



**CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT**

Initial Study & Proposed Mitigated Negative Declaration –

Sierra College

Chapa-De Indian Health Administration Office

(20PLN-12)

SCH# _____

May 20, 2020

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INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Sierra College Drive - Chapa-De Indian Health Administrative Office Development Review Permit**Public and Agency Review:**

This Initial Study/Mitigated Negative Declaration will be circulated for a 30-day public and agency review commencing **May 20, 2020** and ending close of business on **June 19, 2020**. The Initial Study may be viewed at the City of Grass Valley Community Development Department at the following link: <https://www.cityofgrassvalley.com/pod/environmental-documents>. Written comments on this Initial Study/Mitigated Negative Declaration may also be addressed as noted below.

Project title: Sierra College Drive - Chapa De Indian Health Administration Building Development Review Permit (20PLN-12)

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:

Lance E. Lowe, AICP, Principal Planner
125 E. Main Street
Grass Valley, CA 95945
530-274-4716
lancel@cityofgrassvalley.com

Project Location and Site Description:

The project is located on Sierra College Drive southeast of the City of Grass Valley Fire Department Station No. 2 located at 213 Sierra College Drive (APNs: 035-260-074, 035-330-015 & 016). The project site contains ± 4.83 acres consisting of 3 legal parcels. The project site is located in Section 22, Township 16N, Range 8E of the City of Grass Valley 7.5-minute USA quadrangle Mount Diablo Base Meridian (M.D.B.M.) (*Exhibit A - Vicinity Map and Exhibit B - Aerial Photograph*). Approximate coordinates of the center of the site are $39^{\circ} 23' 39''$ north and $-121^{\circ} 06' 16''$ west.

Commercial developments are located adjoining the site on all sides. The undeveloped portion of the ± 4.83 -acre project site consists of vacant and forest lands. The site is covered with medium to large bushes and trees. The site is covered by a moderate weed growth and the surface soils have a loose consistency. A retaining wall is located on the eastern edge of the site. Concrete curb, gutter and sidewalk are located along the western edge of the site. The site is located on gently sloping ground (3% to 5% grade).

The project is located at approximately $\pm 2,714$ feet above Mean Sea Level (MSL) at the north end of the site and $\pm 2,680$ feet at the southern end. Drainage in the area is from north to south (*Exhibit C - Site Photographs*).

Surrounding Land Uses:

The property is surrounded by development, primarily commercial to the north, south, east and west.

Project Objective:

The project will provide an additional 10,000 square feet of administration office space for the existing Chapa De Indian Health facility located at 1350 East Main Street. The project allows the existing health facility to move its administrative offices to the new building thereby allowing the existing facility to be utilized entirely for health-related facilities.

Project sponsor's name and address:

Capital City Architects
1942 Del Paso Road, Suite 130
Sacramento, CA 95834
Attn: Don Meyers
(916) 718-7418

PROJECT DESCRIPTION

Development Review Permit – Development Review Permit for the construction of a 10,000 square foot office building and related improvements for Chapa De Indian Health Administrative Offices in the Central Business (C-2) Zone.

Site Plan – The single-story, 10,000 square foot building is located in the north eastern portion of the site immediately west of the existing Chapa De Indian Health building. Parking for the facility is located to the north and east connecting with the existing parking lot. The building is setback approximately ± 20 feet from the east property line and ± 150 feet to the west property line fronting Sierra College Drive. To the north and south, the building sits ± 200 and 150 feet from the property lines respectively.

A Lot Line Adjustment/Merger will be required to adjust/eliminate property lines in conflict with site and building improvements.

Access, Parking & Circulation – Access to the property is proposed on Sierra College Drive at the west end of the site. The driveway is located east of a curve in the road, so visibility and traffic conflicts will be avoided. The driveway consists of a 25-foot driveway. All the internal roadways are 25-foot-wide, which provide for two-way traffic. Secondary access is provided through the parking lot connecting with East Main Street.

Full curb, gutter and sidewalk improvements have been constructed along the property frontage along Sierra College Drive.

Parking – A total of 50 parking spaces are provided, including 2 ADA accessible parking spaces. A mix of green parking spaces shall also be provided in accordance with Green Building

Standards. The parking space dimensions are 9 feet by 18 feet with backing distances of 25 feet. Compact parking spaces are 8 feet by 16 feet.

Table 3-3 of the City's Development Code requires 1 space for each 250 square feet of floor area for professional/administrative offices. The parking ratio is 1/200 square feet.

Landscaping – A preliminary landscape plan has been prepared for the project (Sheet L.1.1 – L.1.2). Landscaping is provided around the perimeter of the site, particularly fronting Sierra College Drive. Total landscaped area of the ±4.83-acre site represents ±3 acres or 62% of the total site. The landscaping includes existing trees to be preserved fronting Sierra College Drive and along the northwestern portion of the property, ground cover, decorative entryway shrubs, low shrubs, and decorative trees. Landscaping within the parking lot includes 44% of the parking area.

Building Design – The building has an architectural design and material elements, which include but are not limited to:

- Stucco exterior with accent colors;
- Trellis shade structure at main entryway;
- 4/12 shed roofs;
- Standing seam metal roof; and,
- Windows on street side elevations.

Lighting – A Lighting plan, including photometric and fixture specifications have been submitted with the project (Sheets E.01 – E2.2). Lighting will consist of parking lot lighting, bollard lighting and wall pack building lighting. The lighting contains shields to direct lighting downward in accordance with City of Grass Valley Development Code standards.

Fencing – No fencing is proposed with the project.

Tree Removal – There are 248 trees on the project site. The project area does not contain any heritage trees that are subject to City of Grass Valley policies; however, with development of the project site, an estimated 110 trees or 44% of the trees will be removed. The tree removal plan is identified on Sheet C-4 of the project plans.

Grading/Retaining Walls – The project would require a grade cut along the eastern property line where an existing retaining wall has been constructed. The grade cut will allow extension of the parking lot to the entry of the proposed building. A low retaining wall will be constructed ranging in height from 1 to 3 feet in height.

Drainage – The project site drains from north to south. Stormwater runoff will be collected and routed through a storm drain system that will direct runoff to an existing drainage basin constructed with the Chapa De Health Building located south of the proposed building.

Concurrently with improvement plans, the applicant shall be required to submit a drainage study including hydrology calculations for the project.

Drainage systems are required to be 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 beyond those shown on the grading plans (Sheet C-3).

Utilities – Water Supply: The subject property will be connected to Nevada Irrigation District (NID) water lines that will be extended to serve the site. The nearest water lines are located along Sierra College Drive. According to comments provided by NID, the applicant will be required to submit a Water Demand Analysis showing domestic/landscape use to determine the appropriate size of meter(s) and fees to be collected by NID.

Sanitary Sewer: The nearest City sanitary sewer connection is located on Sierra College Drive, which will be extended to serve the site.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located along Sierra College Drive and will be extended to serve the project.

General Plan Land Use Designation

The project area has a land use designation of Commercial according to the *City of Grass Valley 2020 General Plan*. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning Designation

The property is within the Central Business (C-2) Zone district. The C-2 Zone is applied to areas of the Downtown not covered by the TC (Town Core) Zone and implements the Commercial General Plan land use designation.

Offsite Improvements

No offsite improvements are proposed or anticipated as part of the proposed Chapa De Health Administrative Building project.

EXHIBIT A -VICINITY MAP

Nevada County, CA

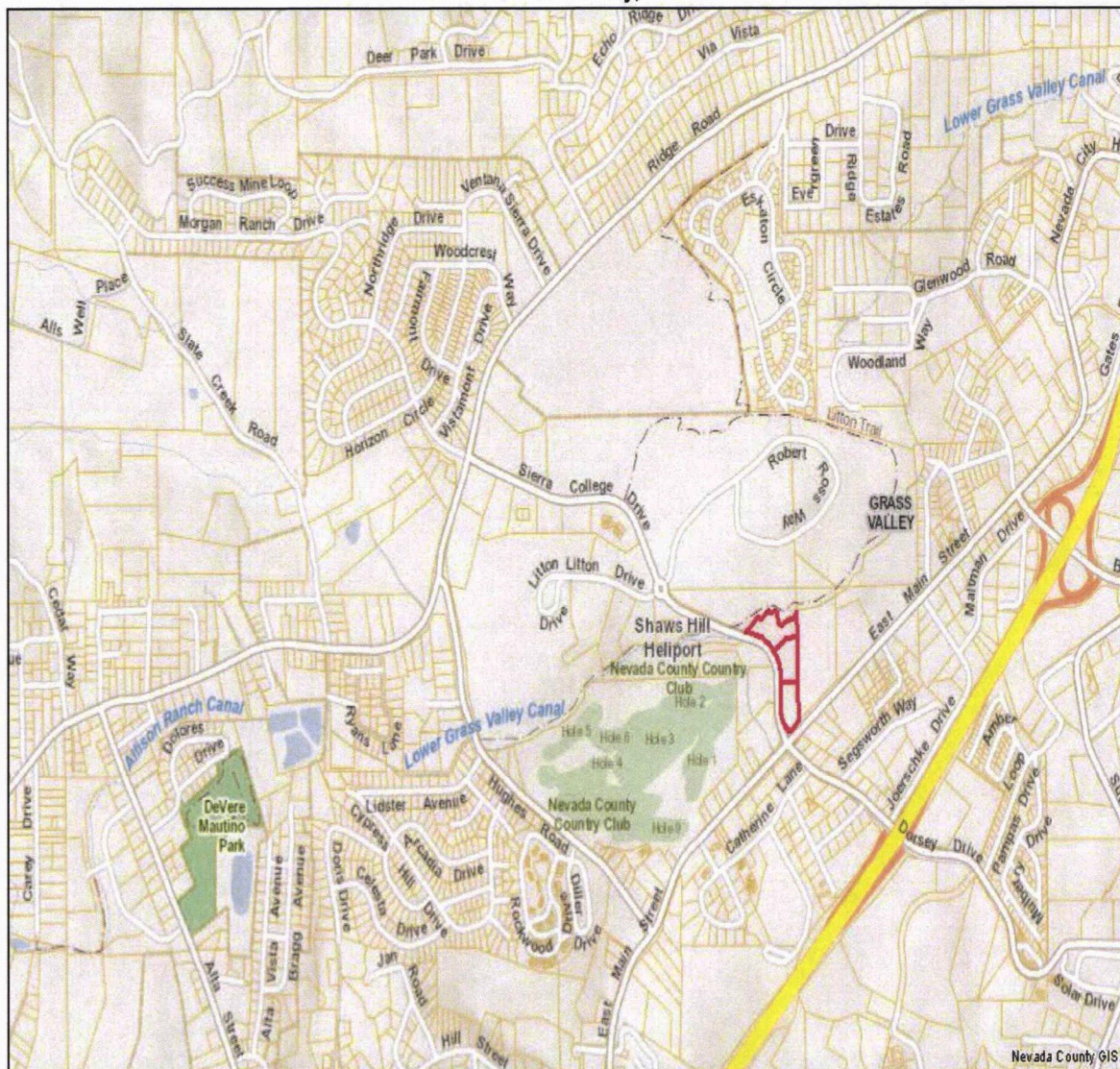


EXHIBIT B - AERIAL PHOTOGRAPH

Nevada County, CA



EXHIBIT C - SITE PHOTOGRAPHS



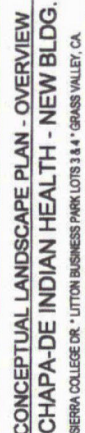
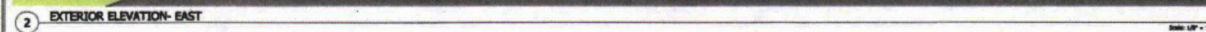


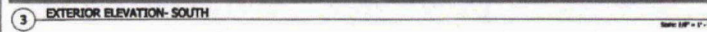
EXHIBIT E - BUILDING ELEVATIONS



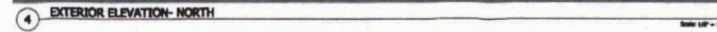
2 EXTERIOR ELEVATION- EAST



2 EXTERIOR ELEVATION- WEST

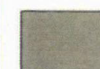


3 EXTERIOR ELEVATION- SOUTH



4 EXTERIOR ELEVATION- NORTH

- ### TAG NOTES
1. STANDING SEAM METAL ROOF.
 2. PREPARED METAL GUTTERS. COLOR TO MATCH STANDING SEAM. ROUND PROFILE.
 3. MIMIC STUCCO COLOR. 1" STUCCO SYSTEM. SMOOTH FINISH.
 4. ACCENT STUCCO COLOR. 1" STUCCO SYSTEM. SMOOTH FINISH.
 5. STUCCO ROOFS. STUCCO.
 6. ALUMINUM STOREFRONT WINDOW SYSTEM.
 7. GLAZING. 1" INSULATED PANEL.
 8. SOLID CARPORT OVER DOOR.
 9. BRICK STRUCTURE. BRICK. ENTRY.
 10. PREPARED METAL ROOF TRIM. COLOR TO MATCH STANDING SEAM ROOFING.
 11. WEST SIDE OF BUILDING SHOWN IN BACKGROUND.
 12. TYPICAL SECTION.
 13. OUTLINE OF MECHANICAL WALL.



STUCCO-1
MAIN COLOR

Order to match:
Sherwin Williams
SW 7080
Aztec Gray



STUDIO-2
ACCENT COLOR-1
Color to match:
Sherwin Williams
SW 9166
Shepherd Tan

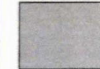


METAL CANOPY-1
Order to match:
SW 6180
Steel frame

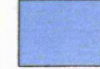


METAL-1
STANDING SEAM ROOF, GUTTER,
FASCIA, WALL CAP.

Color to match:
A/P Span Metal roofing
Dura-Tite S009
"Coast Blue Gray"
1" x 6" x 12" x 12" x 12"



ALUMINUM WINDOW SYSTEM
CLEAR ANODIZED



GLASSCLAZING
VITRO ARCHITECTURA GLAS
SOLARBAN 70, SOLAR BLUE

1" INSULATED GLASS SYSTEM

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 project:

- City of Grass Valley Department of Public Works – Improvement Plan, Grading Plan, Encroachment Permit and Tree Permit approvals.
- 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.
- City of Grass Valley Fire Department – Site Plan and Building Plan Approvals.
- Regional Water Quality Control Board (RWQCB) – A Storm Water Pollution Prevention Plan (SWPPP) shall be approved by the RWQCB in accordance with the Clean Water Act.
- Northern Sierra Air Quality Management District (NSAQMD) – An Asbestos Dust and Dust Mitigation Plan shall be approved by the NSAQMD.
- California Department of Forestry and Fire Protection (CAF&F) – A Timber Harvest Permit Exemption (for less than 3-acre conversion) is required from the CAF&F Department.

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 affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards & Hazardous Mat. |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Utilities/Service System |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> 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.


Lance E. Lowe, AICP, Principal Planner

5/19/2020
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:**I. AESTHETICS –**

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|---------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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*).

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

The site is vacant with large trees scattered throughout. The project area is visually characterized by development, primarily commercial development on all sides. Immediately northwest of the building is the City of Grass Valley Fire Station No. 2.

The project site has ±860 feet of frontage along Sierra College Drive. According to the project plans, an estimated 40 trees are to be removed along the property fronting Sierra College Drive. No other scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings are located on the subject ±4.38-acre property.

Sources of existing light in the project area are streetlights, commercial buildings and signage. Other sources of light and glare include vehicles traveling along East Main Street and Sierra College Drive.

IMPACTS

- a)&b) From its undeveloped forested state, the development of the property will alter the views from Sierra College Drive and to a lesser extent East Main Street.

A project would normally have a substantial adverse aesthetic effect where a project substantially degrades the visual intactness and unity of the scenic vista or highway. As noted, the project is not adjacent to an identified scenic vista or highway. The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is consistent with commercial/office uses in the project vicinity. No impact will occur.

- c) Generally, new development, if not carefully designed, can result in adverse impacts on the existing character of the area and the creation of aesthetically offensive sites open to public view. However, policies of the *City's General Plan Community Design Element* (Chapter 10 of the 2020 General Plan) aim to preserve the desirable physical and design features in Grass Valley and carry them over into new development so that old and new development appear compatible. To this end, the City's Development Code establishes minimum design standards for commercial development.

The project area has a predominately office/commercial appearance with offices and retail businesses in the area. Moreover, the building is set back from the property lines ± 150 – ± 200 feet from Sierra College Drive.

Of the 248 trees identified on the Tree Removal Plan (Sheet C.4.0), the project is anticipated to remove ± 110 trees from the site (44%). However, the applicant proposes the installation of landscape plantings along the property frontages and within the parking lot. Although the replanting will not make up for the trees removed, the additional trees and landscaping will soften the appearance of the commercial development on neighboring properties, passing motorists and pedestrians alike.

In addition, prior to removing any trees, the applicant shall obtain a tree removal permit from the City of Grass Valley. As part of the tree permit approval, the applicant shall be required to mitigate for the trees to be removed with replanting or payment of an in-lieu fee or combination. Additionally, the applicant is required to install a fence to preserve trees to be retained. Accordingly, based upon the quantity of tree removal, proposed landscaping plan requirements and tree protection associated with the City's Tree Permit standards, the proposed project site is not anticipated to substantially degrade the existing visual character or quality of the site and its surroundings. These impacts are 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 along East Main Street, Sierra College Drive, streetlights, parking lot lighting, building lighting and signage in the project area.

