 – Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	5.60	56.29	21.20	30.37
Project Operational Impacts	0.2162	0.9422	0.0879	1.83
Level A Thresholds				
NSAQMD- Significance Thresholds	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	<24 lbs/day	<24lbs/day	<79lbs/day	
Level B Thresholds				
Maximum Project Emissions	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	24-136 lbs/day	24/136 lbs/day	79-136 lbs/day	
Level C Thresholds				
Maximum Project Emissions	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	N/A
	>136 lbs/day	>136 lbs/day	>136 lbs/day	

Based on *CalEEMod* modeling outputs for the proposed project, long-term operational emissions would not exceed NSAQMD significance thresholds.

Although construction and operation of the proposed project would not exceed NSAQMD significance thresholds, NSAQMD's standard conditions of approval for projects with Level A and B thresholds would be imposed thereby minimizing project emissions to an acceptable level. Such conditions are considered appropriate to apply to the proposed project to promote maintenance of air quality in the region. The standard conditions of approval recommended are consistent with goals of State Implementation Plans for the District.

The proposed project's operational emissions would be typical of those produced by park users driving to the site. Operational emissions would consist of PM_{10}, CO, and ozone precursors (ROG and NOx). These pollutants would be generated by engine emissions associated with vehicle trips to/from the project and gasoline-powered landscape maintenance devices. Based upon the *CalEEMod* analysis, operational emissions are not anticipated to exceed Level A thresholds. These potential impacts are considered less than significant.

Since operational emissions would be in accordance with accepted thresholds and construction-related emissions would be short-term, with implementation of NSAQMD's recommended conditions of approval, the proposed project's emissions are not anticipated to violate air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, impacts are anticipated to remain less than significant with implementation of standard NSAQMD's conditions of approval for Level A & Level B projects as mitigated below.

Moreover, according to the City's 2020 General Plan EIR, the site is not in an area of naturally occurring asbestos (NOA) as substantiated by *Figure 3.1-1 of the General Plan EIR*. These potential impacts are less than significant.

d) Emissions associated with the proposed project would be greatest during construction activities, specifically when diesel-powered construction vehicles are used for earth-moving operations. The nearest sensitive receptors (i.e. residential use) are located approximately ±100 feet from where grading will occur. Although in close proximity to sensitive receptors, the emissions associated with the project would be short-term and are not anticipated to result in a substantial elevation of odor concentrations in the area affecting a substantial number of people.

The project is not anticipated to produce any objectionable odors in its finished condition that would affect a substantial number of people. Construction activities associated with the proposed development, such as paving and painting, are likely to temporarily generate objectionable odors. However, since odor-generating construction activities would be temporary, and are only likely to be detected by a small number of residents nearest the project site, impacts from temporary project-related odors would be less than significant.

The following are standard NSAQMD air quality conditions that will be imposed on the project via conditions of approval:

AQ 1 – Mitigation Measures:
With implementation of the following standard conditions of approval, adverse impacts to air quality resulting from the proposed project would remain less than significant.

1. The project shall be required to use Low VOC paintings and coatings.
2. The applicant shall submit a Dust Mitigation Plan for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:
   a. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
   b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from 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.
   c. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
   d. All inactive 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 City approved non-toxic soil stabilizers (according to manufactures specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.

e. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
f. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
g. Paved streets adjacent to the project shall be swept at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.
h. No burning of waste material or vegetation shall take place on-site. Alternatives to burning include chipping, mulching or converting to biomass.

IV. BIOLOGICAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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?	☐	☒	☐	☐
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 U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect state or federally protected wetlands. (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SETTING

The project is located in a transition zone between the lower foothill elevations and the higher Sierra Nevada mountains. This transition zone is considered the Yellow Pine Belt. Because of the transition zone, a variety of intermingled species occur in the area tat typically occur at zones of either higher or lower elevations.

As well as being surrounded by ponderosa pines (Pinus ponderosa) and blue oaks (*Quercus douglasii*), the Grass Valley Planning area also accommodates many other locally important natural communities. Localized areas of serpentine or gabbo support native plant species that have adapted to unique soils conditions other species cannot tolerate. Vernal pools, seasonally flooded depressions underlain with clay or hardpan soils, accumulate water and support unique native vegetation and wildlife species. Other areas of biological significance in the Grass Valley area include riparian corridors, creeks and tributaries that support native trees, shrubs, herbaceous vegetation and wildlife, including special status species listed by the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and/or California Native Plant Society.

IMPACTS

a)&b) The project site is composed of manzanita, chaparral, cypress woodland with ponderosa pine forest which is likely to provide suitable habitat for nesting raptors and Migratory Bird Treaty Act (MBTA) protected nesting bird species within the project site.

Considering the potential of protected nesting bird species and considering that grading and tree removal as required are likely to commence during the breeding season (March 1 through August 30), the following Mitigation Measure will assure that impacts to migratory birds are reduced to a less than significant level:

BIO 1 – Mitigation Measure:
If construction or development activities during the breeding season (March 1 through August 30) have the potential to disturb or remove occupied nests of migratory birds or raptors the preparation of a pre-nesting construction survey within 250 feet of the disturbance area of the subject parcels for nesting migratory birds and raptors prior to development is required. If any nesting raptors or migratory birds are identified during surveys, active nests should be avoided and a no-disturbance or destruction of the nest site until after the breeding season or after or after a wildlife biologist determines that the young have fledged will be required. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.

The potential occurrence of special-status plant and animal species on the project site has been evaluated by reviewing a list in the City's General Plan EIR of special-status species that

are known or have the potential to occur in the project vicinity. The list was derived from a review of CDFW's California Natural Diversity Database (CNDDB), the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plans, and the U.S. Fish and Wildlife Service (USFWS) lists of federal endangered and threatened species for the Grass Valley USGS 7.5 quadrangles.

The project site contains habitat(s) including:

Northern Mixed Chaparral - These habitats include Nuttall's scrub oak (*Quercus dumosa*), chamise (*Adenostomafasciculatum*), and various species of manzanity (*Arctostaphylos*) and California lilac (*Ceanothus spp.*).

Non-native Grassland – Characteristic grass species commonly include: wild oat (*Avena spp.*), brome (*Bromus spp.*), rye (*Lolium spp.*), and vulpia (*Vulpia spp.*), while associated annual wildflower species include filaree (*Erodium spp.*), California poppy (*Eschscholtzia californicas*), Gilia (*Gilia spp.*), lupines (*Lupinus spp.*), and fiddleneck (*Amsinckia spp.*).

Black Oak Woodland – The community consists of moderately open to dense stands of California black oak (*Quercus kelloggii*) associated with Ponderosa pine (*Pinus ponderosa*).

Blue Oak Woodland - Even though this community is dominated by blue oak (*Quercus douglassii*), it may also include other oak species along with foothill pine (*Pinus sabiniana*). Other common associated plants include manzanita (*Arctostaphylos spp*), lilac (*Ceanothus spp.*), yerba santa (*Eriodictyon californicum*), spiny redberry (*Rhamnus crocea*), California coffeeberry (*R. californica*), and Hansen's larkspur (*Delphinium hansenii*).

Canyon Live Oak Forest – Associated species include incense cedar (*Calocedrus decurrens*), Douglas fir (*Pseudotsuga menziesii*), and California bay (*Umbellaria californicas*).

Foothill Pine-Oak Woodland – Understories usually consist of annual herbaceous plants, and other associated species include various oak species such as canyon live oak (*Q. chrysolepis*), Nuttall's scrub oak (*Q. dumosa*), California black oak (*Q. kelloggii*), valley oak (*Q. lobate*), and interior live oak (*Q. wislizenii*).

Westside Ponderosa – This community, contains a mixture of foothill pines (*Pinus sabiniana*) and blue oak (*Quercus douglassii*), is much more common that pure stands of either species and is found on well-drained soils along rocky ridges or in canyons. Understory usually consists of annual herbaceous plants and other associated species, including various oak species such as canyon live oak (*Q. chysolepis*), Nuttall's scrub oak (*Q. dumosa*), California black oak (*Q. kelloggii*), valley oak (*Q. lobate*), and interior live oak (*Q. wislizenii*). Other species that may occur in this community include white fir (*Abies concolor*), Greenleaf manzanita (*Arctostaphylospatula*), coffeeberry (*Rhamnum californicsa*), incense cedar (*Calocdrus decurrents*), mountain misery (*Chamaebatia foliolosa*), sugar pine (*Pinus labertiana*), canyon live oak (*Quercus chrysolepis*), and California black oak (*Q. kelloggii*).

The following wildlife species may occur in the Planning area:

Migratory and Upland Bird Species – Common migratory waterfowl that may utilize the Grass Valley area include: Canada geese (*Brantra canadensis*), mallard (*Anas platyrhynchos*), cinnamon

teal (*Anas cyanoptera*), American wigeon (*Anas americana*), common goldeneye (*Bucephala clangula*), bufflehead (*Bucephala albeola*), and common merganser (*Mergus merganser*).

Other Common Species - Document rodent species include: deer mouse (*Peromyscus maniculatis*), wester harvest mouse (*Reithrodondomysmegalotis*), California meadow vole (*Microtis californicus*), Botta's pocket gopher (*Thomomys bottae*) and beaver (*Castor canadensis*).

Sensitive Species – The following is a brief description of each sensitive species:

Stebbin's Morning Glory, Pine Hill Flannelbush, Red-anthered Rush, Follett's Monardella, Scadden Flat Checkerbloom, California Horned Lizard, and Blacktail Deer may be located in the project site.

To date, a biological resources survey has not been completed. However, contingent upon project funding, studies will be to ensure that impacts to Biological Resources are reduced to a less than significant level.

The project has the potential to impact habitats and special species; however, the following mitigation measures will reduce potential impacts to acceptable levels:

BIO 2 – Mitigation Measure:

Prior to issuance of grading permits, a special-status plant species survey shall be conduced at a time when special-status plants are evident and identifiable to determine if they are present on site. Typically, this occurs between April and July each year, but may vary somewhat based on weather patterns. This specific timing of the surveys shall be determined by a qualified biologist. Surveys shall be conducted by a qualified biologist knowledgeable of the plant species in the region. 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 establish a plan to ensure the continued presence of these species in the project region. This may include removing plants from the site and transplanting them to a location that is subject to conservation to ensure it remains in open space, seed salvage, or other plant propagation measures, and/or offsite habitat creation or restoration. If no evidence exists that special-status plan species are present on the project site, then no further mitigation is required.