Lights to be installed within the development include parking lot lighting, pedestrian bollard lighting and wall pack lighting. All lighting requires shields thereby directing light downward. Considering the landscaping and light shielding, light spillover is not anticipated to cause a significant impact on adjoining properties. This impact is less than significant.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The proposed project is situated in an area that has been designated and zoned for commercial and office uses by the *City of Grass Valley 2020 General Plan and Development Code* respectively. With the exception of the project site, the project area has been largely built out in accordance with the City's commercial and office land use designations. The site is currently undeveloped forest use; however, no current agricultural operations or forestry lands exist on the project site as defined according to the *U.S. Department of Agriculture*. Although, the property contains trees, the project site is within an urban area and does not fall under the definition of forest lands as defined by *Public Resources Code Section 12220(g)*.

IMPACTS

- a)&b) No Prime Farmland, Unique Farmland or Farmland of Statewide Importance is found within the proposed project area. The proposed project site has been zoned for commercial use and is surrounded by similar developed uses. Considering no farmland exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, including any farmlands in Williamson Act Contract. No impact will occur.
- c)-e) 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, ±110 trees from the site will be removed to accommodate the project, the project will not result in the loss of forest land or conversion of forest land to non-forest uses as defined. Standard conditions of approval require the applicant 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 applicant will be required to obtain a Tree Removal Permit from the City in accordance with Chapter 12.36 of the City's Municipal Code. No impact will occur.

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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- e) Create objectionable odors affecting a substantial number of people?

☐☐☒☐

SETTING

The project is located within the Northern Sierra Air Quality Management District's (NSAQMD) area. 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 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 will not conflict with or obstruct implementation of an air quality plan. No impact will occur.
- b) 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, painting, 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 and precipitation conditions as well as soil moisture content. In its developed condition as a commercial office project, air pollutant emissions would be generated by, but not limited to, gas appliances, gas-powered landscaping equipment, and vehicle exhaust.

To quantify project emissions, 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 for the project are below the Level A thresholds indicating the project requires standard air quality conditions relating to grading. Table 1 quantifies air quality impacts resulting from the project.

Table 1 – Air Quality Impacts
Project Construction and Operational Emissions Estimates

| | | | | |
|---------------------------------|----------------|----------------|----------------------------|--------------|
| | ROG (lbs/day) | NOx (lbs/day) | PM ₁₀ (lbs/day) | CO (lbs/day) |
| Project Construction Impacts | 7.68 | 20.24 | 3.19 | 16.59 |
| Project Operational Impacts | 0.283 | 0.0525 | 3.99 | 0.044 |
| | | | | |
| 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 Level A significance thresholds.

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

Since operational emissions would be in accordance with accepted thresholds and construction-related emissions would be short-term, it is expected that implementation of NSAQMD's standard mitigation measures, as noted below during project construction and operation, would ensure that impacts associated with the project would remain less than significant.

AQ 1 – Mitigation Measure:

1. 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.

Furthermore, according to the City's 2020 General Plan EIR, the site is on the border of an area of naturally occurring asbestos (NOA) as substantiated by *Figure 3.1-1 of the General Plan EIR*. This is further substantiated by comments from the NSAQMD. When asbestos is disturbed in connection with construction and grading, asbestos-containing dust can be generated. Exposure to asbestos can result in health ailments such as lung cancer, mesothelioma (cancer of the linings of the lungs and abdomen), and asbestosis (scarring of lung tissues that results in constricted breathing). According to the NSAQMD, an Asbestos Air Quality Dust Mitigation Plan must also be reviewed and approved by NSAQMD. This is a potentially significant impact; however, the following mitigation measure will reduce air quality impacts to a less than significant level.

AQ 2 - Mitigation Measure:

Prior to the issuance of a grading permit, if substantiated by the soils report, the applicant shall obtain approval of an Asbestos Dust Mitigation Plan from the NSAQMD. The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are adequate to ensure that no equipment or operation emits dust that is visibly crossing property lines. The Asbestos Dust Mitigation Plan shall include but not be limited to the following prevention measures:

A. Track-out prevention and control measures;

- B. Control for traffic on on-site unpaved roads, parking lots, and staging areas;
- C. Control of earthmoving activities;
- D. Control for Off-site Transportation;
- E. Post Construction Stabilization of Disturbed Areas;
- F. Air Monitoring for Asbestos;
- G. Frequency Reporting; and,
- H. Recordkeeping and Reporting Requirements

With implementation of NSAQMD's recommended conditions of approval and mitigation measures, the proposed project's emissions are not anticipated to conflict with or obstruct implementation of an air quality plan, 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 mitigation measures for Level A projects and mitigation measures relating to asbestos dust.

- c)&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 receptor (i.e. residential use) is located approximately $\pm 1,500$ feet from the project site, where grading is to occur. The emissions associated with the project would be short-term and are not anticipated to result in a substantial elevation of pollutant concentrations in the project area. Impacts associated with substantially elevated pollutant concentrations would be less than significant with respect to sensitive receptors near the proposed project.

The proposed project's operational emissions would be typical of those produced by an office project. As shown, operational emissions would consist of PM₁₀, CO, and ozone precursors (ROG and NO_x). These pollutants would be generated by gas-fired water heaters, as well as from engine emissions associated with vehicle trips to/from the project and subsequent gasoline-powered landscape maintenance devices. Based upon the *CalEEMod* analysis, on file with the Community Development Department, operational emissions are not anticipated to exceed Level A thresholds. These potential impacts are considered less than significant.

- e) The proposed project, consisting of a professional/administrative office development, 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, considering the distance to sensitive receptors; odor-generating construction activities would be temporary; and, are only likely to be detected by a small number of residents nearest the project site. Therefore, impacts from temporary project-related odors are considered less than significant.

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The project site lies within the western edge of the Sierra Nevada geomorphic province on the eastern edge of the California's Great Central Valley. This region is a transition zone between the lower foothill elevations and the higher Sierra Nevada Mountains. Grass Valley has four main soil associations: central Grass Valley and land to the east is located within the Josephine-Sites-Mariposa association; land to the northeast of central Grass Valley is located within the Secca-Boomer association; land to the northwest of the City center is located within the Aiken-Cohasset association soils; and land southwest of the central city is located in the Boomer-Sites-Sobrante association (*Quad Knopf 1998*). Vegetation communities found in Grass Valley include

a mosaic of herbaceous, shrub and tree dominated types as well as aquatic and developed types.

The project site is undeveloped with forest lands with 248 trees of various sizes and variety.

IMPACTS

- a) The main habitat types found in the City include northern mixed chaparral, non-native grassland, black oak woodland, blue oak woodland, canyon live oak forest, foothill pine oak woodland, west side ponderosa pine forest, and riparian habitats (*City of Grass Valley 1999*). A *California Natural Diversity Data Base* (CNBBB) search indicated that 3 special status animals and 12 special status plants have the potential to occur within the Grass Valley USGS 7.5-minute quadrangle. The City of Grass Valley General Plan EIR found that with buildout of the General Plan individual projects would have the potential to result in significant impacts to biological resources; however, these impacts would be reduced to a less than significant impact through compliance with the policies and standards identified in the General Plan. For example, the General Plan EIR found that with a requirement that development cause “no net loss of habitat functions or values” through “avoidance of the resource, or through creation or restoration of habitat of superior or comparable quality”, in accordance with guidelines of the *U.S. Fish and Wildlife Service* and the *California Department of Fish and Wildlife*, cumulative impacts to habitat would be reduced to a less than significant level. Specifically, the General Plan EIR found that potential cumulative impacts related to loss of habitat, particularly for sensitive species, loss of wetland, and adverse effects on movement and dispersal of wildlife and wildlife mitigation corridors would all be reduced to less than significant levels through compliance with the General Plan and City ordinances. Thus, there would be no significant cumulative impact to which the project would contribute. Considering, the project is an infill site with commercial development on all sides, the likelihood of biological resources is low and therefore less than significant.

However, the existing trees, shrubs, and grasslands within the project area contain suitable habitat for nesting raptors and *Migratory Bird Treaty Act* (MBTA) and *California Department of Fish and Wildlife* (CDFW) protected nesting bird species. The breeding season for most protected birds in the vicinity of the project area is generally from March 1 to August 30. Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of any avoidance, minimization, or mitigation measures. However, construction or development activities during the breeding season could disturb or remove occupied nests of migratory birds or raptors and would require the implementation of a pre-construction survey within 250 feet of the disturbance area within the project area for nesting migratory birds and raptors prior to development.

With respect to the potential of protected birds identified above, the applicant has indicated that grading activities will likely commence during the breeding season (March 1 through August 30). Should the applicant decide to perform tree and land disturbance activities during the breeding season, 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 occur during the breeding season (March 1 through August 30) and 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 any potential disturbance of any nesting migratory birds and raptors, shall be required. If nesting raptors or migratory birds are identified during surveys, active nests should be avoided, and a no-disturbance or destruction area of the nest site shall be established until after the breeding season or after or after a wildlife biologist determines that the young have fledged. 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.

Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of any avoidance, minimization, or additional conditions.

- b)-c) Riparian and aquatic communities are represented by several creeks in the Grass Valley area, namely, the lower portion of Wolf Creek, Squirrel Creek and South Fork Wolf Creek. The project site does not contain wetland riparian habitat. The project will not have an impact on riparian habitat or other sensitive communities or federally protected wetlands. No impact will occur.
- d) Known migratory deer ranges outlined in the *Nevada County General Plan* were reviewed for deer migration corridors, critical range, and critical fawning areas. The project area is not located in any know major deer corridors, known deer holding areas, or critical deer fawning areas. Per the *Migratory Deer Ranges Nevada County General Plan Map*, the project is in an area of potential Deer Winter Range. The field survey did not record any observations of deer. The project area does not contain any known major deer migration corridors, known deer holding areas, nor critical deer fawning areas. This potential impact is less than significant.
- e) Prior to removing the 110 trees from the property, the applicant shall be required to obtain a Tree Permit in accordance with *Chapter 12.36 of the City Municipal Code*. The Tree Permit shall be approved by the City of Grass Valley Public Works Department prior to or concurrently with approval of improvement plans for the project. 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 Development 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 Section 12.36.200 of the *City's Development Code*. As a result of the City's tree permitting and tree protection requirements, this impact is considered less than significant.

- f) The property is slated for urban development according to the *City of Grass Valley General Plan and Development Code*. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. 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 as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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 band 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 northwest of the Grass Valley/Nevada City area is generally comprised of metavolcanics and granitic formations.

Biologically, the study area is in the transition zone between the lower foothill elevations and the higher Sierra Nevada mountains. This transition zone is considered the Yellow Pine Belt (Storer and Usinger 1963). Because it is a transition zone, or ecotone, a variety of flora and fauna species occur in the areas that typically occur at zones of either higher or lower elevations. As a transition area, the Yellow Pine Belt in the Grass Valley area is comprised of several specific habitat types (Holland 1986). The numerous habitats give rise to a wide variety of flora and fauna.

Prehistoric use and occupation focused on major surface water sources and other natural resource areas, with 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.

Generally, environmental conditions within the region have remained stable throughout the past 8-10,000 years, although minor fluctuations in overall precipitation and temperature regime have been documented, and these may have influenced prehistoric patterns of land use and settlement.

All the Area of Potential Effect (APE) is situated within relatively flat lands that have been subjected to past logging and ranching activities over the past 150 years.

IMPACTS

- a)&b) The project is a vacant infill site within an area that has been developed. The project commercial land uses. The project will not cause a substantial adverse change in the significance of a historical resource or archaeological resource. No impact will occur.
- c)-e) Consultation with the *United Auburn Indian Community* (UAIC) was initiated with the project on April 3, 2020. To date no comments have been received by UAIC on the project.

As an infill site with development surrounding the project site, the likelihood of disturbing human remains, tribal cultural resources, or resources to be significant to a California Native American Tribe is highly unlikely. Despite the limited likelihood that human remains, or resources will be unearthed, the following mitigation measure will be required for the project in the case of inadvertent discovery:

CUL 1 - Mitigation Measure:

Awareness Training - Prior to approval of a grading permit, a consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in the project implementation will be developed in

coordination with the *United Auburn Indian Community (UAIC)*. The brochure will be distributed, and the training will be conducted in coordination with qualified cultural resources specialist and UAIC.

The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences for violating State laws and regulations. The worker cultural resource awareness program will also describe appropriate avoidance and minimization measures when resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally appropriate treatment of any find of significance to Native Americans.

CUL 2 – Mitigation Measure:

Inadvertent Discoveries – If potential tribal cultural resources (TCRs), archaeological resources or other cultural resources, are discovered, 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 include, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of Tribal Cultural Resources (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.

The above noted mitigation measures will reduce potential impacts to a less than significant level.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

Electricity and natural gas are the two primary forms of energy used in the City, 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 and have been updated periodically since (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. The latest edition of the California Energy codes have been updated for 2019, which are in effect currently.

IMPACTS

- a)&b) The project is subject to compliance with Title 24 energy efficiency standards and Green Building Codes adopted by the City. Approved commercial 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. Due to compliance with the Green Building recycling and Title 24 energy provisions, these impacts are considered less than significant.

VII. GEOLOGY AND SOILS –

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

Would the project:

- a) Expose people or structures to 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The subject property is located within the Western Sierra Nevada Metamorphic Belt, easterly of the Sacramento Valley and within the Sierra Nevada Geomorphic Province of California. The Western Sierra Nevada Metamorphic Belt is about 180 miles long and 20 to 40 miles wide and lies between the Sierra Nevada batholith on the east and overlapping unmetamorphosed Tertiary strata on the west. The metamorphic belt in the vicinity of the subject site is divided into structural blocks bounded by north westerly trending faults of the Foothills Fault System. The subject site is indicated to lie within the far easterly portion of the structural blocks, which consists of Pliocene volcanic rock which appear as dark grained igneous rocks.

Based upon mapping and historical seismicity, the seismicity of the Sierra Nevada Foothills has been generally considered low by the scientific community. However, on August 1, 1975, a 5.7 Richter magnitude earthquake occurred near Oroville within the northern Sierra Nevada's. Surface rupture along the Cleveland Hill Fault (part of the Foothills Fault System) was associated with the 1975 Oroville earthquake. As a result of this event, numerous studies were undertaken to further evaluate the seismicity of the Sierra Nevada Foothills. Of particular note, are the geologic and seismicity studies conducted to evaluate the proposed Auburn Dam site. Based on these studies, the scientific community concluded that seismic events in the Sierra Nevada Foothills are associated with very small, geologically infrequent, incremental displacements having minor geomorphic surface expression. The site is not within an Earthquake Fault Zone (Special Studies Zone).

IMPACTS

- a) The project will not expose people or structures to potential adverse impacts relating to earthquake fault, ground shaking, ground failure including liquefaction or landslides. These impacts are less than significant.
- b)-d) According to the Geotechnical Engineering Investigation prepared by *Krazan & Associates, Inc. dated January 20, 2020*, subsurface soil conditions were explored by drilling 3 borings to depths ranging from approximately 11 to 28 feet below existing site grade, using a truck-mounted drill rig. In addition, 1 bulk subgrade sample was obtained from the site for laboratory R-value testing. The approximate boring and bulk sample locations are shown on the site plan. During drilling operations, penetration tests were performed at regular intervals to evaluate the soil consistency and to obtain information regarding the engineering properties of the subsoils. Soil samples were retained for laboratory testing. The soils encountered were continuously examined and visually classified in accordance with the *Unified Soil Classification System*.

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, density, gradation, shear strength, consolidation potential, expansion potential, Atterberg limits, R-value and moisture density relationships of the materials encountered. In addition, chemical tests were performed to evaluate the soil-cement reactivity.

Based on the findings, the subsurface conditions encountered appear to be typical of those found in the geologic region of the site. In general, the surface soils consisted of approximately 6 to 12 inches of very loose clayey sand, gravelly clayey sand or sandy clay. These soils are disturbed, have low strength characteristics and are highly compressible when saturated.

The predominate soils within the project site consist of layers of clayey sand, silty sand/sandy silt and weathered rock. Free ground water was not encountered with the borings; however, perched ground water is typically variable within the project site vicinity due to the underlying clayey soils.

Provided the recommended site preparations are completed, the potential for significant settlement associated with soil liquefaction within the project site is low due to moderate cohesiveness of the clayey soils underlying the site, the moderate penetration resistance (N-values) measured, and the low seismicity of the region.

In summary, the subject site and soils conditions, with exception of the loose surface soils, fill material, expansive nature of the clayey soils and existing development, appear to be conducive to the development of the project. The surface soils have a loose consistency. These soils are disturbed, have low strength characteristics and are highly compressible when saturated. Accordingly, it is recommended that the surface soils be recompacted. Thus, compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during the field investigation.

Fill material was not encountered in the borings. However, fill may be located between the borings. It is anticipated fill soils will consist of clays sand and clayey sand with gravel. The thickness and extent of fill material was determined based upon limited borings and visual observation. Verification of the extend of fill should be determined during site grading. It is recommended that fill soils that have not been properly compacted and certified be excavated and recompacted. Prior to backfilling, the bottom of the excavation should be observed by *Krazan & Associates, Inc.* to verify no additional removal is required.

Tree and bush removal operations should include roots greater than 1 inch in diameter. The resulting excavation should be cleaned to firm native ground and backfilled with engineered fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

It is recommended that following stripping, demolition and fill removal operations, the upper 12 inches of native soils within the proposed building areas be excavated and worked until uniform and free from large clods, moisture-conditioned to a minimum of 2 percent above optimum moisture content and recompacted to a minimum of 90 percent of maximum density. In addition, in order to reduce the potential for differential settlement, it is recommended that the proposed structure foundations be supported by a minimum of 12 inches of engineered fill. Over-excavation should extend to a minimum

of 5 feet beyond structural elements. The on-site, native soils and fill material will be suitable for reuse as engineered fill, provided they are cleaned of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Prior to backfilling, the bottom of the excavation should be proof rolled and observed by *Krazan & Associates, Inc.* to verify stability. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during the field investigation.

In conclusion, as noted in the Geotechnical report prepared for the project, provided the recommendations are followed, impacts resulting from geologic and soil conditions are less than significant. As such, standard mitigation measures will reduce this potential impact to a less than significant level.