BIO 3 – Mitigation Measure:

Prior to the issuance of grading permits, a pre-construction survey shall be conducted to determine if special status species are present on the site. Surveys shall be conducted by a qualified biologist knowledgeable of special status species in the region. If special-status 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 to determine if relocation is appropriate to conserve the species. If no avoidance exists then no further mitigation is required.

c) The Allison Ranch Canal (Nevada Irrigation District Easement) runs north-south through the western end of the park, sometimes in a ditch and, in places, as a free-flowing stream. This canal may potentially be subject to regulation under the Clean Water Act. In addition, the canal may be subject to regulation by CDFW and the City of Grass Valley Development Code Section 17.50 – *Creek and Riparian Resource Protection*. However, the project area does not contain any wetlands that would be potentially subject to regulation by state and/or federal agencies given the lack of dominance of wetland vegetation, lack of indicators of hydric soils, and lack of primary and secondary indicators of wetland hydrology. Therefore, no wetlands are within the project area.

d) As an open space park, the presence of migratory deer is likely. Although, according to the City's General Plan, in consultation with the California Department of Fish and Game (CDFG), deer are not a significant issue to the City of Grass Valley. Although, the Downieville/Nevada City Deer Herd does migrate from higher elevations in the Sierra Nevada to just north of the City of Grass Valley. The City's Planning Area including Condon Park, does not contain any designed Critical Winter Range for the Downieville/Nevada City Deer Herd. Moreover, the Condon Park improvements will no eliminate the potential for migratory deer to occur. This potential impact is less than significant.

e) The project site does not contain any heritage trees as designed by the City of Grass Valley. Prior to removing trees from the property, the City will be required to comply with the City's Tree Preservation Ordinance in accordance with *Chapter 12.36 of the City Municipal Code*. The project shall be approved by the City of Grass Valley Public Works Department in complinac with the City's Tree Ordinance prior to or concurrently with approval of improvement plans. No tree removal or grading shall occur until such time a tree permit has been approved. Mitigation for the removal of trees shall be completed in accordance with *Chapter 12.36.085 of the City's Municipal Code*. Trees to be preserved on-site shall also be shown on the improvement plans and protective fencing shall be installed prior to any grading activities. The fencing shall be in accordance with *12.36.200 of the City's Municipal Code*. As a result of the City's tree permitting and tree protection requirements, these potential impacts are considered less than significant.

f) There are no adopted Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs) within the City of Grass Valley or Nevada County. No impact will occur.

V. CULTURAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒

c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

TRIBAL CULTURAL RESOURCES –

Would the project:

Would the project 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: ?

d) 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)?	☐	☐	☐	☒
e) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☐	☐	☒

SETTING

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south bank along the eastern portion of California. Two features of the Sierra Nevada distinctly characterize the terrain of Nevada County. The western third of the county is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east. The area extending from the Yuba County line to just northeast of the Grass Valley/Nevada City area is generally comprised of metavolcanics and granitic formations.

Five major villages are known within an approximate six-mile radius of Grass Valley. Three were large centers with inter-community dance houses: *Tuyi* to the southeast, *Tetema* northeast of Nevada City, and *Kayempaskan* northwest of Grass Valley. Other nearby villages were *Hi'et* on Wolf Creek and *Tsekankan* to the west of Grass Valley.

Prehistoric use and occupation focused on major surface water sources and other natural resource areas, with particular emphasis given to stream confluences and to ecotones created at the interface of foothill/valley lands, elements of which are located within and/or near the present study area.

The subject property is located outside of the City's 1872 Historic Townsite, a locally designed historic area.

IMPACTS

a)&b) A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. There are no historic or archeological resources identified on the project site. The project is not anticipated to have a substantial adverse change to the significance of a historic resource. No impact will occur.

c)-e) According to the General Plan EIR, no evidence of prehistoric activity or occupation has occurred on the site. The absence of such resources may best be explained by more suitable habitation locales located closer to permanent sources of surface water, and to the lack of disturbance of the site to date.

Additional ground disturbing activities associated with implementation of the proposed project could potentially disrupt, alter or eliminate as-yet undiscovered archaeological sites, potentially including Native American remains.

Evidence of human burial or scatted human remains related to prehistoric occupation of the area could be inadvertently encountered anywhere within the project area during park construction activity or other actions involving disturbance to the ground surface and subsurface components. In the event of such an inadvertent discovery, the County Coroner would have to be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designed by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatments and disposition may require reburial and any identified human remains/burials with a "preserve" or other designed portion of the development property not subject to ground disturbing impacts.

Despite negative findings, the following mitigation measures will be required for both inadvertent discovers of tribal cultural resources and human remains as follows. These mitigation measures will reduce inadvertent finds to a less than significant level.

CUL 2 - Mitigation Measure:
Inadvertent Discoveries - If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources are detected, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative 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 handing 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 materials not be permanently curated, unless requested by the Tribe.

If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur.

CUL 3 – Mitigation Measure:
Inadvertent Discoveries – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact by telephone within 24 hours, the Native American Heritage Commission in accordance with Section 5097.98 of the Public Resource Code.

VI. ENERGY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	☐	☐	☐	☒

SETTING

Electricity and natural gas are the two primary forms of energy used in the City and are provided by Pacific Gas and Electric (PG&E). Grass Valley has already implemented programs that have resulted in or will lead to benefits in the form of energy efficiency, renewable energy, and water efficiency.

Energy conservation standards for new residential and commercial buildings were originally adopted by the California Energy Resources Conservation and Development Commission in June 1977; have been updated periodically since and are being updated again this year (Title 24, Part 6 of the California Code of Regulations). In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

In July 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part II, Title 24) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations). Part 11 establishes voluntary standards on planning and design for sustainable site development, energy efficiency (in excess of California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

IMPACTS

a)&b) With exception of the snack shack and additional lighting for the baseball fields, the project does not include any facilities that will consume energy.

The project is subject to compliance with Title 24 energy efficiency standards and Green Building Codes. Approved building plans will be in accordance with Title 24 and Green Building Standards for energy efficiency standards. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No impact will occur.

VII. GEOLOGY AND SOILS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the 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?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	☐	☐	☐	☒

SETTING

The project site is located on the northern half of the Sierra Nevada Geomorphic Providence of California. The Sierra Nevada Geomorphic Province is bordered to the north by the Cascade and Basin and Ranges, to the west by the Great Valley, to the east by the Basin and Ranges, and to the south by the Transverse Ranges and the Mojave Desert. The Sierra Nevada is nearly 400 miles in length and averages about 50 miles wide. Formation of the Sierra Nevada occurred by tectonic shifting of the Sierra Block; the western side dropping to form the Great Valley and the eastern side being uplifted to form the Sierra Nevada Foothills.

Although ground movement can be felt in the Grass Valley area from earthquakes at intermediate distances (i.e. Truckee earthquake from 1968) and from distant earthquakes (i.e. Winters-Vacaville 1892 event), the project site is in a region of low seismicity and a low rate of recurrence (Holdrege & Kull 1999). According to the City General Plan EIR, Grass Valley is not within an Alquist Priolo zone as defined in *Division of Mines and Geology Special Report 42* and is rated as a low intensity earthquake zone.

IMPACTS

a) Based on the *2010 Fault Activity Map of California prepared by the California Geological Survey*, the nearest faults are the Grass Valley Fault, Wolf Creek Fault Zone, Spenceville Deadman Fault, and Swan Ravine Fault located 2 miles east, 6 miles south, 12 miles west, and 14 miles northwest, respectively. The Grass Valley Fault is a Pre-Quaternary fault (i.e. no visible signs of

movement within 1.6 million years). This fault is not necessarily inactive. The Wolf Creek and Spenceville Deadman Faults show geomorphic evidence of movement during the late Pleistocene epoch (700,000 to 11,000 years ago), and the Swan Ravine Fault shows geomorphic evidence of movement undifferentiated during the Quaternary period.

According to the 2008 Seismic Motion Interpolator prepared by the California Division of Mines and Geology, there is a 10 percent probability that the site will experience a horizontal ground acceleration of 0.16g in the next 50 years. This is a relatively low level of ground shaking for California. Earthquake faults, strong seismic ground shaking, seismic related ground failure and landslide impacts are considered less than significant.

b) The site is relatively level with minimal grade differential anticipated consisting of drainage swales, building foundations and underground fuel tanks. Accordingly, the project is not anticipated to result in substantial soil erosion or the loss of topsoil. No impact will occur.

c) The risk of lateral spreading from landslides and liquefaction is low. The site resides in a low seismic zone, and site geology consists of stiff/dense native soils and decomposing rocks. These impacts are considered less than significant.

d) The project area is underlain by soils of the *Hoda-Chaix-Musick association*, which exhibit low to moderate shrink/swell potential. The site soils are *Musick Sandy loam association*, which are a well-drained soil that occurs on the backslopes of hills between 2,000 and 3,500 feet above mean sea level. The depth to the restrictive feature (paralithic bedrock) is estimated to be 40 to 100 inches. This soil type is derived from weathered granodiorite. Structure foundations, roadways, and utilities constructed on site could be damaged by differential settlement due to expansion and contraction. However, the City's Development Code Section 17.60.040 will require park facility projects on the project site to prepare and submit to the City site-specific soil/geotechnical reports as part of the grading permit application process. Such reports would identify the expansive potential of the site soils and provide site design and construction recommendations to mitigate for associated hazard, if necessary. Compliance with the requirements of the City's Development Code would minimize potential hazards associated with expansive soils. This impact would be less than significant.

e) The project will be connected to City of Grass Valley utilities for both water and sewer. Therefore, this potential impact is not applicable. No impact will occur.

f) The project improvements will not impact directly or indirectly destroy a unique paleontological resource or site or unique geological feature. No impact will occur.

VIII. GREENHOUSE GAS EMISSIONS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases.	☐	☐	☒	☐

SETTING

The City of Grass Valley has not conducted a greenhouse gas emissions inventory or adopted a Climate Action Plan, performance standards, or a GHG efficiency metric. However, the City has recently adopted an *Energy Action Plan* and the *Grass Valley 2020 General Plan* includes numerous goals, policies, and programs which, if implemented, will reduce Grass Valley's impacts on global climate change and reduce the threats associated with global climate change to the City.

CEQA Guidelines Section 15064.4 provides direction to lead agencies in determining the significance of impacts from GHG emissions. Section 15064.4(a) calls on lead agencies to make a good faith effort, based upon available information, to describe, calculate or estimate the amount of GHG emissions resulting from a project. The lead agency has the discretion to determine, in the context of a particular project, how to quantify GHG emissions.

Greenhouse gasses (GHG) include gases that can affect the earth's surface temperature. The natural process through which heat is retained in the troposphere is called the greenhouse effect. The greenhouse effect traps heat in the troposphere through a process of absorbing different levels of radiation. GHG are effective in absorbing radiation which would otherwise escape back into space. Therefore, the greater the amount of radiation absorbed, the greater the warming potential of the atmosphere. GHG are created through a natural process and/or industrial processes. These gases include water vapor (H2O), carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrfluorocarbons (HFCs), Perfluorocarbons (PFCs) and sulfur hexafluoride (SF6).

Since 2005, the California legislature adopted several bills, and the Governor signed several Executive Orders, in response to the impacts related to global warming. Assembly Bill 32 states global warming poses a serious threat to California and directs the Air Resources Board to develop and adopt regulations that reduce GHG emissions to 1990 levels by the year 2020. Senate Bill 97

requires an assessment of projects GHG emissions as part of the CEQA process. SB 97 also required the Office of Planning and Research to develop guidelines to analyze GHG emissions.