GEO 2 - Mitigation Measure:

The applicant shall submit to the City Engineer for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the Building Official, and the Engineering Division.

- e) The project will be connected to NID and City of Grass Valley utilities for both water and sewer. Therefore, this potential impact is not applicable. No impact will occur.
- f) The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact will occur.

VIII. GREENHOUSE GASES –

| Potentially Significant Impact | Potentially 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 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 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).

The *United States Environmental Protection Agency (EPA)* identifies the following four primary constituents that represent the greenhouse gas emissions of most importance:

- Carbon Dioxide (CO₂): CO₂ is primarily generated by the burning of fossil fuels. Other sources including burning of solid waste and wood products.
- Methane (CH₄): CH₄ is emitted from incomplete combustion of forest files, landfills, livestock and animal land uses, and leaks in natural gas lines.
- Nitrous Oxide (N₂O): N₂O is produced by agricultural and industrial activities.
- Fluorinated Gases (HFCs and PFCs): These gases are emitted from industrial activities and refrigerants uses in both stationary refrigeration and mobile air conditioning.

The US EPA estimates nearly 85% of the nation's GHG emissions are comprised of carbon dioxide. For most non-industrial developed projects, motor vehicles make up the bulk of GHG emissions. According to the California Air Resources Board, the primary GHG emitted by vehicles are CO₂, CH₄, H₂O, and HCFs.

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. Additionally, *California Air Resources Board (CARB)* has not yet adopted any tools to measure the impact of a project on global warming. 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 project's CO₂ emission, 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 increases in vehicle miles traveled, energy use, and solid waste disposal. According to the *CalEEMod* program conducted for the project, the following air quality impacts are anticipated with the proposed office project.

Table 1 – Air Quality Impacts
Project Construction and Operational Emissions Estimates

| | ROG (lbs/day) | NO _x (lbs/day) | PM ₁₀ (lbs/day) | CO (lbs/day) |
|---------------------------------|----------------|---------------------------|----------------------------|--------------|
| Project Construction Impacts | 7.68 | 20.24 | 3.19 | 16.59 |
| Project Operational Impacts | 0.283 | 0.0525 | 3.99 | 0.044 |
| 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. In addition, the following project components and California Green Building requirements apply to the proposed project:

- Commercial projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
- Toilets and showers shall be low flow.
- Construction waste management forms shall be completed including recycling and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste.
- All exterior lighting shall be high efficacy and be controlled by a manual on/off switch.
- All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the *California Energy Commission*.
- Each of the homes shall be in accordance with Title 24 Energy efficiency standards.
- Solar readiness shall be required.
- As an infill office project, in proximity to services, it is anticipated that reduced vehicle trips will result than otherwise would have occurred.

The above CA Green Building Code requirements coupled with the analysis and conditions of approval in the Air Quality Section of this Initial Study, will assure that Greenhouse Gas impacts remain less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Impair implementation of or physically interfere with a adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

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 the project site.

Hazardous materials stored and used onsite and on surrounding properties would be associated with common construction and household chemicals used. However, these chemicals are purchased legally and do not constitute a health hazard.

The Grass Valley City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's closest fire station is located on Sierra College Drive, which is staffed 24 hours a day. This station is located just over ±300 yards from the project site.

In the Grass Valley area, industrial and commercial facilities that use, store, or dispose of hazardous materials present the greatest potential hazards. A search of available environmental records conducted indicates that the project site is not listed as a hazardous materials site and no listed sites occur within an ASTM standard distance radius.

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.
- 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 subject project site is located approximately ± 3.25 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 of the Nevada County Airport.

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

- g) The Grass Valley region has a generally high potential for wildland fires of devastating intensity. This is due to the presence, particularly in less urban settings, of heavier timber, woodland and brush, the occurrence of steep slopes, dry weather conditions and human activity. Generally vegetative areas over 8% slope are considered as fire hazardous (*County of Nevada 1995*).

Existing City standards for the development provides adequate access, fire flows, and other facilities to maintain an appropriate level of fire protection. Specifically, the project is required to comply with the *California Building Code* and *California Fire Code*. Based upon these standards, the project is not anticipated to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fire. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Result in substantial erosion or siltation on or off site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Substantially increase the rate or amount of surface | | | | |

X. HYDROLOGY AND WATER QUALITY –

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 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, | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to protect inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The City of Grass Valley is located within the Wolf Creek drainage basin in the Bear River Watershed. The Bear River Watershed covers an area of 300 square miles and is situated between two larger watersheds, the Yuba to the north and the American to the south. The Bear River watershed is a part of the larger Sacramento River Hydrologic Region and the City also falls within the Mountain Counties Hydrologic region overlay zone.

The south fork of Wolf Creek and Little Wolf Creek drain the eastern and southern portion of the City and discharge into Wolf Creek in the central Grass Valley area. Wolf Creek tributaries located within the City include French Ravine, Rhode Island Ravine, Slide Ravine, Murphy Hill, Matson Creek, South Fork Wolf Creek, Little Wolf Creek, Unnamed Ravine, Woodpecker Ravine and Olympia Creek.

IMPACTS

- a) The proposed project will require a grading permit to be issued by the City of Grass Valley, Public Works Division pursuant to the City's Grading Ordinance. The City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. In addition, 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. Standard mitigation measures requiring a NPDES permit from the RWQCB will effectively reduce potential impacts to a less than significant impact.

HDRO 1 – Mitigation Measures:

1. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the City of Grass Valley Engineering Division.
 2. Prior to the issuance of a grading permit, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.
- b) The proposed project will be connected to the Nevada Irrigation District (NID) municipal water supply. Correspondence from NID requires the developer to dedicate utility easements for the extension of water lines through the project site. NID has indicated that water supply is adequate to serve the project.

The water connection of office building is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge, alter the existing drainage pattern of the site or area, exceed the capacity of the existing or planned capacity of storm water drainage systems or provide substantial additional sources of polluted runoff, degrade water quality. This impact is less than significant.

- c) Runoff from impervious surfaces will be directed into existing storm drainage improvements that are sized to capture and treat 24-hour storm events in accordance with City standards. The existing drainage facilities are located on the southern end of the property, which are sized to accommodate the existing and proposed development.

As noted above, the City's Grading Ordinance requires specific measures to address erosion and the introduction of construction materials into surface waters. In addition, 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. As a result, the project is not anticipated to result in substantial erosion, increase the amount of surface runoff or create runoff that would exceed the capacity of existing infrastructure. These impacts are less than significant.

- d) The subject property is not within an area of the 100-year flood plain according to FEMA Map panel number 06057C0631E dated February 3, 2010.

The Grass Valley region is not subject to tsunami or seiche zones and the risk of release of pollutants due to protected inundation is not present. No impact will occur.

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

XI. LAND USE AND PLANNING —

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The ±4.83-acre site is an infill commercially designed parcel surrounded by developed uses such as commercial and offices. The City of Grass Valley Fire Station No. 2 is located immediately northwest of the site.

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) identifies the property and area as slated for commercial uses. The zoning designation is likewise commercial which permits offices and related uses.

IMPACTS

- a) The project is an infill development that does not physically divide an established community. No impact will occur.
- b) The project site is surrounded by urban development on all sides and is considered infill development with commercial designs consistent with the neighborhood. Multiple 2020 General Plan policies, goals and objectives support both in-fill development and preservation of existing neighborhoods which include, but are not limited to:

- 2-LUG Promote infill as an alternative to peripheral expansion where feasible.
- 3-LUO Reduction in the amount of land necessary to accommodate future growth.
- 4-LUO Reduction in the environmental impacts associated with peripheral growth.
- 5-LUO Continued revitalization of central Grass Valley.
- 10-LUO Preservation of existing neighborhoods.
- 3-CG Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.

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 R-1 Zoning designation. No impact will occur.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 through 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 of 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 Chapa De property is not located near one of the two areas identified in the Mineral Management Element (MME) or 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—

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Generation of 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 applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 assessments. 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 criteria 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 Fire Station No. 2, vehicular traffic along Sierra College Drive and common noises associated with adjoining commercial uses. The nearest sensitive receptors are the residential uses located adjoining the project to the west, north and east approximately 0.25 miles away.

IMPACTS

- a) The project includes earthwork construction and office construction that will generate additional noise in the commercial neighborhood. Earthwork construction is anticipated to be completed in one phase. Building construction will likewise occur in one phase. During the initial construction phase, noise from construction activities (dozers, graders, etc.), will occur. 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 at 50 feet for each type of equipment includes the following:

In accordance with the City's Municipal Code, construction activities will be temporary in nature and will occur as required 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.

| 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 |

According to the State's General Plan Guidelines and City General Plan Noise Element, noises which are generally less than ± 65 dB CNEL are normally acceptable for outdoor low-density residential uses considering 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) over a 24-hour period. Although, the type of equipment used may intermittently exceed ± 60 dB, during the working hours from 7:00 a.m. to 6:00 p.m., the evening hours will not be impacted what-so-ever by the project. Based upon the temporary and fluctuating nature of construction noise and the distance to sensitive receptors, construction noise would be reduced to a less than significant level.

- b) The project includes the use of equipment capable of producing ground borne vibration or ground borne noise levels. However, construction of the project is expected to employ the most significant vibration-reducing construction equipment and/or activities (i.e. graders, dozers, etc.) that could generate vibration potentially damaging adjacent structures. The most significant equipment relative to generation of vibration includes dozers, loaded

trucks, etc. The nearest adjoining structures are at a distance that will not be impacted with the project. Therefore, this potential impact is considered a less than significant impact.

- c) As the crow flies, the project is located approximately 3 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 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The proposed project is located in an area of commercial uses. The land use designation for the project site is commercial according to the *City of Grass Valley General Plan*. The zoning designation is similarly Central Business (C-2). Such land uses are not generally growth inducing.

The project site is an infill site slated for commercial development according to the City's General Plan. As such, the population growth anticipated with development of the site has been anticipated and accounted for in the Certified General Plan EIR, which included this site.

IMPACTS

- a) The project will not generate substantial population growth in an area, either directly or indirectly. This potential impact is considered less than significant.
- b) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing or people elsewhere. No impact will occur.

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

XV. PUBLIC SERVICES –

Would the project:

XV. PUBLIC SERVICES —

- 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:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------|--------------------------------------|---|-------------------------------------|--------------------------|
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

The proposed project area is within the City of Grass Valley; 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 24 FTE sworn members and 3 FTE civilian staff. Based upon Grass Valley's population of 12,860 the department's ratio of police officers per 1,000 residents is 1.9.
- *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 Joes, Milnnie, 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.

The applicant will be required to pay the City's impact fees for commercial development, including fees for police, fire and Quimby Act (park) fees. The fees collected by the City are used to augment fire, police, parks and other public facilities. Accordingly, impacts to fire protection, police protection, schools, parks, or other public facilities will have a less than significant impact on the City's public services.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The City owns and maintains eight park/recreation facilities. These include two parks currently classified as "community parks": Condon Park and Memorial Park. Two of the eight parks, Morgan Ranch and Matino Park, are in the process of being developed. 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 Matino 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 Park, 7.95 acres; Hennessy School, 3 acres.

IMPACTS

- a)&b) As noted, the project will be subject to City of Grass Valley development fees including Quimby Act fees (Park fees); however, the project is not anticipated to increase the use of existing neighborhood and regional parks, recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The proposed project, in and of itself, will not generate the need for additional park facilities. No impact will occur.

XVII. TRANSPORTATION/TRAFFIC –

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

The project site is an infill property that has been slated for development according to the City's General Plan and Zoning Ordinance. The project site is generally bound by Sierra College Drive to the west and East Main to the east.

Sierra College – Sierra College Drive is an east/west arterial roadway connecting with East Main to the east and Ridge Road to the west. Fronting the project site, Sierra College Drive consists of an east/west travel lane with 8-foot shoulders on both sides of the roadway for parking. The roadway is within an approximate 60-foot right-of-way. Curb, gutter and sidewalk have been constructed on both sides of the street. The speed limit is posted at 25 miles per hour (mph).

East Main Street – East Main Street is an east/west arterial street connecting downtown with the Brunswick Basin. The roadway consists of an east/west travel lane with intermediate turn lane. Curb, gutter and sidewalk are constructed on both sides of the roadway. No parking is permitted on either side of the roadway. The speed limit is not posted at 30 mph.

IMPACTS

- a) The project would generate temporary construction traffic initially. However, this would be temporary and would not materially alter the traffic volumes along Sierra College, East Main Street or surrounding roadways.

Based upon the trip generation rates identified in the 10th Edition of the *Institute of Transportation Engineers (ITE)* transportation generation rates manual, trip generation rates for office buildings have an average of 361 trips per day, 35 trips in the a.m. peak hour and 36 trips in the p.m. peak hour.

The above p.m. peak trips are below the threshold of 63 p.m. peak hour trips that require a traffic study by the City of Grass Valley. Considering that the project site was included in the traffic analysis provided by the General Plan and General Plan EIR, these vehicle trips have been anticipated in the cumulative impact totals of the City's General Plan buildout and accounted for in the Levels of Service analysis on Sierra College, East Main Street and nearby roadways and intersections.

The applicant will be subject to the payment of AB 1600 traffic mitigation fees, (i.e. City of Grass Valley and regional traffic impact fees) which is the acceptable form of traffic mitigation for this type of infill office project. These fees are used exclusively for projects identified in the City's Capital Improvement Program to finance needed infrastructure improvements to achieve the Level of Service (LOS) anticipated with the City's 2020 General Plan. These impacts are less than significant.

- b) CEQA Section 15064.3 establishes a Vehicle Miles Traveled (VMT) threshold for land use projects. Specifically, Vehicle Miles Traveled exceeding an applicable threshold of significance may indicate a significant impact. Section 15064.3 notes that generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact according to the *CEQA Guidelines*. Moreover, projects that decrease vehicle miles traveled in the project area compared to existing conditions should also be presumed to have a less than significant transportation impact.

The project is an infill site located in proximity to transit stops. Specifically, there are four transit stops located along Sierra College Drive in proximity to the project. There are also transit stops located along East Main Street. The project is therefore consistent with CEQA Section 15064.3 for Vehicle Miles Traveled. This potential impact is considered less than significant.

- c) The project area on Sierra College contains a curve that could create a sight distance safety issue; however, the project entrance is located west of the curve and will not impact visibility or traffic issues. This impact is less than significant.
- d) The project will be constructed in accordance with City of Grass Valley Fire Department Standards in accordance with the latest edition of the Uniform Fire Code. Compliance with minimum fire code standards will ensure that adequate emergency access is maintained. This impact is less than significant.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 protected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

Drainage from and around the project site includes natural swales, ditches and storm water infrastructure. Historical drainage from the project site followed natural topography and flowed south toward the junction of Sierra College and East Main Street.

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 Nevada Irrigation District (NID) via existing water lines that were installed following development in the project area. According to the General Plan EIR, water supplies are enough to supply growth anticipated in the General Plan, which included the project site.

Sewage collection is provided by the City of Grass Valley via existing sewer lines along East Main and Sierra College Drive. According to the General Plan EIR, sewage collection facilities are adequate to supply growth anticipated in the General Plan, which included the project site.

IMPACTS

- a) The project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects. All new infrastructure shall be placed underground per City standards. These impacts are less than significant.
- b) As noted in the Hydrology and Water Quality Section of this Initial Study, NID water supplies are adequate to serve the proposed development. The applicant shall pay the requisite connection fees and install the water lines in accordance with NID standards. This impact is considered less than significant.
- c) New sewer connections are proposed with the project and will be served via the extension of existing utilities on the property from East Main Street and Sierra College.

Sewer Connection Fees are collected with the issuance of a building permit or at a request to connect to the City's sewer system. Sewer service connection fees for new development are currently due at the time of building permit issuance. This potential impact is less than significant.

- d)&e) The proposed project will be served by a landfill with enough permitted capacity to accommodate the project's solid waste disposal needs. 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. WILDFIRE –

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIX. WILDFIRE –

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| 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 ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SETTING

The Grass Valley region has a generally high potential for wildland fires of devastating intensity. This is due to the presence, particularly in less urban settings, of 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.

IMPACTS

- a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. No impact will occur.
- 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. All utilities serving the site shall be installed underground in accordance with City of Grass Valley Development Standards. These impacts are considered less than significant.

- 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. This impact is considered less than significant.

XX. MANDATORY FINDINGS OF SIGNIFICANCE –

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to 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, 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | | | | |

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 Community Design Element
- City of Grass Valley Development Code
- U.S. Department of Agriculture
- City of Grass Valley Municipal Code
- Northern Sierra Air Quality Management District
- California Emission Estimator Model (CalEEMod) Version 2016.3.2
- Endangered Species Act (ESA)
- California Endangered Species Act (CESA)
- Migratory Bird Treaty Act (MBTA)
- California Department of Fish and Wildlife (CDFW)
- Nevada County General Plan

- California Building Code
- United States Environmental Protection Agency
- Nevada County Airport Land Use Compatibility Plan
- California Air Resources Board
- Mineral Management Element of the City's General Plan, dated August 24, 1993
- Community Noise Equivalent Level (CNEL)
- 10th Edition of the Institute of Transportation Engineers Transportation Rates
- 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 06057C0631E dated February 3, 2010
- Online soil survey maps and data from USDA - <http://websoilsurvey.nrcs.usda.gov>
- Geotechnical Engineering Investigation Report prepared by Krazan & Associates dated January 20, 2020.
- Air Quality and Greenhouse Gas Impacts Analysis Prepared by the City of Grass Valley Community Development Department dated March 25, 2020
- City of Grass Valley Capital Improvement Program
- Office of Planning and Research

EXHIBITS

Exhibit A – Vicinity Map

Exhibit B – Aerial Photograph

Exhibit C – Site Photographs

Exhibit D – Chapa De Office Building Site Plan/Landscape Plan

Exhibit E – Project Elevations

TABLE

Table 1 – Air Quality Impacts

ATTACHMENT

Attachment 1 – Chapa De Project Plans dated March 3, 2020 Prepared by Capital City Architects



ATTACHMENT



2 EXTERIOR ELEVATION- EAST

Scale: 1/8" = 1' - 0"

Chapa-De Indian Health- Grass Valley Administration Building

PROJECT DESCRIPTION

The project includes the construction of a new 10,000 sf office building and supporting site, landscape and parking. The new building will support the existing clinical building on the same campus. This new administration building will house general use offices, meeting spaces, call center and support staff work spaces. No patient care will take place in this building. Meeting space is for staff only. This submittal does not include any work or changes to the clinical building.