The NSAQMD has not adopted thresholds of significance for GHG emissions. Due to the nature of global climate change, it is not anticipated that a single project would have a substantial impact on global climate change. Although it is possible to estimate a projects CO2 emissions, it is not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

IMPACTS

a)&b) Calculating the Greenhouse Impacts on an individual project is difficult to qualify or quantify. The GHG emissions from the proposed project would not individually generate GHG emissions enough to measurably influence global climate change. However, ongoing occupancy and operation would result in a net increase of CO2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. However, as an infill park expansion project, vehicle miles traveled may be reduced. According to the *CalEEMod* program conducted for the project, the following air quality impacts are anticipated with the proposed project:

Project Construction and Operational Emissions Estimates

	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	CO (lbs/day
Project Construction Impacts	5.60	56.29	21.20	30.37
Project Operational Impacts	0.2162	0.9422	0.0879	1.83
Level A Thresholds				
NSAQMD- Significance Thresholds	<24 lbs/day	<24lbs/day	<79lbs/day	N/A
Level B Thresholds				
Maximum Project Emissions	24-136 lbs/day	24/136 lbs/day	79-136 lbs/day	N/A
Level C Thresholds				
Maximum Project Emissions	>136 lbs/day	>136 lbs/day	>136 lbs/day	N/A

As noted in the Air Quality Section of this Initial Study, the above impacts are within the acceptable level of impacts as viewed by the NSAQMD. These potential impacts are less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

IX. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wild land fires?	☐	☐	☒	☐

SETTING

The term hazardous substance refers to both hazardous materials and hazardous wastes. A material is defined as hazardous if it appears on a Substances Control List (list of hazardous materials prepared by a federal, state, or local regulatory agency) or if it has characteristics defined as hazardous by such an agency.

Hazardous materials include liquids, solids, and gases that, by themselves or when placed in contact with other materials, can result in contamination of soil or water, poisonous vapors, fires, or explosions. An inadvertent release of hazardous material can enter the environment via air, soil transport, or surface runoff. When improperly stored or disposed, hazardous materials can contaminate soil and groundwater or surface water and pose a general health hazard to the population via vapors, fumes, water or explosives. Hazardous materials are used and created by industry every day and are commonly found in household items such as insecticides, motor oil and cleaning fluids.

IMPACTS

a)&b) The proposed project does not involve an activity that may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impact will occur.

The properties are not listed on the City's Hazardous Waste Site or Nevada County's Contaminated Sites lists. In addition, staff conducted a record search on the *State's Geotracker, Envirostor and Department of Conservation websites* and found no evidence of abandoned mine or hazardous waste sites on or near the project site.

One closed case was observed at Lyman Gilmore School identified as a "Lust Cleanup Site" with a clean up status: case closed (RB Case #: 290126).

The City's General Plan identifies upwards of 46 mining claim boundaries in the Grass Valley area; however, none are located in the proposed project site. Although, staff acknowledges that the area could contain mine-related features since they are very common, and not an unusual circumstance, in the City. No impact will occur.

c)&d) The proposed project does not involve an activity that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The project is not located on a site which is included on a list of hazardous materials sites. No impact will occur.

e)&f) The project site is located approximately 3.5 miles (as the crow flies) from the Nevada County Airport. As required by the Public Utilities Code, the Airport Land Use Commission adopted the *Nevada County Airport Land Use Compatibility Plan*. The compatibility plan's function is to promote compatibility between the airport and surrounding land uses with respect to: height (e.g. height of structures), safety (e.g. number of persons per acre), and noise (e.g. noise sensitive land uses). According to the Nevada County Airport Land Use Compatibility Plan, the project site is located outside of the area of influence.

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impact will occur.

g) The project will not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan. No impact will occur.

Though the project site, as with most of the City, is designated as within a high fire hazard severity zone, the proposed access and water system will support adequate fire suppression activities. This impact is less than significant.

X. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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 off site?	☐	☐	☐	☒
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? or,	☐	☐	☐	☒
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

SETTING

The City of Grass Valley receives an average of 53 inches of rainfall annually. Rainfall can vary substantially from year to year. Rainfall is concentrated during winter months with almost 90 percent of annual precipitation typically occurring between November and April. Site soils fall into

Hydrologic Soils Group D, which are soils characterized as having a slow infiltration rate, and thereby a high runoff potential (Soil Survey of Nevada County). As a park in the Open Space Zone, a majority of the project site is open space with impervious surfaces consisting of various park facilities with associated drainage facilities. Natural waterways occur on the project site and the site will continue to drain as it has historically.

The subject property is located in Flood Zone X (Areas determined to be outside the 500-year flood plain) according to the *Flood Insurance Rate Map for the County of Nevada, Map No. 06057C0627E dated February 3, 2013.* Due to the site's topography and location away from any major waterways, flooding is not a concern on the project site according to Federal Emergency Management Agency (FEMA).

IMPACTS

a) The site is relatively flat with minimal site grading overall. Based upon preliminary engineering design, stormwater detention design is anticipated to keep the storm drainage in its historical patterns. Detention facilities will be sized so that post-development peak stormwater runoff discharge rates shall not exceed the pre-development discharge rates.

   As part of the grading of the site, improvement plans shall be prepared in accordance with the City's Grading Ordinance requiring specific measures to address erosion control and the introduction of construction materials into surface waters. These provisions are based upon water quality control Best Management Practices (BMPs). Specifically, Section 402(p) of the Clean Water Act requires National Pollutant Discharge Elimination System (NPDES) storm water permitting to be approved by the Regional Water Quality Control Board for projects disturbing over 1 acre. The City has a current annual NPDES permit from the Regional Water Quality Control Board and compliance with NPDES permit conditions, including Best Management Practices (BMPs) will reduce potential impacts to a less than significant level.

b) The proposed project will be connected to the City of Grass Valley municipal water supply. The water connection is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is less than significant.

c)-e) Drainage systems have been designed to convey 24-hour storm events and mitigate any potential runoff increases as outlined in the City of Grass Valley standards. The proposed project is not anticipated to require additional drainage improvements for the site beyond those existing.

   The project will not substantially alter the existing drainage pattern of the site or area that would substantially increase the rate or amount of surface runoff that would result in flooding, substantial erosion or siltation on or off site, substantially increase the rate or amount of surface runoff, create or contribute runoff which would exceed the capacity of planned stormwater drainage systems or impede or direct flood flows.