PROJECT DATA

PROPERTY PROFILE
SITE ADDRESS: SIERRA COLLEGE DRIVE
Grass Valley CA 95945

APN: 035-280-074, 035-330-015 & 016

AREA: 4.83 ACRES

GENERAL PLAN DESIGNATION: GRV

ZONING: C2 COMMERCIAL- COMMUNITY

COMMUNITY SERVICE INFORMATION
SCHOOL DISTRICTS: GRASS VALLEY SCHOOL DISTRICT & NEVADA JOINT UNION HIGH SCHOOL DISTRICT

FIRE PROTECTION: CITY OF GRASS VALLEY

TELEPHONE: AT&T

POWER: PACIFIC GAS AND ELECTRIC

SEWAGE DISPOSAL: CITY OF GRASS VALLEY

WATER: NEVADA IRRIGATION DISTRICT (N.I.D.)

BUILDING DATA

LOCATION: SIERRA COLLEGE DRIVE
Grass Valley CA 95945

OCCUPANCY TYPE: "B" OFFICE

CONSTRUCTION TYPE: "V-B"

PROJECT AREA: 10,000 SF

BUILDING SIZE / STORES: NEW 10,000 GSF / 1 story
SLAB ON GRADE CONSTRUCTION, NO BASEMENT

SPRINKLER SYSTEM: This project is protected throughout with an automatic fire sprinkler system per the NFPA 13 AUTOMATED SPRINKLERS SYSTEMS, 2019 EDITION
Plans, hydraulic calculations and system specifications for alterations to the existing automatic fire sprinkler system shall be submitted for review and approval under a separate permit.

CODES: 2019 CALIFORNIA BUILDING CODE (CBC)
2018 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY STANDARDS (CES)
2019 CALIFORNIA GREEN BUILDING STANDARDS
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
COMPLY WITH THE 2019 ADA STANDARDS

HAZARDOUS MATERIALS: No hazardous materials used, stored or transported in quantities sufficient to require protection per chapter 3 of the CBC

PROJECT TEAM DIRECTORY

OWNER
CHAPA-DE INDIAN HEALTH
11670 ATWOOD ROAD
AUBURN CA 95603

ARCHITECT
CAPITAL CITY ARCHITECTS
1942 DEL PASO ROAD,
SUITE 130, RM 104
SACRAMENTO CA 95834
916-719-7418

CIVIL ENGINEER
NEVADA CITY ENGINEERING, INC
505-B COYOTE STREET
NEVADA CITY, CA
530-285-8911

K. CLAUSEN, INC
LANDSCAPE ARCHITECT
PO BOX 8095
AUBURN CA 95604
530-885-8196

ELECTRICAL
AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC
60 GARDEN COURT, SUITE 210
MONTEREY CA 93940
831-646-3320

SHEET INDEX

GENERAL
G-001 COVER SHEET

CIVIL
C-1 NEIGHBORHOOD SITE PLAN
C-2 SITE PLAN
C-3 GRADING PLAN
C-4 TREE REMOVAL

LANDSCAPE
L1-0 CONCEPTUAL LANDSCAPE PLAN- OVERVIEW
L1-0 CONCEPTUAL LANDSCAPE PLAN- OVERVIEW (COLOR)
L1-1 CONCEPTUAL LANDSCAPE PLAN- ENLARGEMENT
L1-1 CONCEPTUAL LANDSCAPE PLAN- ENLARGEMENT (COLOR)
L1-2 PARKING LOT TREE SHADE PLAN

ARCHITECTURAL
A-100 OVERALL ARCHITECTURAL SITE PLAN
A-101 ARCHITECTURAL SITE PLAN
A-103 OVERALL FLOOR PLAN
A-104 ROOF PLAN
A-201 EXTERIOR ELEVATIONS

ELECTRICAL
E2-1 SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX
E2-1 ELECTRICAL SITE PLAN
E2-1PM PHOTOMETRIC SITE PLAN
E2-2 LIGHT FIXTURE SPECIFICATION SHEETS

CAPITAL CITY
ARCHITECTS

1942 Del Paso Blvd. Suite 130
Sacramento, CA 95834
P: 916.719.7418

PROJECT NO: 1909-19
PROJECT NAME: Chapa-De Indian Health- Grass Valley Admin Building
ADDRESS: 6 Main Street
Grass Valley, CA
PHASE: PLANNING SUBMITTAL

G-001
SHEET #

RAZ
SCALE: 1" = 50'
CONTOUR INTERVAL = 2'

FIRE DEPARTMENT STATION

PARKING

200' OF PROJECT SITE

SIERRA

SITE
LITTON BUSINESS PARK #1
LOT 4

CHAPA-DE INDIAN HEALTH

SITE
LITTON BUSINESS PARK #1
LOT 3

GRANITE
WELLNESS
CENTERS

PARKING

DRIVE

EAST
MAIN STREET

LEGEND:
--- EXISTING EDGE OF PAVEMENT
--- PROPERTY LINE
--- ADJOINING PROPERTY LINE
--- 200' SETBACK FROM PROJECT SITE

OWNER/APPLICANT:

PAM PADILLA
c/o CHAPA-DE INDIAN HEALTH
11870 ATWOOD ROAD
AUBURN, CA 95603
PH: (530) 887-2851

PREPARED BY:

BRIAN J. POWELL, R.C.E. 56014
NEVADA CITY ENGINEERING, INC.
305 COYOTE STREET - P.O. BOX 1437
NEVADA CITY, CA 95959
(530) 265-6911

NOTES:

1. PROPERTY PROFILE

SITE ADDRESS:

A.P.N.:
AREA:
GENERAL PLAN DESIGNATION:
ZONING:

SIERRA COLLEGE DRIVE
GRASS VALLEY, CA 95945
035-260-074, 035-330-015 & 016
4.83 AC.
GRV
C2 - COMMERCIAL - COMMUNITY

2. COMMUNITY SERVICE INFORMATION

SCHOOL DISTRICTS
FIRE PROTECTION
TELEPHONE
POWER
SEWAGE DISPOSAL
WATER

GRASS VALLEY SCHOOL DISTRICT &
NEVADA JOINT UNION HIGH SCHOOL DISTRICT
CITY OF GRASS VALLEY
AT&T
PACIFIC GAS AND ELECTRIC
CITY OF GRASS VALLEY
NEVADA IRRIGATION DISTRICT (N.I.D.)

ENGINEERING • SURVEYING
PLANNING

NEVADA
CITY
ENGINEERING, INC.

305-B COYOTE STREET NEVADA CITY
(530) 265-6911

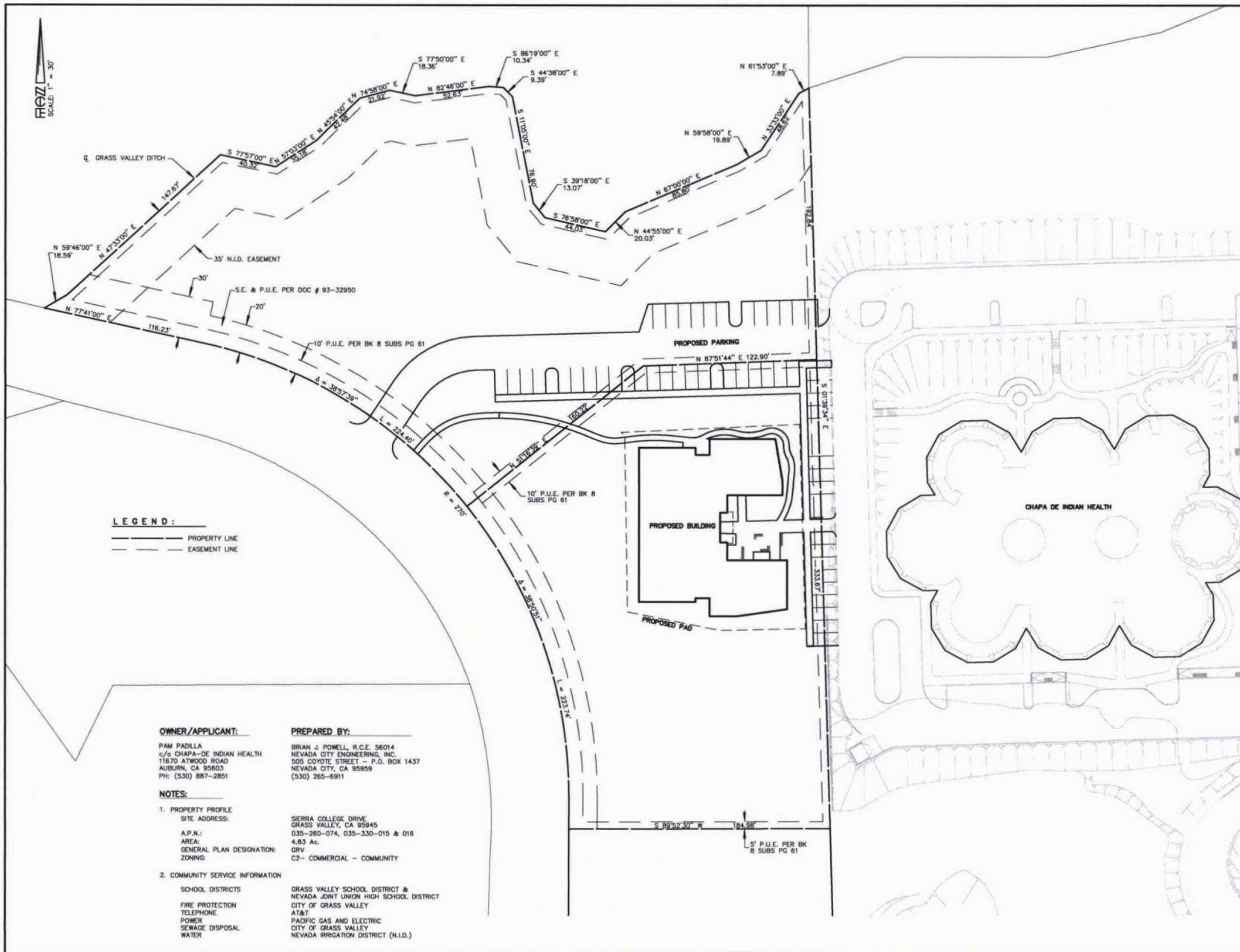


| REVISION: | DATE: | DESCRIPTION: |
|-----------|----------|--------------|
| 1 | 02/20/20 | SUBMITTAL |

SITE PLAN
FOR
CHAPA- DE INDIAN HEALTH
BEING
LOTS 3 & 4 OF LITTON BUSINESS
PARK #1, BOOK 08 SUBS PAGE 61,
SEC. 23, T.18N., R.6E., M.D.M.
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY , CALIFORNIA

NEIGHBORHOOD
SITE PLAN

C-1



ENGINEERING • SURVEYING
PLANNING

NEVADA
CITY
ENGINEERING, INC.

505-B COYOTE STREET NEVADA CITY
(530) 285-6911



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------|
| 1 | 02/20/20 | SUBMITTAL |
| | | |
| | | |
| | | |
| | | |
| | | |

SITE PLAN
FOR
CHAPA-DE INDIAN HEALTH
BEING
LOTS 3 & 4 OF LITTON BUSINESS
PARK #1, BOOK 08 SUBS PAGE 61,
SEC. 23, T.16N., R.8E., M.D.M.
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA

SITE PLAN

C-2

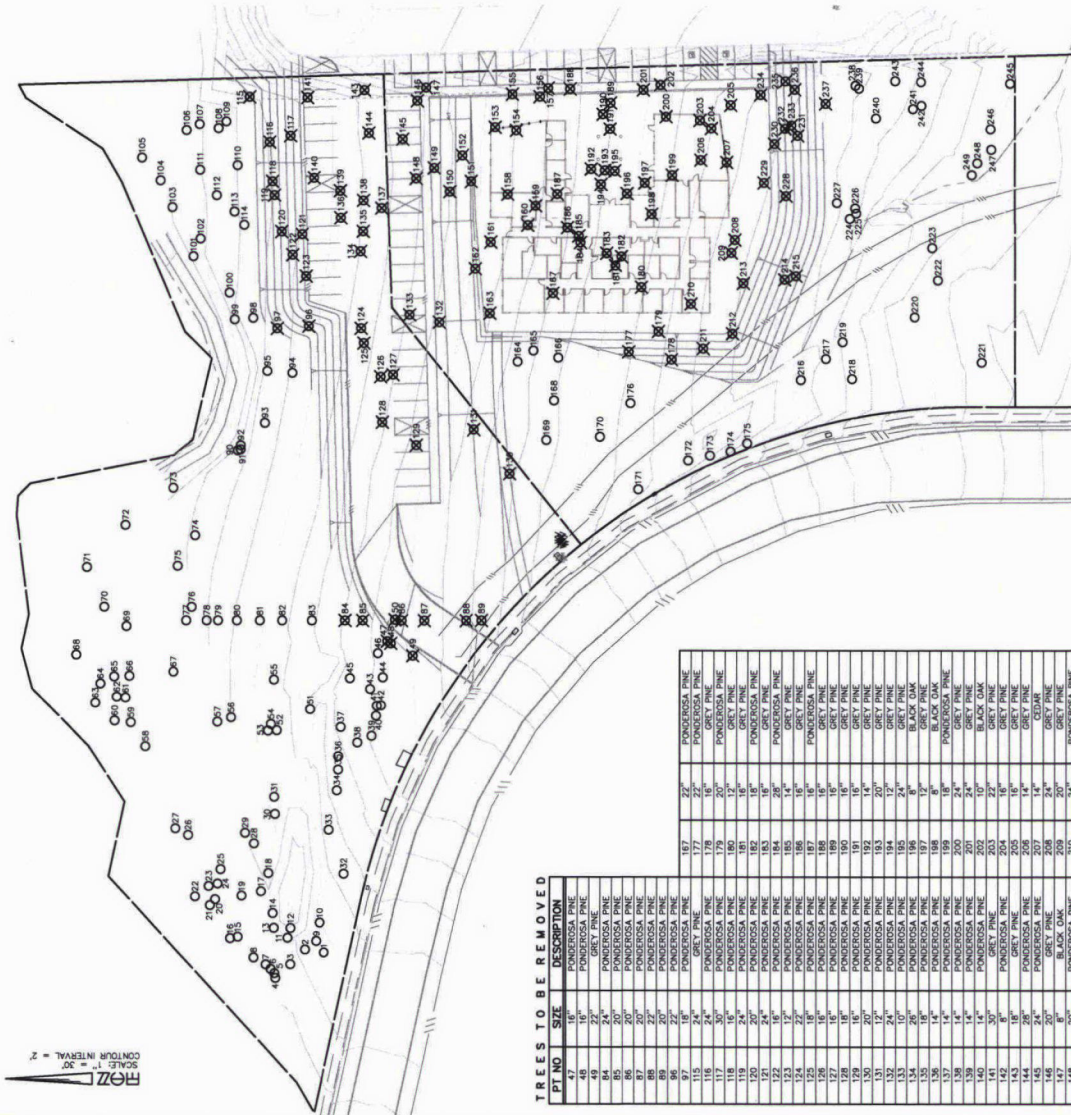


TREES TO REMAIN

| PT. NO. | SIZE | DESCRIPTION | 171 | 18 | 19 |
|---------|------|----------------|-----|----|----|
| 1 | 18" | PONDEROSA PINE | 171 | 18 | 19 |
| 2 | 20" | PONDEROSA PINE | 172 | 14 | 14 |
| 3 | 24" | PONDEROSA PINE | 173 | 14 | 14 |
| 4 | 24" | PONDEROSA PINE | 174 | 14 | 14 |
| 5 | 24" | PONDEROSA PINE | 175 | 12 | 12 |
| 6 | 12" | PONDEROSA PINE | 176 | 28 | 28 |
| 7 | 12" | PONDEROSA PINE | 177 | 28 | 28 |
| 8 | 18" | PONDEROSA PINE | 219 | 28 | 28 |
| 9 | 18" | CEDAR | 218 | 24 | 24 |
| 10 | 18" | PONDEROSA PINE | 219 | 10 | 10 |
| 11 | 18" | PONDEROSA PINE | 220 | 10 | 10 |
| 12 | 14" | CEDAR | 221 | 32 | 32 |
| 13 | 14" | PONDEROSA PINE | 222 | 28 | 28 |
| 14 | 14" | PONDEROSA PINE | 223 | 28 | 28 |
| 15 | 14" | PONDEROSA PINE | 224 | 24 | 24 |
| 16 | 18" | PONDEROSA PINE | 225 | 12 | 12 |
| 17 | 12" | PONDEROSA PINE | 226 | 18 | 18 |
| 18 | 18" | PONDEROSA PINE | 227 | 22 | 22 |
| 19 | 18" | PONDEROSA PINE | 228 | 22 | 22 |
| 20 | 20" | PONDEROSA PINE | 229 | 22 | 22 |
| 21 | 22" | PONDEROSA PINE | 230 | 24 | 24 |
| 22 | 22" | PONDEROSA PINE | 231 | 24 | 24 |
| 23 | 12" | PONDEROSA PINE | 242 | 16 | 16 |
| 24 | 24" | PONDEROSA PINE | 243 | 12 | 12 |
| 25 | 24" | PONDEROSA PINE | 244 | 12 | 12 |
| 26 | 24" | PONDEROSA PINE | 245 | 24 | 24 |
| 27 | 30" | PONDEROSA PINE | 246 | 28 | 28 |
| 28 | 22" | PONDEROSA PINE | 247 | 28 | 28 |
| 29 | 22" | PONDEROSA PINE | 248 | 30 | 30 |
| 30 | 32" | PONDEROSA PINE | 249 | 14 | 14 |

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED: 110
TREE REMOVAL: 445



LEGEND:
 X 100 TREE TO BE REMOVED WITH INDEX PT. NO.
 O 200 TREE TO REMAIN WITH INDEX PT. NO.