The project is not an area subject to flood hazard, tsunami, or seiche and will not release pollutants due to inundation.

The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact will occur.

XI. LAND USE AND PLANNING —	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SETTING

The ±130-acre project site is an open space park property surrounded by developed low density residential uses on the north, east and south.

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) and Zoning Code identify the project site as slated for open space park uses.

IMPACTS

a)&b) Development of the property will not divide an established community or conflict with any applicable land use plan, policy or regulation. The project is in accordance with the City's Open Space General Plan land use designation. No impact will occur.

The project site is surrounded by urban development on all sides and the project itself is provides additional recreational amenities consistent with the City's General Plan.

Multiple 2020 General Plan policies, goals and objectives support the expansion of which include, but are not limited to:

1-RG Allow for expanded and diverse recreational programs, areas and opportunities.
1-RO Development and continuation of park and opens space programs.
2-RO Promote City-sponsored recreation programs.
3-RO Establishment of a mechanism for inter-jurisdictional cooperation in the Grass Valley area.

4-RO Assurance that an adequate amount of parklands is set aside proportionate in needs and growth.

1-RP Provide parks and opens space 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 areas.

2-RP Increase the standard of park acreage to population

3-RP Distinguish neighborhood park needs from community and regional park needs.

5-RP Formalize and enhance walking trails in existing City parks.

6-RP provide non-motorized linkages between parks and open spaces.

7-RP Include a map in the General Plan designating a trails network for the Planning Area.

8-RP Cooperate with other jurisdictions to address regional park and recreation needs.

XII. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SETTING

The City of Grass Valley adopted a *General Plan Mineral Management Element (MME) on August 24, 1993.* The MME contains four resource areas defined as: MRZ - 1 though MRZ - 4. The designations are described as follows:

MRZ - 1: Areas where adequate information indicates that no significant mineral deposits are present.

MRZ - 2: Areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence.

MRZ - 3: Areas containing mineral deposits the significance if which cannot be evaluated from available data.

MRZ - 4: Areas where available information is inadequate for assignment to any other MRZ zone.

IMPACTS

a)&b) The *General Plan Mineral Management Element* does not show the site as being near an area

classified as having significant mineral deposits. The property is not located near one of the two areas identified in the Mineral Management Element (MME) as being targeted for mining conservation. Should mining activities be proposed in the area, the MME includes a policy statement that requires a proposed mine project to address potential impacts on the urban uses based upon the nature of the mining activities. According to the MME, the proposed project is not anticipated to result in the loss of availability of a known mineral resource or locally known minimal resource. No impact will occur.

XIII. NOISE—	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or as applicable standards of other agencies?	☐	☒	☐	☐
b) Generate excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

SETTING

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound that disrupts or interferes with normal human activities. Although exposure to high noise levels over an extended period has been demonstrated to cause hearing loss, the principal response to noise is annoyance.

Sound intensity is measured in decibels (dB) using a logarithmic scale. For example, a sound level of 0 dB is approximately the threshold of human hearing, while normal speech has a sound level of approximately 60 dB. Sound levels of approximately 120 dB become uncomfortable sounds.

Two composite noise descriptors are in common use today: L_{dn} and CNEL. The L_{dn} (Day-Night Average Level) is based upon the average hourly noise level over a 24-hour day, with a +10-decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.) noise values. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures. The CNEL (Community Noise Equivalent Level), like L_{dn}, is based upon the weighted average hourly noise over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hours. The CNEL

was developed for the California Airport Noise Regulations and is normally applied to airport/aircraft noise assessment. The L_{dn} descriptor is a simplification of the CNEL concept, but the two will usually agree, for a given situation, within 1dB. Like the noise levels, these descriptors are also averaged and tend to disguise short-term variations in the noise environment. Because they presume increased evening or nighttime sensitivity, these descriptors are best applied as criterial for land uses where nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments.

Potential noise in and around the area consists of vehicular traffic, services of the Peace Lutheran Church, Nevada Irrigation District Yard and residential uses in the vicinity. The nearest sensitive receptors are the residential uses located adjoining the project site on all sides with the nearest residence approximately ±100 feet from the nearest Gilded Springs residential lot.

IMPACTS

a) The nearest sensitive receptor consists of the low-density residential uses adjoining the site to the south, east and west. Existing noises in the project vicinity include the existing park facilities and residential uses in the vicinity, which are considered less than significant.

The project includes earthwork and park facilities construction that will generate additional noise in the residential neighborhood. Earthwork construction is anticipated to be completed in one phase. Dependent upon funding, park facilities may occur over a longer duration. During the construction phases, noise from construction actives (dozers, graders, generators, saws, pneumatic tools, etc.), will occur in the project area. Activities involved in construction will generate noise levels, generally ranging from 70 to 90 dB at a distance of ±50 feet. These can generally be reduced approximately 5 dB at distances of 100 feet.

Equipment used for the project and the dBA for each type of equipment includes the following:

Equipment Type	dBA at 50 feet
Backhoe	84 dBA
Excavator	81 dBA
Generator	81 dBA
Jackhammer	89 dBA
Paver	77 dBA
Pickup Truck	75 dBA
Pneumatic Tools	85 dBA

In accordance with the City's Municipal Code, construction activities will be temporary in nature and will occur between normal working hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and not at all on Sunday and legal holidays.

According to the State's General Plan Guidelines and City General Plan Noise Element, noises which are generally less than ±60 dB CNEL are normally acceptable for outdoor low-density residential uses taking into account that any building impacted would be of normal conventional construction without any special noise insulation requirements. As noted, acceptable noise levels are determined using the Community Noise Equivalent Level (CNEL). The type of equipment used may intermittently exceed ±60 dB, during the working hours from 7:00 a.m. to 6:00 p.m. However, based upon the temporary and fluctuating nature of construction noise and the following Mitigation Measure, construction noise would be reduced to a less than significant level.