TREES TO BE REMOVED

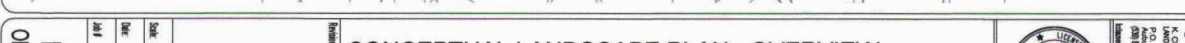
| PT. NO. | SIZE | DESCRIPTION | 187 | 22 | 22 |
|---------|------|----------------|-----|----|----|
| 1 | 18" | PONDEROSA PINE | 187 | 22 | 22 |
| 2 | 18" | PONDEROSA PINE | 188 | 18 | 18 |
| 3 | 18" | PONDEROSA PINE | 189 | 18 | 18 |
| 4 | 18" | PONDEROSA PINE | 190 | 18 | 18 |
| 5 | 18" | PONDEROSA PINE | 191 | 18 | 18 |
| 6 | 18" | PONDEROSA PINE | 192 | 18 | 18 |
| 7 | 18" | PONDEROSA PINE | 193 | 18 | 18 |
| 8 | 18" | PONDEROSA PINE | 194 | 18 | 18 |
| 9 | 18" | PONDEROSA PINE | 195 | 18 | 18 |
| 10 | 18" | PONDEROSA PINE | 196 | 18 | 18 |
| 11 | 18" | PONDEROSA PINE | 197 | 18 | 18 |
| 12 | 18" | PONDEROSA PINE | 198 | 18 | 18 |
| 13 | 18" | PONDEROSA PINE | 199 | 18 | 18 |
| 14 | 18" | PONDEROSA PINE | 200 | 18 | 18 |
| 15 | 18" | PONDEROSA PINE | 201 | 18 | 18 |
| 16 | 18" | PONDEROSA PINE | 202 | 18 | 18 |
| 17 | 18" | PONDEROSA PINE | 203 | 18 | 18 |
| 18 | 18" | PONDEROSA PINE | 204 | 18 | 18 |
| 19 | 18" | PONDEROSA PINE | 205 | 18 | 18 |
| 20 | 18" | PONDEROSA PINE | 206 | 18 | 18 |
| 21 | 18" | PONDEROSA PINE | 207 | 18 | 18 |
| 22 | 18" | PONDEROSA PINE | 208 | 18 | 18 |
| 23 | 18" | PONDEROSA PINE | 209 | 18 | 18 |
| 24 | 18" | PONDEROSA PINE | 210 | 18 | 18 |
| 25 | 18" | PONDEROSA PINE | 211 | 18 | 18 |
| 26 | 18" | PONDEROSA PINE | 212 | 18 | 18 |
| 27 | 18" | PONDEROSA PINE | 213 | 18 | 18 |
| 28 | 18" | PONDEROSA PINE | 214 | 18 | 18 |
| 29 | 18" | PONDEROSA PINE | 215 | 18 | 18 |
| 30 | 18" | PONDEROSA PINE | 216 | 18 | 18 |
| 31 | 18" | PONDEROSA PINE | 217 | 18 | 18 |
| 32 | 18" | PONDEROSA PINE | 218 | 18 | 18 |
| 33 | 18" | PONDEROSA PINE | 219 | 18 | 18 |
| 34 | 18" | PONDEROSA PINE | 220 | 18 | 18 |
| 35 | 18" | PONDEROSA PINE | 221 | 18 | 18 |
| 36 | 18" | PONDEROSA PINE | 222 | 18 | 18 |
| 37 | 18" | PONDEROSA PINE | 223 | 18 | 18 |
| 38 | 18" | PONDEROSA PINE | 224 | 18 | 18 |
| 39 | 18" | PONDEROSA PINE | 225 | 18 | 18 |
| 40 | 18" | PONDEROSA PINE | 226 | 18 | 18 |
| 41 | 18" | PONDEROSA PINE | 227 | 18 | 18 |

GRADING PLAN
FOR
CHAPA-DE-MUHAMMEZ
BEING
LOTS 3 & 4 OF LUTON BUSINESS
PARK, A. BOOK 08 SIES PAGE 81,
SEC. 23.1.18N. R.E., M.D.M.
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA

TREE REMOVAL

C-4

| | |
|-----|--|
| THE | |
| OF | |



CONCEPT PLANT SCHEDULE

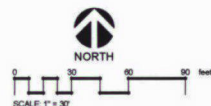
| | | |
|---|--|--------|
|  | LB. ACCENT TREE | |
| | Acer b. 'Spectabilis' / Trident Maple | 15 gal |
| | Cercis c. 'Forest Pansy' / Forest Pansy Redbud | 15 gal |
| | Cercis occidentalis / Western Redbud | 15 gal |
| | Chilopsis l. 'Burgundy Lace' / Burgundy Lace Desert Willow | 15 gal |
| | Cornus x 'Venus' / Venus Dogwood | 15 gal |
| | Prunus s. 'Kanzan' / Kanzan Japanese Flowering Cherry | 15 gal |
| | x Chilopsis l. 'Pink Dawn' / Pink Dawn Chilopsis | 15 gal |
|  | SPECIALTY TREES | |
| | Acer p. 'Virdis' / Viridis Japanese Maple | 15 gal |
| | Acer p. dissectum 'Sonnets' / Sonnet Japanese Maple | 15 gal |
| | Cedrus d. 'Emerald Spreader' / Emerald Spreader Decid. Cedar | 15 gal |
|  | LARGE SHADE TREES | |
| | Acer r. 'Autumn Glory' / Autumn Glory Maple | 15 gal |
| | Acer r. 'October Glory' / October Glory Red Maple | 15 gal |
| | Quercus n. 'Urban Pinocle' / Urban Pinocle Oak | 15 gal |
| | Quercus rubra / Red Oak | 15 gal |
|  | SMALL ACCENT TREE (12-15 FT. TALL) | |
| | Acer p. 'Virdis' / Viridis Japanese Maple | 15 gal |
| | Lagerstroemia indica 'Dynamite' / Dynamite Crape Myrtle | 15 gal |
|  | LB. NATIVE TREES | |
| | Quercus agrifolia / Oregon Oak | 15 gal |
| | Quercus kelloggii / California Black Oak | 15 gal |
| | Quercus laevis 'Nuttallii' / Nuttall Oak | 15 gal |
| | Quercus wislizeni / Interior Live Oak | 15 gal |
|  | TALL ACCENT SHRUB (15 FT. TALL) | |
| | Banksia l. 'Blonde Ambition' / Blonde Ambition Blue draca | 1 gal |
| | Colomiastris x a. 'Kari Foerster' / Feather Reed Grass | 1 gal |
| | Ministeria capitata / Pink Mule Grass | 1 gal |
| | Ministeria rigens / Deer Grass | 1 gal |
| | Nardus d. 'Sulf. Dream' / Sulf. Strm Himg Bamboo | 5 gal |
|  | LARGE SHRUB (15 FT. TALL) | |
| | Arbutus unedo / Strawberry Tree Shrub | 5 gal |
| | Buddleja d. 'Nanho Purple' / Nanho Purple Butterfly Bush | 5 gal |
| | Buddleja d. 'Black Knight' / Black Knight Butterfly Bush | 5 gal |
| | Cornus stolonifera 'Cardinal' / Cardinal Redwing Dogwood | 5 gal |
| | Hibiscus syriacus / Rose of Sharon | 5 gal |
| | Salix l. 'Flamingo' / Flamingo Willow | 5 gal |
|  | MEDIUM SHRUB (10-15 FT. TALL) | |
| | Abelia x g. 'Kaleidoscope' / Kaleidoscope | 5 gal |
| | Azalea s. 'Felders White' / Felders White Azalea | 5 gal |
| | Berberis l. 'Rose Glow' / Rose Glow Barberry | 5 gal |
| | Colosmea p. 'Sunset Gold' / Golden Breeze Of Heaven | 5 gal |
| | Daphne a. 'Marginalia' / Winter Daphne | 5 gal |
| | Excelsioria r. 'Compass' / Red Excelsioria | 5 gal |
| | Rhododendron l. 'Coral' / Eleanor Taber Indian Hawthorn | 5 gal |
| | Rosa x 'Iceberg' / White Iceberg Rose | 5 gal |
| | Salvia g. 'Yummi Red' / Yummi's Red Salvia | 5 gal |
| | Spiraea j. 'Goldflame' / Spiraea | 5 gal |
|  | ACCENT SHRUB (2-3 FT.) | |
| | Heimerocallis x / Hybrid Daylily | 1 gal |
| | Lavandula a. 'Hurstead' / Hurstead English Lavender | 1 gal |
| | Penstemon a. 'Little Ditty' / Little Ditty Fountain Grass | 1 gal |
| | Penstemon h. 'Margaria BOP' / Margaria BOP Penstemon | 1 gal |
|  | LOW SHRUB (2-3 FT.) | |
| | Rhododendron l. 'Ballerina' / Ballerina Indian Hawthorn | 5 gal |
| | Rosa x 'Iceberg' / White Iceberg Rose | 5 gal |
| | Rosa x 'Marginalia' TM / Red Drift Groundcover Rose | 5 gal |
| | Rosa x 'Majestic' / Pink Drift Groundcover Rose | 5 gal |
| | Taxus c. 'Prostratum' / Prostrate German | 5 gal |
| | Heisteria F. 'NESCO' / Hindi Coast Rosemary | 5 gal |
|  | LARGE AREA GROUND COVERS | |
| | Arctostaphylos uva-ursi / Massachusetts Manzanita | 1 gal |
| | Cotoneaster dammeri / Lowfast Bearberry Cotoneaster | 1 gal |
|  | SMALL AREA GROUND COVERS | |
| | Geranium sanguineum / Blood Red Geranium | 1 gal |
| | Phlox subulata / Moss Phlox | 1 gal |
| | Sedum ruf. 'Blue Spruce' / Blue Spruce-leaved Stonecrop | 1 gal |
| | Sedum ruf. 'Angelina' / Yellow Stonecrop | 1 gal |

TREE SETBACK NOTE













TREE SETBACKS SHALL BE AS FOLLOWS:
6' FROM PAVED SURFACES; 5' FROM POTABLE WATER SYSTEM AND WATER METER; 5' FROM JOINT TRENCHES; 15' FROM STREET LIGHTS; 10' FROM SANITARY SEWER LINES AND CULVERTS.
ALL TREES PLANTED WITHIN THE REQUIRED UNDERGROUND UTILITY SETBACKS OUTLINED ABOVE SHALL RECEIVE LINEAR ROOT BARRIERS.

NOTE:
40% OF THE TREES WILL BE 24" BOX
35% OF THE TREES WILL BE EVERGREEN
70% OF THE SHRUBS WILL BE 5 GAL

THE LANDSCAPE PLAN WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE OF THE CITY OF GRASS VALLEY.