NOISE 1 – Mitigation Measure:
Prior to the issuance of grading and/or building permits, the project grading and building plans shall identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. When such equipment must be located near adjacent residences, project grading and improvement plans shall include provisions to provide acoustical shielding of such equipment.

b)-c)Considering the level of earthwork required, distance from existing sensitive receptors, the project is not anticipated to expose people to ground borne vibration or ground borne noise levels. Grading will cause or contribute to a temporary increase in ambient noise levels; however, this impact is short-term and is subject to the City's Noise Ordinance which limits hours of construction.

As the crow files, the project is located approximately 3.5 miles from the City of Grass Valley Municipal Airport. Due to the distance from the Nevada County Airport, noise impacts associated with the airport will not occur. No impact will occur.

XIV. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SETTING

The proposed project is in an area low density residential use. The land use designation for the project site is Open Space according to the *City of Grass Valley General Plan*. The zoning designation is likewise Open Space.

The project is served by existing utilities including sewer, water, electric, gas and storm drainage.

IMPACTS

a) The expansion of park facilities within Condon Park is not anticipated to induce substantial unplanned population growth in an area, either directly or indirectly. No impact will occur.

b)&c) The project will not displace existing housing, necessitating the construction of replacement housing or people elsewhere. No impact will occur.

XV. PUBLIC SERVICES —	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

SETTING

The proposed project area is within the City of Grass Valley and is served by the following public services:

- *Fire Protection:* The City of Grass Valley Fire Department provides fire protection and emergency medical services within the City. The Ophir Hill Fire Protection District serves lands east of the City limits, and the Nevada County Consolidated Fire District (NCCFD) serves the area generally north, west, and south of the City limits. The Fire Department is part of the tri-agency Joint Operating Agreement that includes the Nevada City Fire Department and NCCFD. The Fire Department has three locations: Fire Station #1 (474 Brighton Street), Fire Station #2 (213 Sierra College Drive), and administrative offices at City Hall (125 East Main Street). Equipment includes three front line engines, one reserve engine, one Office of Emergency Services (OES) engine, a ladder truck, one air support unit, and five staff vehicles.

- *Police Protection:* The Department currently employs 27 FTE sworn members and 3 FTE civilian staff. Based upon Grass Valley's population of 13,041 the department's ratio of police officers per 1,000 residents is 2.1.

- *Schools:* Throughout Grass Valley, the Grass Valley School District serves K-5 students and the Nevada Joint Union School District serves students in grades 9 - 12. In addition, through inter-district contracts (which can be retracted), 467 students from Grass Valley currently attend schools in other school districts.

- *Parks:* The Grass Valley public parks and recreation system is comprised of approximately 108 acres of City park lands, including seven developed parks (Dow Alexander, Elizabeth Daniels, Glenn Jones, Minnie, Memorial, DeVere Mautino, and Condon and one underdeveloped park Morgan Ranch) within the City limits.

IMPACTS

a) The project is not anticipated to have substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; a 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 public services. These impacts are considered less than significant.

XVI. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might, have an adverse physical effect on the environment?	☐	☐	☐	☒

SETTING

The City owns and maintains eight park/recreation facilities. These include three parks currently classified as "community parks": Condon Park, Mautino Park, and Memorial Park. One of the eight parks, Morgan Ranch, is still undeveloped. In addition, the City contracts with Nevada County Historical Society to operate the Pelton Wheel Mining Museum/Glen Jones Park. An inventory of City owned/operated parks and recreation facilities include: Memorial Park, 8.4 acres; Condon Park, 80 acres; Pelton Wheel Mining Museum/Glen Jones Park, 1.7 acres; Brighton Street Park (Minnie Street), 1.6 acres; Elizabeth Daniels Park, 0.3 acres; Dow Alexander Park, 0.5 acres; Morgan Ranch Park, 4.08 acres; and Mautino Park, 12.5 acres.

Additional park/recreational facilities within the City of Grass Valley but owned and maintained by entities other than the City are: Nevada County Country Club, 58 acres; Sierra College fields, 7.95 acres; Hennessy School, 3 acres.

IMPACTS

a)&b) The project is anticipated to increase the use of Condon Park which is positive. Increased use of Condon Park is not anticipated to have an adverse physical effect on the environment. The proposed project will not generate the need for additional park facilities elsewhere. No impact will occur.

XVII. TRANSPORTATION – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

SETTING

The project site is an infill open space property. The project site is generally bound by Butler Street to the south; Cedar Avenue to the west; Squirrel Creek to the north; and, Minnie Street to the east.

IMPACTS

a) The trip generation estimates for the project were calculated using the standard reference *Trip Generation, 9th Edition, published by the Institute of Transportation Engineers (ITE).* Trip generation is defined as the number of "vehicle trips' produced by a particular land use or project. A trip is defined as a one-direction vehicle movement. The total number of trips generated by each land use includes the inbound and outbound trips. The estimated potential trip generation of the proposed project is 4.57 per acre resulting in 137 vehicle trips per day during the weekday. Weekend trip Weekday PM trips (4 to 6 p.m.) are calculated at 0.20 per acre resulting in 6 vehicle trips during the weekday PM period. On Weekends 5.65 and 0.34 PM vehicle trips are anticipated resulting in 169 and 10 vehicle trips respectively. Based upon the ITE trip estimates, the project does not require a Traffic Study. Accordingly,

the trip generation rates are within the scope of the traffic analysis anticipated for the park use.