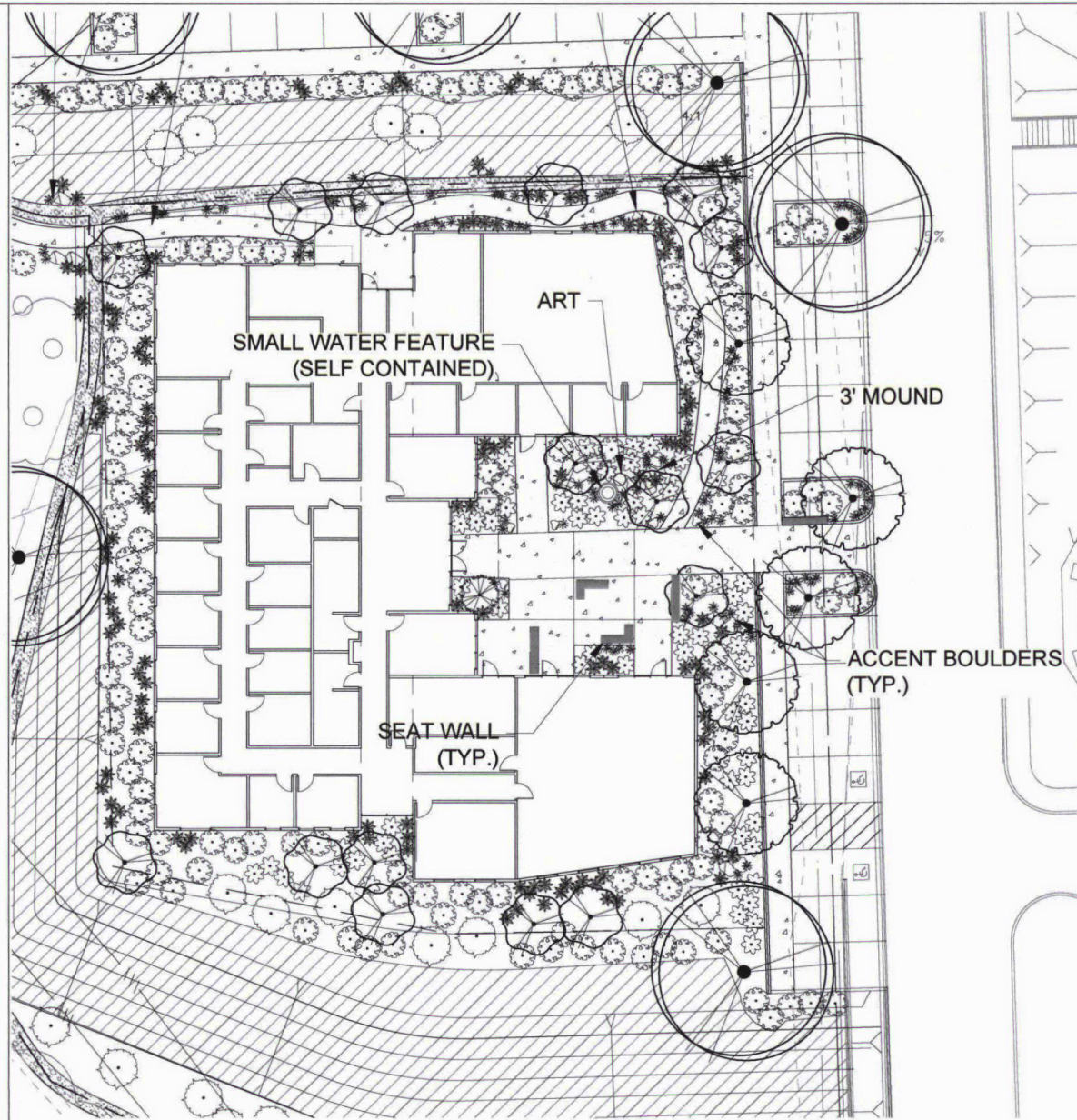


CONCEPT PLANT SCHEDULE

| | | |
|---|---|--------|
|  | LS. ACCENT TREE | |
| | Acer b. 'Spectabilis' / Trident Maple | 15 gal |
| | Cercis c. 'Forest Pansy' / Forest Pansy Redbud | 15 gal |
| | Cercis occidentalis / Western Redbud | 15 gal |
| | Chionodoxa l. 'Burgundy Lace' / Burgundy Lace Desert Pillon | 15 gal |
| | Cornus x 'Venus' / Venus Dogwood | 15 gal |
| | Prunus s. 'Kwanzan' / Kwanzan Japanese Flowering Cherry | 15 gal |
| | x Chitalpa t. 'Pink Dawn' / Pink Dawn Chitalpa | 15 gal |
|  | SPECIALTY TREES | |
| | Acer p. 'Virens' / Virens Japanese Maple | 15 gal |
| | Acer p. dissectum 'Sarnet' / Sarnet Japanese Maple | 15 gal |
| | Cedrus d. 'Emerald Spreader' / Emerald Spreader Decid. Cedar | 15 gal |
|  | LARGE SHADE TREES | |
| | Acer r. 'Autumn Glory' / Autumn Glory Maple | 15 gal |
| | Acer r. 'October Glory' / October Glory Red Maple | 15 gal |
| | Quercus m. 'Urban Pinnacle' / Urban Pinnacle Oak | 15 gal |
| | Quercus rubra / Red Oak | 15 gal |
|  | SMALL ACCENT TREE (12 FT. HED) | |
| | Acer palmatum 'Burgundy Lace' / Burgundy Lace Japanese Maple | 15 gal |
| | Lagerstroemia indica 'Dynamite' / Dynamite Crape Myrtle | 15 gal |
|  | LS. NATIVE TREES | |
| | Quercus garryana / Oregon Oak | 15 gal |
| | Quercus laevis / California Black Oak | 15 gal |
| | Quercus nuttallii 'Nuttall's' / Nuttall's Live Oak | 15 gal |
| | Quercus wislizeni / Interior Live Oak | 15 gal |
|  | TALL ACCENT SHRUBS (5 FT. +) | |
| | Bouteloua g. 'Blonde Ambition' / Blonde Ambition Blue Grama | 1 gal |
| | Calligonum s. 'a. Kari' / Kari Foxtail | 1 gal |
| | Muhlenbergia capillaris / Pink Muhly Grass | 1 gal |
| | Muhlenbergia rigens / Deer Grass | 1 gal |
| | Nandina d. 'Suff. Spreader' / Suff. Spreader Bamboo | 1 gal |
|  | LARGE SHRUBS (5 FT. TALL +) | |
| | Arbutus unedo / Strawberry Tree Shrub | 15 gal |
| | Buddleja d. 'Nana Purple' / Nana Purple Butterfly Bush | 15 gal |
| | Buddleja d. 'Black Knight' / Black Knight Butterfly Bush | 15 gal |
| | Cornus stolonifera 'Cordoba' / Cordoba Redwing Dogwood | 15 gal |
| | Hibiscus syriacus / Rose of Sharon | 15 gal |
| | Salix l. 'Flamingo' / Flamingo Willow | 15 gal |
|  | MEDIUM SHRUBS (3'-5' TALL) | |
| | Abelia x g. 'Kaleidoscope' / Glossy Abelia | 15 gal |
| | Azalea s. 'Feldner's White' / Feldner's White Azalea | 15 gal |
| | Berberis l. 'Rose Glow' / Rose Glow Barberry | 15 gal |
| | Colanema p. 'Sunset Gold' / Golden Bread Of Heaven | 15 gal |
| | Daphne a. 'Marginalia' / Winter Daphne | 15 gal |
| | Escallonia r. 'Campakia' / Red Escallonia | 15 gal |
| | Rhodaphysa l. 'Gloria' / Eleanor Taber Indian Hawthorn | 15 gal |
| | Rosa x 'Iceberg' / White Iceberg Rose | 15 gal |
| | Salvia g. 'Purpurea Red' / Purpurea Red Salvia | 15 gal |
| | Spiraea j. 'Goldflame' / Spiraea | 15 gal |
|  | ACCENT SHRUBS (2 FT.) | |
| | Hemerocallis x / Hybrid Daylily | 1 gal |
| | Lavandula a. 'Husky' / Husky English Lavender | 1 gal |
| | Pennisetum a. 'Little Bury' / Little Bury Fountain Grass | 1 gal |
| | Pentstemon h. 'Margaria BOP' / Margaria BOP Pentstemon | 1 gal |
|  | LOW SHRUBS (2 FT.) | |
| | Rhodaphysa l. 'Ballarina' / Ballarina Indian Hawthorn | 15 gal |
| | Rosa x 'Iceberg' / White Iceberg Rose | 15 gal |
| | Rosa x 'Margaria' / Red Drift Groundcover Rose | 15 gal |
| | Rosa x 'Mejorada' / Pink Drift Groundcover Rose | 15 gal |
| | Taxodium c. 'Prostratum' / Prostrate Taxodium | 15 gal |
| | Hebe x 'Vespa' / Hand Coast Rosemary | 15 gal |
|  | LARGE AREA GROUND COVERS | |
| | Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita | 1 gal |
| | Colanema p. 'dampierii' / Dampierii Groundcover | 1 gal |
|  | SMALL AREA GROUND COVERS | |
| | Sedum sp. 'Sedum' / Blood Red Sedum | 1 gal |
| | Phlox subulata / Moss Phlox | 1 gal |
| | Sedum sp. 'Blue Spruce' / Blue Spruce-leaved Stonecrop | 1 gal |
| | Sedum sp. 'Angelina' / Yellow Stonecrop | 1 gal |



SCALE: 1" = 10'



K. CLAUSEN, INC.
K. CLAUSEN, RLA #189
LANDSCAPE ARCHITECT
P.O. Box 3036
Alhambra, CA 91804
(916) 854-1891 C. (916) 531-7880
klausen@klausenlandscape.com



CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENT
CHAPA-DE INDIAN HEALTH - NEW BLDG.
SIERRA COLLEGE DR. • LITTON BUSINESS PARK LOTS 3 & 4 • GRASS VALLEY, CA

Revised:

Scale: AS SHOWN

Date: 03/27/2020

Job #: 063

L1.1
OF SHEET

CONCEPT PLANT SCHEDULE

| | | |
|---|--|--------|
|  | L.S. ACCENT TREES | |
| | Acer b. Stratosphere / Trident Maple | 15 gal |
| | Cercis s. Forest Pansy / Forest Pansy Redbud | 15 gal |
| | Cercis occidentalis / Western Redbud | 15 gal |
| | Chilopsis l. Burgundy Lace / Burgundy Lace Desert Willow | 15 gal |
| | Cornus x. Venus / Venus Dogwood | 15 gal |
| | Prunus s. Kwanzan / Kwanzan Japanese Flowering Cherry | 15 gal |
| | x. Chitapa l. Pink Dawn / Pink Dawn Chitapa | 15 gal |
|  | SPECIALTY TREES | |
| | Acer p. Viridis / Viridis Japanese Maple | 15 gal |
| | Acer p. dissectum 'Sarnet' / Sarnet Japanese Maple | 15 gal |
| | Cedrus d. Emerald Spreader / Emerald Spreader Decid. Cedar | 15 gal |
|  | LARGE SHADE TREES | |
| | Acer r. Autumn Glory / Autumn Glory Maple | 15 gal |
| | Acer r. October Glory / October Glory Red Maple | 15 gal |
| | Quercus m. Urban Pinnacle / Urban Pinnacle Oak | 15 gal |
| | Quercus rubra / Red Oak | 15 gal |
|  | SMALL ACCENT TREES (2 FT. HIGH) | |
| | Acer palmatum 'Burgundy Lace' / Burgundy Lace Japanese Maple | 15 gal |
| | Lagerstroemia indica 'Dynamite' / Dynamite Crape Myrtle | 15 gal |
|  | L.S. NATIVE TREES | |
| | Quercus garryana / Oregon Oak | 15 gal |
| | Quercus kelloggii / California Black Oak | 15 gal |
| | Quercus rubra / Northern / Garryana Nuttall Oak | 15 gal |
| | Quercus wislizeni / Interior Live Oak | 15 gal |
|  | TALL ACCENT SHRUBS (5 FT. -) | |
| | Buxbaum s. Blonde Ambition / Blonde Ambition Blue drama | 1 gal |
| | Calamagrostis x. a. Kar. Foxtail / Foxtail Reed Grass | 1 gal |
| | Muhlenbergia capensis / Pink Hilly Grass | 1 gal |
| | Muhlenbergia rigens / Deer Grass | 1 gal |
| | Nandina d. Gulf Stream / Gulf Stream Hilly Bamboo | 1 gal |
|  | LARGE SHRUBS (5 FT. TALL -) | |
| | Arbutus unedo / Strawberry Tree Shrub | 5 gal |
| | Buddleia d. Nana Purple / Nana Purple Butterfly Bush | 5 gal |
| | Buddleia d. Black Knight / Black Knight Butterfly Bush | 5 gal |
| | Cornus stolonifera 'Cardinal' / Cardinal Redwing Dogwood | 5 gal |
| | Hibiscus syriacus / Rose of Sharon | 5 gal |
| | Salix l. Flamingo / Flamingo Willow | 5 gal |
|  | MEDIUM SHRUBS (3-5 FT. TALL) | |
| | Abelia x. a. Kaleidoscope / Kaleidoscope | 5 gal |
| | Azalea s. L. Felder's White / Felder's White Azalea | 5 gal |
| | Berberis l. Rose Glow / Rose Glow Barberry | 5 gal |
| | Colanema p. Sunset Gold / Golden Bread Of Heaven | 5 gal |
| | Daphne o. Marginalia / Winter Daphne | 5 gal |
| | Euonymus a. Compacta / Red Euonymus | 5 gal |
| | Raphiolepis l. Conor / Eleanor Taper Indian Hawthorn | 5 gal |
| | Rosa x. Iceberg / White Iceberg Rose | 5 gal |
| | Salvia g. Turquoise Red / Turquoise Red Salvia | 5 gal |
| | Spiraea j. Goldflame / Spiraea | 5 gal |
|  | ACCENT SHRUBS - 2 FT. | |
| | Hamamelis x. Hybrid Daffodil | 1 gal |
| | Lavandula s. Munstead / Munstead English Lavender | 1 gal |
| | Penstemon s. Little Bunny / Little Bunny Penstemon Grass | 1 gal |
| | Penstemon h. Margarita BOP / Margarita BOP Penstemon | 1 gal |
|  | LOW SHRUBS (2 FT.) | |
| | Raphiolepis l. Ballerina / Ballerina Indian Hawthorn | 5 gal |
| | Rosa x. Iceberg / White Iceberg Rose | 5 gal |
| | Rosa x. Velour / Velour Rose | 5 gal |
| | Rosa x. Velour / Velour Rose | 5 gal |
| | Taxodium s. Prostratum / Prostrate Sanderling | 5 gal |
| | Heisteria P. YESOS / Mud Coast Rosemary | 5 gal |
|  | LARGE AREA GROUND COVERS | |
| | Arctostaphylos uva-ursi Massachusetts / Massachusetts Manzanilla | 1 gal |
| | Colanema s. d. Larkspur / Larkspur Bearberry Colanema | 1 gal |
|  | SMALL AREA GROUND COVERS | |
| | Geranium sanguineum / Blood Red Geranium | 1 gal |
| | Phlox subulata / Moss Phlox | 1 gal |
| | Sedum sp. Blue Spruce / Blue Spruce-leaved Stonecrop | 1 gal |
| | Sedum sp. Angelina / Yellow Stonecrop | 1 gal |



SCALE: 1" = 10'



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P.O. Box 8006
Austin, TX 78768
(512) 835-1111, C. (512) 511-7880
klausen@klausenlandscape.com



CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENT
CHAPA-DE INDIAN HEALTH - NEW BLDG.
SIERRA COLLEGE DR. * LITTON BUSINESS PARK LOTS 3 & 4 * GRASS VALLEY, CA.

Revised:

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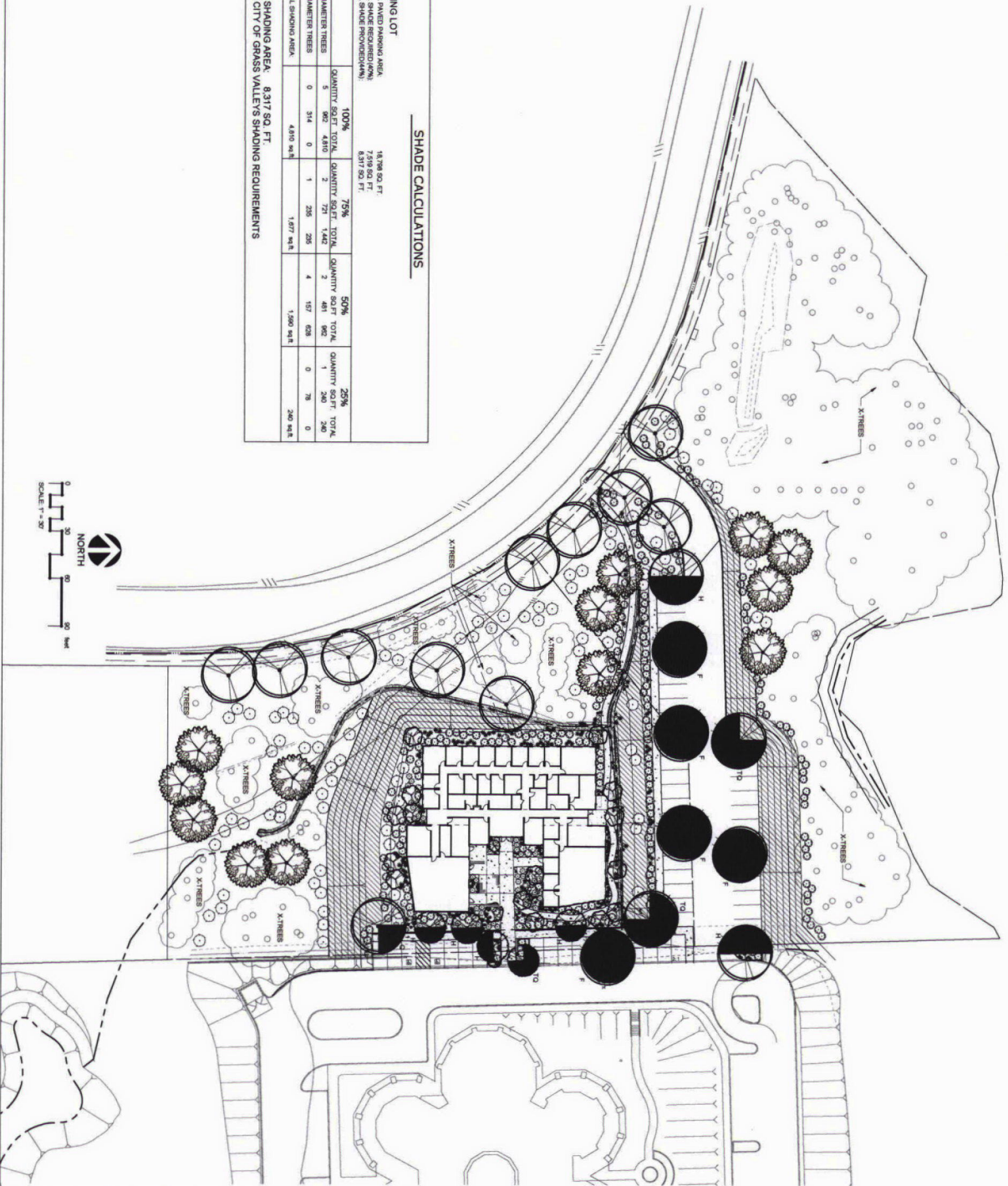
Job #: 063