The project does not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

b) In accordance with CEQA Guidelines section 15064.3 Vehicle Miles Traveled for land use projects are generally less than significant when the project is within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant impact. The project is consistent with both criteria and therefore less than significant.

c)-d) The project will not substantially increase hazards due to design features (e.g. sharp curves or dangerous intersections) or incompatible land uses (e.g. farm equipment). No impact will occur.

The project will not result in inadequate emergency access. No impact will occur.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state and local management and	☐	☐	☐	☒

XVIII. UTILITIES AND SERVICE SYSTEMS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
reduction statutes and regulations related to solid waste?				

SETTING

Drainage from and around the project site includes natural swales, ditches and storm water infrastructure following the natural topography of the site.

Solid waste within the project area is collected by Waste Management, a licensed private disposal company. Solid waste is transported to the company's transfer station located on McCourtney Road.

Domestic water service to the proposed development is provided by the City of Grass Valley via existing water lines that were installed following development in the project area. According to the General Plan EIR, water supplies are sufficient to supply growth anticipated in the General Plan, which included the Gilded Springs project site.

Sewage collection is provided by the City of Grass Valley via existing sewer lines along both W Main Street and Alta Street. According to the General Plan EIR, sewage collection facilities are sufficient to supply growth anticipated in the General Plan, which included the project site.

IMPACTS

a)&b)The project will not exceed wastewater treatment requirements by the Regional Water Quality Control Board or result in the need to construct new water or wastewater treatment facilities.

Internal infrastructure improvements, including wastewater sewer are existing with the project, in accordance with City standards. However, the wastewater generated by the project is not anticipated to cause significant environmental effects. These impacts are considered less than significant.

c) All drainage facilities will be designed to accommodate the required storm events in accordance with City of Grass Valley Design Standards. These impacts are considered less than significant.

d) The City's water system serves approximately, sixty (60%) of the incorporated City of Grass Valley and is located at 808 Alta Vista Avenue. The City's service area is 1,357 acres, approximately 2.1 square miles, with a service area population of 5,855. As an infill site, water supplies are sufficient to serve the proposed development. This impact is considered less than significant.

e)-g) No new sewer connections are proposed with the project. This impact is therefore considered less than significant.

The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. This impact is considered less than significant.

The proposed project will comply with federal, state, and local statutes and regulations related to solid waste. This impact is considered less than significant.

XIX. WILDFIRES – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollution concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
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 on-going impacts to the environment?	☐	☐	☒	☐
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?	☐	☐	☐	☐

SETTING

The Grass Valley region has a generally high potential for wildland fires. This is due to the City being adjacent to heavier timber, woodland and brush, the occurrence of steep slopes, dry weather conditions, and human activity. Generally, vegetative areas of over 20% slope are considered as fire hazardous areas. The City limits have a distinct urban/wildland interface area. The greatest threat for wildfire hazards is from those that may originate outside the City. Historical data on wildfires in or near Grass Valley is kept on the Firehouse Reporting Data System. Because of the extended urban/wildland interface area, the City has participated in regional efforts to reduce wildfire risks to the City. These efforts include participation in Nevada County's Local Hazard Mitigation Plan and the Fire Safe Council of Nevada County Community Wildfire Protection Plan. Nevada County OES and the Fire Safe Council also maintain historical fire records.

The GVFD has a Joint Operations Agreement with the Nevada County Consolidated Fire District (NCCFD) and the Ophir Hill Fire District. The NCCFD serves the area generally north, west, and south of the City, and the OHFPD serves lands east of the City. In 1998, an Automatic Aid Agreement was reached among these agencies, which provides for a response by a minimum of two pieces of equipment anywhere within the City within 4 minutes, 24 hours a day.

IMPACTS

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. This impact is less than significant.

b)-c)The project will not exacerbate wildfire risks and thereby expose project occupants to, pollution concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project will not 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 on-going impacts to the environment. No impact will occur.

d) The project will not 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. These impacts are less than significant.

XX. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

XX. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a)-c) This environmental analysis provides evaluation of the potential environmental effects of the proposed project, including project effects on the quality of the environment, fish and wildlife habitat (including special status species), and cultural resources. These potential impacts are considered less than significant with the incorporation of Mitigation Measures.

REFERENCES The following references used in preparing this report have not been attached to this report. The reference material listed below is available for review upon request of the Grass Valley Community Development Department, 125 East Main Street, Grass Valley, CA 95945.

- City of Grass Valley 2020 General Plan and General Plan EIR
- City of Grass Valley Historic 1872 Townsite
- City of Grass Valley Development Code
- U.S. Department of Agriculture
- CA Department of Forestry and Fire Prevention
- City of Grass Valley Municipal Code
- Nevada County General Plan
- North Central Information Center
- Native American Heritage Commission
- United Auburn Indian Community
- City of Grass Valley Energy Action Plan
- Office of Planning and Research
- State Geotracker, Environstar and Department of Conservation websites
- Nevada County Airport Land Use Compatibility Plan
- City of Grass Valley Grading Ordinance
- Mineral Management Element of the City's General Plan, dated August 24, 1993
- Background Report, City of Grass Valley General Plan Update, November 1998
- Soil Survey of Nevada County, United States Department of Agriculture, Soil Conservation Service
- Flood Insurance Rate Map 06057C0632E dated February 3, 2010
- On line soil survey maps and data from USDA - http://websoilsurvey.nrcs.usda.gov
- Air Quality and Greenhouse Gas Impacts Analysis Prepared by the City of Grass Valley
- City of Grass Valley Capital Improvement Program

EXHIBITS
Exhibit A – Vicinity Map
Exhibit B – Aerial Photograph
Exhibit C – Site Photographs
Exhibit D – Condon Park Proposed Conceptual Layout