L1.1
OF SHEET

| SHADE CALCULATIONS | | | | | |
|----------------------------|-------|----------------|-------|-----|-----|
| PARKING LOT | | | | | |
| TOTAL SHADED PARKING AREA | | 18,799 SQ. FT. | | | |
| TOTAL SHADE REQUIRED (MIN) | | 7,519 SQ. FT. | | | |
| TOTAL SHADE PROVIDED (MAX) | | 8,317 SQ. FT. | | | |
| | 100% | 75% | 50% | 25% | |
| QUANTITY | 1 | 2 | 3 | 4 | 5 |
| SOFT TOTAL | 4,810 | 1,877 | 1,390 | 893 | 595 |
| 16" DB | 0 | 1 | 4 | 157 | 628 |
| 18" DB | 0 | 1 | 4 | 157 | 628 |
| 20" DB | 0 | 1 | 4 | 157 | 628 |
| 24" DB | 0 | 1 | 4 | 157 | 628 |
| 30" DB | 0 | 1 | 4 | 157 | 628 |
| 36" DB | 0 | 1 | 4 | 157 | 628 |
| 42" DB | 0 | 1 | 4 | 157 | 628 |
| 48" DB | 0 | 1 | 4 | 157 | 628 |
| 54" DB | 0 | 1 | 4 | 157 | 628 |
| 60" DB | 0 | 1 | 4 | 157 | 628 |
| 66" DB | 0 | 1 | 4 | 157 | 628 |
| 72" DB | 0 | 1 | 4 | 157 | 628 |
| 78" DB | 0 | 1 | 4 | 157 | 628 |
| 84" DB | 0 | 1 | 4 | 157 | 628 |
| 90" DB | 0 | 1 | 4 | 157 | 628 |
| 96" DB | 0 | 1 | 4 | 157 | 628 |
| 102" DB | 0 | 1 | 4 | 157 | 628 |
| 108" DB | 0 | 1 | 4 | 157 | 628 |
| 114" DB | 0 | 1 | 4 | 157 | 628 |
| 120" DB | 0 | 1 | 4 | 157 | 628 |
| 126" DB | 0 | 1 | 4 | 157 | 628 |
| 132" DB | 0 | 1 | 4 | 157 | 628 |
| 138" DB | 0 | 1 | 4 | 157 | 628 |
| 144" DB | 0 | 1 | 4 | 157 | 628 |
| 150" DB | 0 | 1 | 4 | 157 | 628 |
| 156" DB | 0 | 1 | 4 | 157 | 628 |
| 162" DB | 0 | 1 | 4 | 157 | 628 |
| 168" DB | 0 | 1 | 4 | 157 | 628 |
| 174" DB | 0 | 1 | 4 | 157 | 628 |
| 180" DB | 0 | 1 | 4 | 157 | 628 |
| 186" DB | 0 | 1 | 4 | 157 | 628 |
| 192" DB | 0 | 1 | 4 | 157 | 628 |
| 198" DB | 0 | 1 | 4 | 157 | 628 |
| 204" DB | 0 | 1 | 4 | 157 | 628 |
| 210" DB | 0 | 1 | 4 | 157 | 628 |
| 216" DB | 0 | 1 | 4 | 157 | 628 |
| 222" DB | 0 | 1 | 4 | 157 | 628 |
| 228" DB | 0 | 1 | 4 | 157 | 628 |
| 234" DB | 0 | 1 | 4 | 157 | 628 |
| 240" DB | 0 | 1 | 4 | 157 | 628 |
| 246" DB | 0 | 1 | 4 | 157 | 628 |
| 252" DB | 0 | 1 | 4 | 157 | 628 |
| 258" DB | 0 | 1 | 4 | 157 | 628 |
| 264" DB | 0 | 1 | 4 | 157 | 628 |
| 270" DB | 0 | 1 | 4 | 157 | 628 |
| 276" DB | 0 | 1 | 4 | 157 | 628 |
| 282" DB | 0 | 1 | 4 | 157 | 628 |
| 288" DB | 0 | 1 | 4 | 157 | 628 |
| 294" DB | 0 | 1 | 4 | 157 | 628 |
| 300" DB | 0 | 1 | 4 | 157 | 628 |
| 306" DB | 0 | 1 | 4 | 157 | 628 |
| 312" DB | 0 | 1 | 4 | 157 | 628 |
| 318" DB | 0 | 1 | 4 | 157 | 628 |
| 324" DB | 0 | 1 | 4 | 157 | 628 |
| 330" DB | 0 | 1 | 4 | 157 | 628 |
| 336" DB | 0 | 1 | 4 | 157 | 628 |
| 342" DB | 0 | 1 | 4 | 157 | 628 |
| 348" DB | 0 | 1 | 4 | 157 | 628 |
| 354" DB | 0 | 1 | 4 | 157 | 628 |
| 360" DB | 0 | 1 | 4 | 157 | 628 |
| 366" DB | 0 | 1 | 4 | 157 | 628 |
| 372" DB | 0 | 1 | 4 | 157 | 628 |
| 378" DB | 0 | 1 | 4 | 157 | 628 |
| 384" DB | 0 | 1 | 4 | 157 | 628 |
| 390" DB | 0 | 1 | 4 | 157 | 628 |
| 396" DB | 0 | 1 | 4 | 157 | 628 |
| 402" DB | 0 | 1 | 4 | 157 | 628 |
| 408" DB | 0 | 1 | 4 | 157 | 628 |
| 414" DB | 0 | 1 | 4 | 157 | 628 |
| 420" DB | 0 | 1 | 4 | 157 | 628 |
| 426" DB | 0 | 1 | 4 | 157 | 628 |
| 432" DB | 0 | 1 | 4 | 157 | 628 |
| 438" DB | 0 | 1 | 4 | 157 | 628 |
| 444" DB | 0 | 1 | 4 | 157 | 628 |
| 450" DB | 0 | 1 | 4 | 157 | 628 |
| 456" DB | 0 | 1 | 4 | 157 | 628 |
| 462" DB | 0 | 1 | 4 | 157 | 628 |
| 468" DB | 0 | 1 | 4 | 157 | 628 |
| 474" DB | 0 | 1 | 4 | 157 | 628 |
| 480" DB | 0 | 1 | 4 | 157 | 628 |
| 486" DB | 0 | 1 | 4 | 157 | 628 |
| 492" DB | 0 | 1 | 4 | 157 | 628 |
| 498" DB | 0 | 1 | 4 | 157 | 628 |
| 504" DB | 0 | 1 | 4 | 157 | 628 |
| 510" DB | 0 | 1 | 4 | 157 | 628 |
| 516" DB | 0 | 1 | 4 | 157 | 628 |
| 522" DB | 0 | 1 | 4 | 157 | 628 |
| 528" DB | 0 | 1 | 4 | 157 | 628 |
| 534" DB | 0 | 1 | 4 | 157 | 628 |
| 540" DB | 0 | 1 | 4 | 157 | 628 |
| 546" DB | 0 | 1 | 4 | 157 | 628 |
| 552" DB | 0 | 1 | 4 | 157 | 628 |
| 558" DB | 0 | 1 | 4 | 157 | 628 |
| 564" DB | 0 | 1 | 4 | 157 | 628 |
| 570" DB | 0 | 1 | 4 | 157 | 628 |
| 576" DB | 0 | 1 | 4 | 157 | 628 |
| 582" DB | 0 | 1 | 4 | 157 | 628 |
| 588" DB | 0 | 1 | 4 | 157 | 628 |
| 594" DB | 0 | 1 | 4 | 157 | 628 |
| 600" DB | 0 | 1 | 4 | 157 | 628 |
| 606" DB | 0 | 1 | 4 | 157 | 628 |
| 612" DB | 0 | 1 | 4 | 157 | 628 |
| 618" DB | 0 | 1 | 4 | 157 | 628 |
| 624" DB | 0 | 1 | 4 | 157 | 628 |
| 630" DB | 0 | 1 | 4 | 157 | 628 |
| 636" DB | 0 | 1 | 4 | 157 | 628 |
| 642" DB | 0 | 1 | 4 | 157 | 628 |
| 648" DB | 0 | 1 | 4 | 157 | 628 |
| 654" DB | 0 | 1 | 4 | 157 | 628 |
| 660" DB | 0 | 1 | 4 | 157 | 628 |
| 666" DB | 0 | 1 | 4 | 157 | 628 |
| 672" DB | 0 | 1 | 4 | 157 | 628 |
| 678" DB | 0 | 1 | 4 | 157 | 628 |
| 684" DB | 0 | 1 | 4 | 157 | 628 |
| 690" DB | 0 | 1 | 4 | 157 | 628 |
| 696" DB | 0 | 1 | 4 | 157 | 628 |
| 702" DB | 0 | 1 | 4 | 157 | 628 |
| 708" DB | 0 | 1 | 4 | 157 | 628 |
| 714" DB | 0 | 1 | 4 | 157 | 628 |
| 720" DB | 0 | 1 | 4 | 157 | 628 |
| 726" DB | 0 | 1 | 4 | 157 | 628 |
| 732" DB | 0 | 1 | 4 | 157 | 628 |
| 738" DB | 0 | 1 | 4 | 157 | 628 |
| 744" DB | 0 | 1 | 4 | 157 | 628 |
| 750" DB | 0 | 1 | 4 | 157 | 628 |
| 756" DB | 0 | 1 | 4 | 157 | 628 |
| 762" DB | 0 | 1 | 4 | 157 | 628 |
| 768" DB | 0 | 1 | 4 | 157 | 628 |
| 774" DB | 0 | 1 | 4 | 157 | 628 |
| 780" DB | 0 | 1 | 4 | 157 | 628 |
| 786" DB | 0 | 1 | 4 | 157 | 628 |
| 792" DB | 0 | 1 | 4 | 157 | 628 |
| 798" DB | 0 | 1 | 4 | 157 | 628 |
| 804" DB | 0 | 1 | 4 | 157 | 628 |
| 810" DB | 0 | 1 | 4 | 157 | 628 |
| 816" DB | 0 | 1 | 4 | 157 | 628 |
| 822" DB | 0 | 1 | 4 | 157 | 628 |
| 828" DB | 0 | 1 | 4 | 157 | 628 |
| 834" DB | 0 | 1 | 4 | 157 | 628 |
| 840" DB | 0 | 1 | 4 | 157 | 628 |
| 846" DB | 0 | 1 | 4 | 157 | 628 |
| 852" DB | 0 | 1 | 4 | 157 | 628 |
| 858" DB | 0 | 1 | 4 | 157 | 628 |
| 864" DB | 0 | 1 | 4 | 157 | 628 |
| 870" DB | 0 | 1 | 4 | 157 | 628 |
| 876" DB | 0 | 1 | 4 | 157 | 628 |
| 882" DB | 0 | 1 | 4 | 157 | 628 |
| 888" DB | 0 | 1 | 4 | 157 | 628 |
| 894" DB | 0 | 1 | 4 | 157 | 628 |
| 900" DB | 0 | 1 | 4 | 157 | 628 |
| 906" DB | 0 | 1 | 4 | 157 | 628 |
| 912" DB | 0 | 1 | 4 | 157 | 628 |
| 918" DB | 0 | 1 | 4 | 157 | 628 |
| 924" DB | 0 | 1 | 4 | 157 | 628 |
| 930" DB | 0 | 1 | 4 | 157 | 628 |
| 936" DB | 0 | 1 | 4 | 157 | 628 |
| 942" DB | 0 | 1 | 4 | 157 | 628 |
| 948" DB | 0 | 1 | 4 | 157 | 628 |
| 954" DB | 0 | 1 | 4 | 157 | 628 |
| 960" DB | 0 | 1 | 4 | 157 | 628 |
| 966" DB | 0 | 1 | 4 | 157 | 628 |
| 972" DB | 0 | 1 | 4 | 157 | 628 |
| 978" DB | 0 | 1 | 4 | 157 | 628 |
| 984" DB | 0 | 1 | 4 | 157 | 628 |
| 990" DB | 0 | 1 | 4 | 157 | 628 |
| 996" DB | 0 | 1 | 4 | 157 | 628 |
| 1000" DB | 0 | 1 | 4 | 157 | 628 |

| | | | | | |
|-----------------------|---|---|---|-----|-----|
| 30" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 36" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 42" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 48" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 54" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 60" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 66" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 72" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 78" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 84" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 90" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 96" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 102" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 108" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 114" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 120" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 126" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 132" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 138" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 144" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 150" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 156" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 162" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 168" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 174" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 180" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 186" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 192" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 198" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 204" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 210" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 216" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 222" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 228" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 234" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 240" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 246" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 252" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 258" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 264" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 270" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 276" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 282" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 288" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 294" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 300" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 306" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 312" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 318" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 324" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 330" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 336" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 342" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 348" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 354" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 360" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 366" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 372" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 378" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
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| 480" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 486" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 492" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 498" DB PLANTED TREES | 0 | 1 | 4 | 157 | 628 |
| 5 | | | | | |

| | | | | | |
|---|--|--|--|--|--|
| TOTAL SHADED AREA: 8,317 SQ. FT. | | | | | |
| MEETS CITY OF GRASS VALLEYS SHADING REQUIREMENTS | | | | | |



PARKING LOT TREE SHADE PLAN
CHAPA-DE INDIAN HEALTH - NEW BLDG.
 SIERRA COLLEGE DR. * LITTON BUSINESS PARK LOTS 3 & 4 * GRASS VALLEY, CA.

K. KAUSEN, INC.
 K. KAUSEN, P.E.
 1000 S. MAIN ST.
 P.O. BOX 2005
 GRASS VALLEY, CA 95945
 (530) 265-1111
 www.kkausen.com

Scale: AS SHOWN
 Date: 03/27/2020
 L: 053
 L1.2
 OF SHEET

Scale: 1" = 40' - 0"



PROJECT: WYJW
 REVISIONS:
 1
 2
 3

SHEET NAME: OVERALL ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"

A-100
QUESTIONS

PROJECT NO.
PROJECT NAME
Chesapeake Indian Health
Grass Valley Admin Building
Grass Valley Admin Building
ADDRESS
E Main Street
Grass Valley, CA
PHONE
PLANNING SUBMITTAL

CAPITALCITY
ARCHITECTS

1942 Del Paso Blvd. Suite 130
Sacramento CA 95834

PARTITION TYPES

TYPICAL FULL HEIGHT PARTITION
SEE 1/A-503 FOR DETAIL

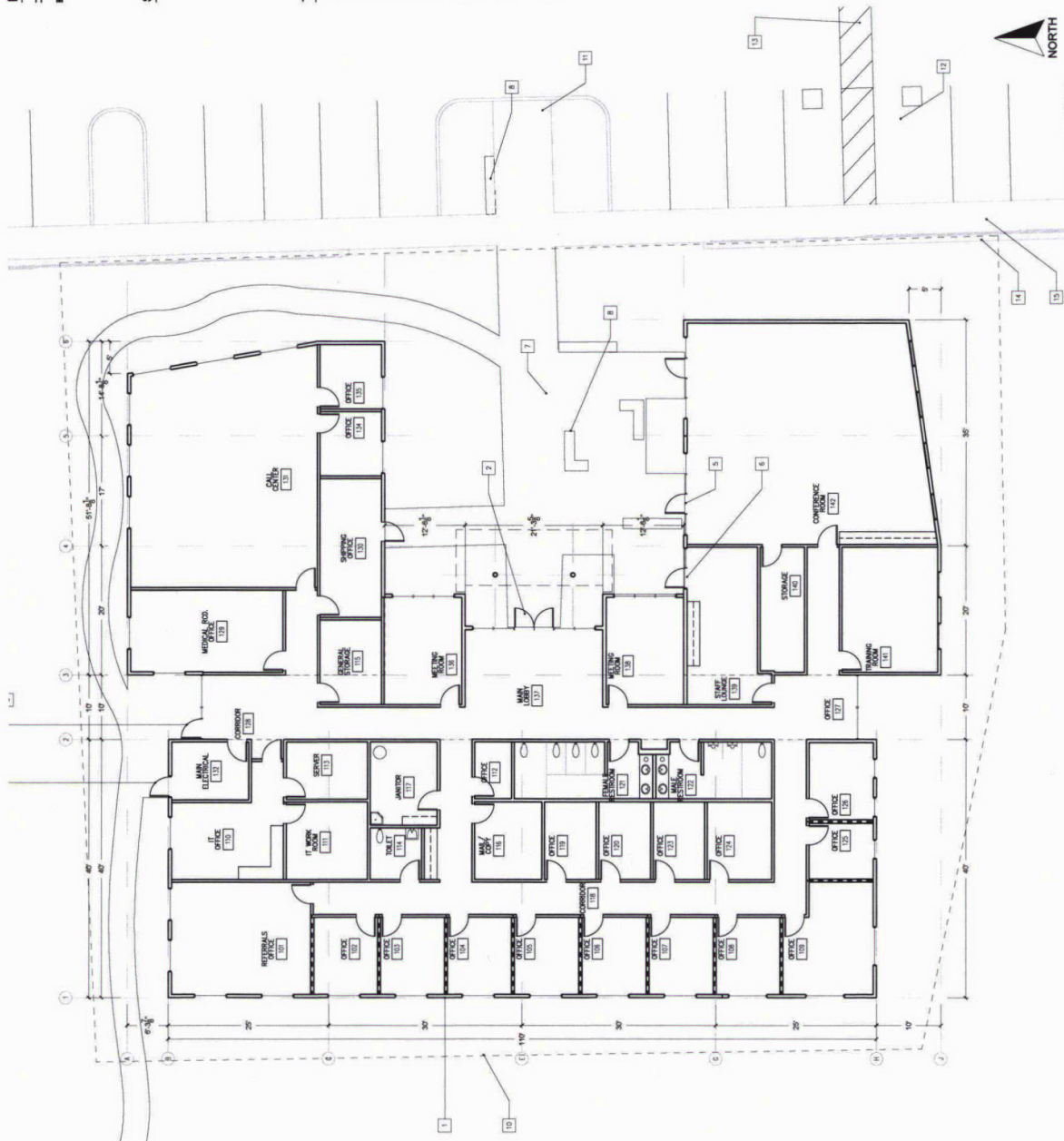
PARTIAL HEIGHT WALL TO GRID
SEE 2/A-503 FOR DETAIL

SYMBOLS

FIRE EXTINGUISHER CABINET
EXIT LIGHT FIXTURE
ARROW INDICATES PATH OF EXIT
FIRE RATED DOOR- 20 MIN.

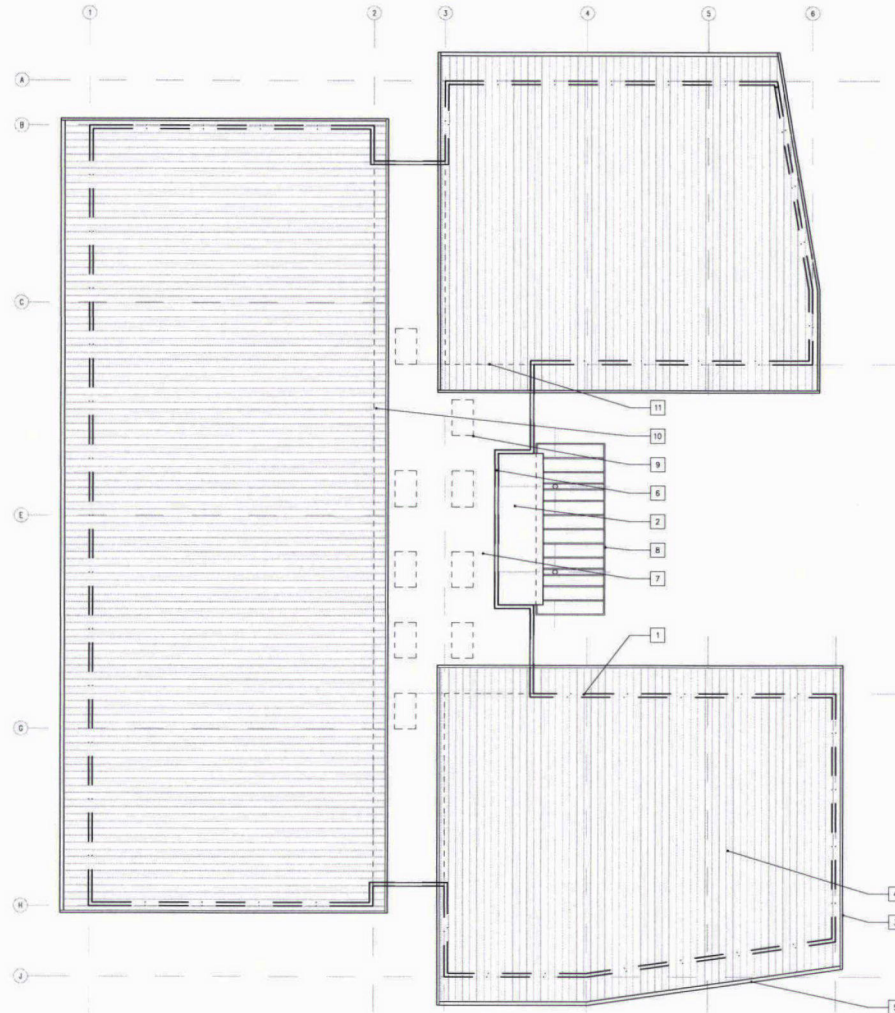
TAG NOTES

1. **Location** of the building. See on page 1.
2. **Orientation** of the building. See on page 1.
3. **Dimensions** of the building. See on page 1.
4. **Construction** of the building. See on page 1.
5. **Interior** of the building. See on page 1.
6. **Exterior** of the building. See on page 1.
7. **Roof** of the building. See on page 1.
8. **Floor** of the building. See on page 1.
9. **Walls** of the building. See on page 1.
10. **Windows** of the building. See on page 1.
11. **Doors** of the building. See on page 1.
12. **Stairs** of the building. See on page 1.
13. **Elevator** of the building. See on page 1.
14. **Basement** of the building. See on page 1.
15. **Attic** of the building. See on page 1.
16. **Garage** of the building. See on page 1.
17. **Porch** of the building. See on page 1.
18. **Patio** of the building. See on page 1.
19. **Deck** of the building. See on page 1.
20. **Fence** of the building. See on page 1.
21. **Driveway** of the building. See on page 1.
22. **Walkway** of the building. See on page 1.
23. **Path** of the building. See on page 1.
24. **Yard** of the building. See on page 1.
25. **Landscaping** of the building. See on page 1.
26. **Lighting** of the building. See on page 1.
27. **Security** of the building. See on page 1.
28. **Insurance** of the building. See on page 1.
29. **Maintenance** of the building. See on page 1.
30. **Repairs** of the building. See on page 1.
31. **Renovations** of the building. See on page 1.
32. **Extensions** of the building. See on page 1.
33. **Alterations** of the building. See on page 1.
34. **Modifications** of the building. See on page 1.
35. **Improvements** of the building. See on page 1.
36. **Upgrades** of the building. See on page 1.
37. **Replacements** of the building. See on page 1.
38. **Removals** of the building. See on page 1.
39. **Demolitions** of the building. See on page 1.
40. **Constructions** of the building. See on page 1.
41. **Installations** of the building. See on page 1.
42. **Assemblies** of the building. See on page 1.
43. **Mountings** of the building. See on page 1.
44. **Fixtures** of the building. See on page 1.
45. **Fittings** of the building. See on page 1.
46. **Hardware** of the building. See on page 1.
47. **Software** of the building. See on page 1.
48. **Tools** of the building. See on page 1.
49. **Equipment** of the building. See on page 1.
50. **Machinery** of the building. See on page 1.
51. **Appliances** of the building. See on page 1.
52. **Electronics** of the building. See on page 1.
53. **Telephones** of the building. See on page 1.
54. **Computers** of the building. See on page 1.
55. **Peripherals** of the building. See on page 1.
56. **Accessories** of the building. See on page 1.
57. **Supplies** of the building. See on page 1.
58. **Materials** of the building. See on page 1.
59. **Components** of the building. See on page 1.
60. **Parts** of the building. See on page 1.
61. **Pieces** of the building. See on page 1.
62. **Sections** of the building. See on page 1.
63. **Portions** of the building. See on page 1.
64. **Segments** of the building. See on page 1.
65. **Sections** of the building. See on page 1.
66. **Parts** of the building. See on page 1.
67. **Pieces** of the building. See on page 1.
68. **Sections** of the building. See on page 1.
69. **Portions** of the building. See on page 1.
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74. **Sections** of the building. See on page 1.
75. **Portions** of the building. See on page 1.
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81. **Portions** of the building. See on page 1.
82. **Segments** of the building. See on page 1.
83. **Sections** of the building. See on page 1.
84. **Parts** of the building. See on page 1.
85. **Pieces** of the building. See on page 1.
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88. **Segments** of the building. See on page 1.
89. **Sections** of the building. See on page 1.
90. **Parts** of the building. See on page 1.
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92. **Sections** of the building. See on page 1.
93. **Portions** of the building. See on page 1.
94. **Segments** of the building. See on page 1.
95. **Sections** of the building. See on page 1.
96. **Parts** of the building. See on page 1.
97. **Pieces** of the building. See on page 1.
98. **Sections** of the building. See on page 1.
99. **Portions** of the building. See on page 1.
100. **Segments** of the building. See on page 1.



1 FLOOR PLAN

Scale: $1/16'' = 1' - 0''$



TAG NOTES

- Outline of exterior building wall below
- Entry canopy area. Flat roof section with prefinished metal fascia
- Edge of sloped roof. Prefinished metal edge trim to match standing seam roof
- Standing seam metal roof
- Metal gutters at low end of roof only. Finish to match standing seam roofing
- Parapet wall at mechanical well. Height to protect units and vents from view
- Flat roof section at mechanical well
- Painted metal entry shade. 2x8 tube steel trills. Accent color to roof trim
- Roof top unit locations. Final size and location to be set in building permit. Units to be sized to stay below the top of the roof parapet walls
- Roof access location
- Edge of roof wall below



1 ROOF PLAN

Scale: 1/8" = 1' - 0"

CAPITALCITY
ARCHITECTS

1942 Del Paso Blvd. Suite 130
Sacramento, CA 95834
P: 916.716.4410

PROJECT NO: 180612

PROJECT NAME:
Chapa De Indios Health
Grass Valley Admin Building

ADDRESS:
E Main street
Grass Valley, CA

PHASE:
PLANNING SUBMITTAL

ISSUED: 9/2/19

REVISIONS:
1:
2:

SHEET NAME:
ROOF PLAN

SCALE: 1/8" = 1' - 0"

A-104
SHEET 4



2 EXTERIOR ELEVATION- EAST

Scale: 1/8" = 1' - 0"



2 EXTERIOR ELEVATION- WEST

Scale: 1/8" = 1' - 0"



3 EXTERIOR ELEVATION- SOUTH

Scale: 1/8" = 1' - 0"

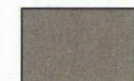


4 EXTERIOR ELEVATION- NORTH

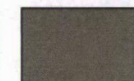
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TAG NOTES

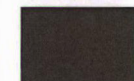
1. STANDING SEAM METAL ROOF
2. PREFINISHED METAL GUTTERS. COLOR TO MATCH STANDING SEAM. ROUND PROFILE
3. MAIN STUCCO COLOR. 1" STUCCO SYSTEM, SMOOTH FINISH
4. ACCENT STUCCO COLOR. 1" STUCCO SYSTEM, SMOOTH FINISH
5. STUCCO REVEAL. STAINLESS
6. ALUMINUM STOREFRONT WINDOW SYSTEM
7. GLAZING. 1" INSULATED PANELS
8. SOLID CANOPY OVER DOOR
9. SHADE STRUCTURE AT MAIN ENTRY
10. PREFINISHED METAL ROOF TRIM. COLOR TO MATCH STANDING SEAM ROOFING
11. WEST SIDE OF BUILDING SHOWN IN BACKGROUND
12. TERRAIN BEYOND
13. OUTLINE OF MECHANICAL WELL



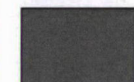
STUCCO-1
MAIN COLOR
Color to match
Sherwin Williams
SW 7030
Anew Gray



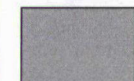
STUCCO-2
ACCENT COLOR-1
Color to match
Sherwin Williams
SW 9198
Elephant Ear



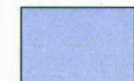
METAL CANOPY-1
Color to match
SW 6100
Best Bronze



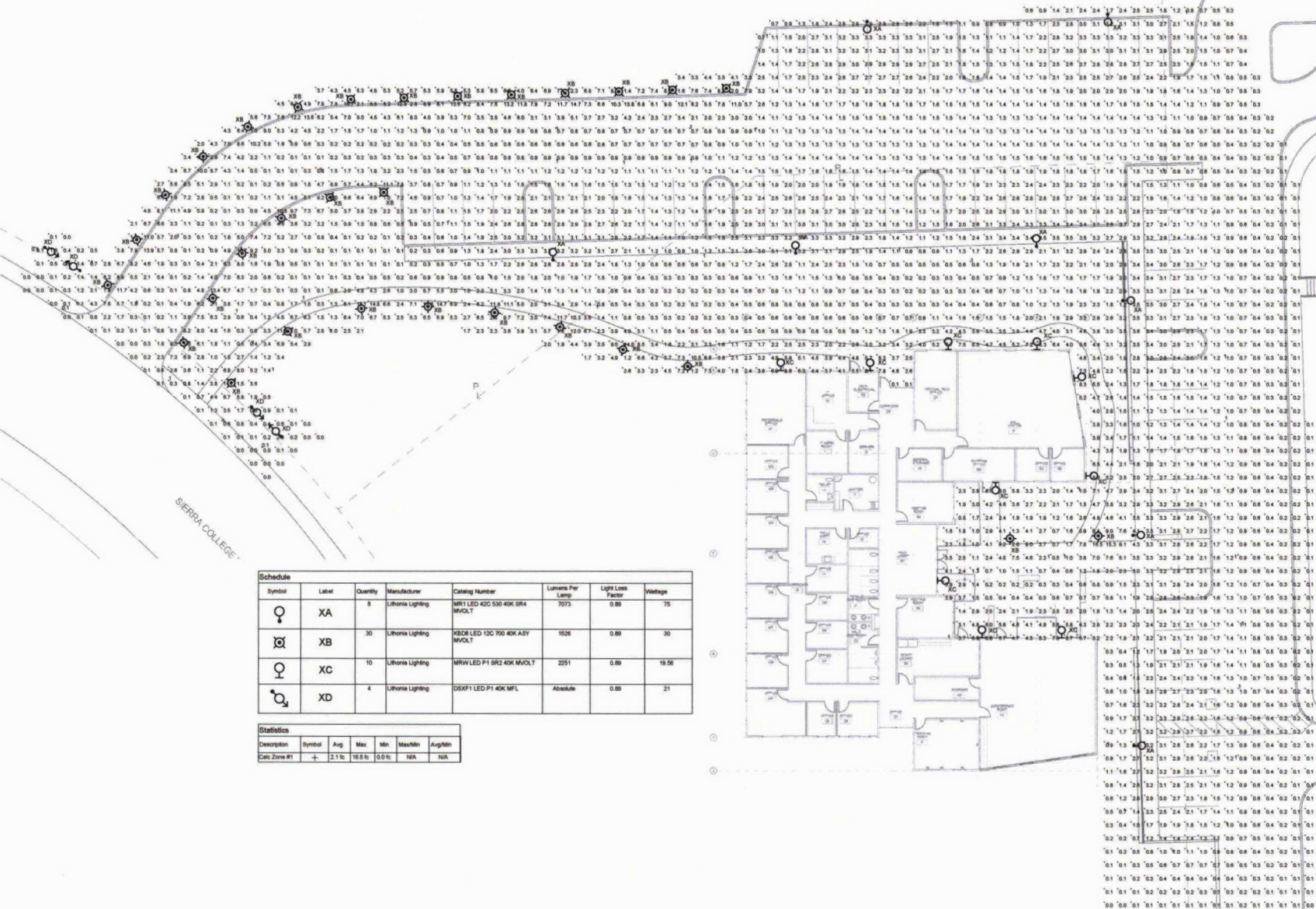
METAL-1
STANDING SEAM ROOF, GUTTERS,
FASCIA, WALL, CAP
Color to match
AEP Span Metal roofing
Dura-Tec 9000
"Cool Zinc Gray"
18" design span system



ALUMINUM WINDOW SYSTEM
CLEAR ANODIZED



GLASS/GLAZING
VITRO ARCHITECTURA GLASS
SOLARBAN 70, SOLAR BLUE
1" INSULATED GLASS SYSTEM



NO SCALE



MRW LED Architectural Wall Sconce

Standard available with:
323 color-tunes

Optional Back Box (BRW)

| | |
|--------|------------|
| Height | 4" |
| Width | 5 1/2" |
| Depth | 5 1/2" |
| Weight | 1 1/2 lbs. |

Classic
Finish
Model

Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide vendors. The integral battery backup option provides emergency energy lighting, without the use of a back box or remote pack, to installers maintain their aesthetic integrity. The MRW LED is suited for replacing existing 30 - 200W standard halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Coverings:

Specifications

Luminaires

Height 4" (101.6 mm)

Width 5 1/2" (140 mm)

Depth 5 1/2" (140 mm)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

Weight 1 1/2 lbs (680 g)

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EXAMPLE: MRW LED P2 40K 50K MV02 D00T03


MRW LED

| MRW LED | Model | Height | Width | Depth | Weight | Options | Options | Options | Options |
|---------|-------|--------|-------|-------|--------|---------|---------|---------|---------|
| MRW LED | P1 | 30K | 50K | 100K | 200K | 300K | 400K | 500K | 600K |
| MRW LED | P2 | 30K | 50K | 100K | 200K | 300K | 400K | 500K | 600K |
| MRW LED | P3 | 30K | 50K | 100K | 200K | | | | |



MR1 LED

LED Area Luminaire



| Technical Data | |
|-------------------|--------------|
| Power | 30W |
| Beam angle | 30° |
| Color temperature | 3000K |
| Life span | 50,000 hours |
| Material | Aluminum |
| Finish | Black |
| Weight | 0.5 kg |

Specifications

Input: 0.5A 1A
100-240V


Output: 30W
3000K

Beam angle: 30°

Material: 15.5" x 5.5"

Weight: 4.3" x 3.5"

Height: 3.1" x 2.5"



Capable Luminaire

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide excellent color rendering, glare resistance and uniform light inter-dimensionality.

- All configurations of this luminaire meet the *Acuity Bruck* specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL, DALI equipped luminaires meet the A+ specification for luminaires to photometric inter-dimensionality
- This luminaire is part of an A+ Certified solution for BACNET or BACnet Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a *shielded ballpoint*

To learn more about A+, visit www.aacoluminaire.com/learnmore.

- See ordering tree for BACNET.
- A+ Certified Solutions for IECAN require the order of one IECAN node per luminaire. *Self Separable*.
[Link to IECAN Link to DTL, DALI](#)

Ordering Information

EXAMPLE: MR1 LED 42C 700 40K SRS MOLT SPOLA DOWBO

| MR1 LED | 42C | 700 | 40K | SRS | MOLT | SPOLA | DOWBO |
|---------|-----|-----|-----|-----|------|-------|-------|
| MR1 LED | 42C | 700 | 40K | SRS | MOLT | SPOLA | DOWBO |
| MR1 LED | 42C | 700 | 40K | SRS | MOLT | SPOLA | DOWBO |

Product Details

| Product Details | MR1 LED 42C 700 40K SRS MOLT SPOLA DOWBO |
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| Product Details | MR1 LED 42C 700 40K SRS MOLT SPOLA DOWBO |

Product Details

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| Product Details | MR1 LED 42C 700 40K SRS MOLT SPOLA DOWBO |

Product Details



D-Series Sae 1 Flood Light

D-Series Sae 1

LED Flood Luminaire

Features

- 100,000 Hours
- 100,000 Hours
- 100,000 Hours

Specs

- 100,000 Hours
- 100,000 Hours
- 100,000 Hours

Specifications

Beam Angle: 5.6° x 6.5°

Beam Spread: 3.1°/5.6°


Depth: 1.8" (4.7 cm)


Height: 6.1" (15.5 cm)

Weight: 2.3" (5.8 cm)

Overall Height: 7.2" (18.3 cm)

Weight: 7.2 lbs (3.3 kg)





Ordering Information

| Model | Part Number | Part Number | Part Number | Part Number | Part Number | Part Number | Part Number | Part Number | Part Number |
|--------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| DDP121 | DDP121 | DDP121 | DDP121 | DDP121 | DDP121 | DDP121 | DDP121 | DDP121 | DDP121 |

EXAMPLE: DDP121 P40 MSP MVQ12 THK DKBK

DDP121: DDP121 P40 MSP MVQ12 THK DKBK

Accessories

DDP121-100: DDP121-100

DDP121-200: DDP121-200

DDP121-300: DDP121-300

DDP121-400: DDP121-400

DDP121-500: DDP121-500

DDP121-600: DDP121-600

DDP121-700: DDP121-700

DDP121-800: DDP121-800

DDP121-900: DDP121-900

DDP121-1000: DDP121-1000

DDP121-1100: DDP121-1100

DDP121-1200: DDP121-1200

DDP121-1300: DDP121-1300

DDP121-1400: DDP121-1400

DDP121-1500: DDP121-1500

DDP121-1600: DDP121-1600

DDP121-1700: DDP121-1700

DDP121-1800: DDP121-1800

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DDP121-2400: DDP121-2400

DDP121-2500: DDP121-2500

DDP121-2600: DDP121-2600

DDP121-2700: DDP121-2700

DDP121-2800: DDP121-2800

DDP121-2900: DDP121-2900

DDP121-3000: DDP121-3000

DDP121-3100: DDP121-3100

DDP121-3200: DDP121-3200

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DDP121-3800: DDP121-3800

DDP121-3900: DDP121-3900

DDP121-4000: DDP121-4000

DDP121-4100: DDP121-4100

DDP121-4200: DDP121-4200

DDP121-4300: DDP121-4300

DDP121-4400: DDP121-4400

DDP121-4500: DDP121-4500

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DDP121-5000: DDP121-5000

DDP121-5100: DDP121-5100

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DDP121-8200: DDP121-8200

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DDP121-10600: DDP121-10600

DDP121-10700: DDP121-10700

DDP121-10800: DDP121-10800

DDP121-10900: DDP121-10900

DDP121-11000: DDP121-11000

DDP121-11100: DDP121-11100

DDP121-11200: DDP121-11200

DDP121-11300: DDP121-11300

DDP121-11400: DDP121-11400

DDP121-11500: DDP121-11500

DDP121-11600: DDP121-11600

KBD8 LED LED Specification Bollard

| | |
|------------------|-------------|
| Part Number | 1500000000 |
| Part Name | LED bollard |
| Part Description | LED bollard |
| Part Category | LED bollard |
| Part Subcategory | LED bollard |
| Part Type | LED bollard |

Specifications

| | |
|----------|------------------|
| Height | 1' 0" (30.5 cm) |
| Weight | 1.5 lb (0.68 kg) |
| Material | Aluminum |

Introduction

The KBD8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 25 years of nighttime use and up to 10% less energy savings over comparable 100W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces less than an exceptionally illuminated.

Ordering Information

| KBD8 LED | | | | | | | | | |
|-----------------|-------------|------------------|---------------|------------------|-------------|---------------|-------------|-------------|-------------|
| Part Number | Part Name | Part Description | Part Category | Part Subcategory | Part Type | Part Material | Part Color | Part Finish | Part Weight |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |
| KBD8-1500000000 | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard | LED bollard |

Accessories

| | |
|-------------|------------|
| Part Number | 1500000000 |
|-------------|------------|

Notes

1. This bollard is the KBD8 LED bollard.
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Lithonia Lighting, Inc. • Marietta, Georgia 30067 • Phone: 800-278-2821 • Fax: 770-575-1000 • www.lithonia.com