CITY OF GRASS VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT

Grading and Expansion of the Existing Contractor's Storage Yard At 928 Taylorville Road, Grass Valley

(25PLN-14)

SCH Number: TBD

September 2025

TIERED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Tiered Initial Study

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.), an Initial Study is a preliminary environmental analysis that is used by the lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project. The CEQA Guidelines require that an Initial Study contain a project description, description of environmental setting, identification of environmental effects by checklist or other similar form, explanation of environmental effects, discussion of mitigation for significant environmental effects, evaluation of the project's consistency with existing, applicable land use controls, and the name of persons who prepared the study.

Tiering Process

This environmental analysis is a Tiered Initial Study for the proposed expansion of the storage yard by C&D Contractors, Inc. (referred to as the "proposed project" or "project" throughout this document). Pursuant to Section 15152 of the CEQA Guidelines this environmental analysis is tiered from a previous Environmental Impact Report adopted for a 2013 project, amended in 2021 (SCH 2013052057), adopted 2014 and 2021, respectively. That EIR and SEIR involved a Sphere of Influence Amendment, General Plan Amendment, Annexation, and Rezone of a 420-acre area that included this project site (13PLN-08). The CEQA concept of "tiering" refers to the evaluation of general environmental matters in a broader environmental document, with subsequent focused environmental documents for individual projects that implement the program. CEQA and the CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. This is accomplished in tiered documents by eliminating repetitive analyses of issues that were adequately addressed in the prior environmental review and by incorporating those analyses by reference. This Tiered IS/MND is limited to effects that were not analyzed as significant in the prior environmental document or that are susceptible to substantial reduction or avoidance (CEQA Guidelines Section 15152[d]) mitigation has been identified where required. In this case, because the zoning established for the subject property is Light Industrial, (M-1), which was established and analyzed during the prior EIR and SEIR, and because the use as a contractor's equipment yard is considered an allowed use under the zoning, this EIR focuses on the construction impacts related to preparing the site for the allowed use.

Background Summary:

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study), the City of Grass Valley has prepared this Initial Study to assess the potential environmental impacts of a proposed Development Review project byC&D Contractor's, Inc. for the expansion of their equipment yard at 928 Taylorville Road. Grading involves disturbance of 43,300 sq ft and imported fill of about 13,405 cubic yards. The expanded use of the site as a contractor's storage yard is permissible under the zoning code.

However, grading in excess of 50 cy requires a discretionary Development Review Permit and is subject to the California Environmental Quality Act. Because the proposed use is permissible under the zoning code, the environmental analysis focuses on the site grading. On the basis of the Initial Study, the City finds that the proposed project will not have a significant adverse effect on the environment and will not require the preparation of an Environmental Impact Report. Therefore, this Mitigated Negative Declaration has been prepared as the appropriate level of environmental review in accordance with CEQA and the CEQA Guidelines Sections 15063 and 15070 et. seq.

Public and Agency Review:

This Initial Study/Mitigated Negative Declaration was circulated for a 30-day public and agency review commencing October 17, 2025. Copies of this Initial Study and cited references may be obtained at the City of Grass Valley Community Development Department at the address noted below. Written comments on this Initial Study/Mitigated Negative Declaration may also be addressed as noted below.

Project title: C&D Contractors, Inc. (25PLN-014)

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:

Amy Wolfson, City Planner
125 E. Main Street
Grass Valley, CA 95945
530-274-4711
awolfson@cityofgrassvalley.com

Project Location and Site Description:

The general topography of the Project area is characterized as sloping moderately to steeply downward from northeast to southwest with slopes ranging between 7% and 36%. A 15-inch storm drainpipe will be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area. Drainage inlets, routing and Best Management Practices are proposed to be implemented. Average elevation in the Project area is approximately 2,377 feet above mean sea level (MSL).

Surrounding Land Uses:

The Project area is located on Taylorville Road with commercial zoning to the north and northwest

supporting an office complex directly north and the Target shopping center northwest. Directly west is a single-family subdivision, known as Berriman Ranch, and subsequent phases of the Berriman Ranch project are projected to the southwest of the site. Immediately south is an area of open space zoning. The east side is bordered by Taylorville Road and then State Highway 20/49 beyond that.

Project Objective:

The proposed Development Review application is to expand the existing equipment yard area to allow C&D contractors to more efficiently use and store equipment and stockpile material. The C&D property increased in area following a recorded lot line adjustment in 2023 (23PLN-20) adding additional property from the south.

Project sponsor's name and address:

Martin Wood, SCO Planning, Engineering, Surveying
140 Litton Drive, Ste 240
Grass Valley, CA 95945

martinwood@scopeinc.net

PROJECT DESCRIPTION:

A Development Review application including a proposed 43,300 square feet of ground disturbance, including 13,406 cubic yards of import fill. The proposed grading will take place adjacent to the existing contractor's yard to expand the usable area. The applicant is not proposing to expand the existing operation but will use the additional area to more efficiently store equipment and stockpile material. The use itself is considered a permitted use in the M-1 zoning designation. A Development Review application is being requested in order to accommodate the proposed grading in excess of 50 c.y. pursuant to Table 7-2 of the City Municipal Code.

Access, Parking & Circulation – Primary ingress/egress is from an existing driveway encroachment off of Taylorville Road. A second concrete driveway is being added approximately 170 feet south of the existing driveway to serve the expanded equipment yard area. The driveway aisle is 30-feet wide, to accommodate the large vehicles accessing the site, which exceeds the city's standard requiring a 24 ft drive aisle width for two-way drive aisles.

Landscaping – The preliminary landscape plan includes perimeter landscaping along with internal parking lot landscaping. The proposed plan is characterized by a variety of vegetation forms including shade trees, large shrubs/small trees, medium shrubs, and understory planting that are predominantly California natives. Landscaping shall also be installed in the common areas and surrounding the parking lot. The landscaping shall be in accordance with the City and State Model Water Efficiency Landscape requirements.

Lighting – No new lighting is being proposed

Tree Removal – According to the site plan a total of 36 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and firs, are proposed to be removed from the site in order to accommodate the development. The City of Grass Valley acknowledges the importance of trees to

the community's health, safety, welfare, and tranquility. Chapter 12.36 of the Municipal Code outlines standards for tree removal and for obtaining a tree removal permit to ensure that community trees would be prudently protected and managed so as to ensure these multiple civic benefits.

Grading – As previously stated, earthwork grading involves 43,300 square feet of ground disturbance, including 1 cubic yard of cut and 13,405 cubic yards of import fill. The applicant is proposing a stacked gabion block wall that will range in height from 5-feet to 7-feet, and spans 464 feet at the southern edge of the property.

Drainage – A 15-inch storm drainpipe will be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area. Drainage inlets, routing and Best Management Practices are proposed to be implemented.

Utilities – *Water Supply:* The property is currently connected to City water and no new connections are required to serve the expanded equipment yard.

*Sanitary Sewer***:** The property is currently connected to City sewer and no new connections are required to serve the expanded equipment yard.

Dry Utilities: No new connections to dry utilities (i.e., natural gas, electrical supply, telephone, cable) are required to serve the expanded equipment yard.

General Plan Land Use Designation

The bulk of the project area has a land use designation of Commercial (C) 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. There is also an area of approximately 0.47 acres that has a designation of Urban Medium Density, and an area of approximately 0.075 acres that is designated for Open Space, presumably as a buffer between the residential and commercial designation. Zoning

Zoning Designation

The proposed expanded contractor's yard is within the Light Industrial (M-1) zoning designation. The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the manufacturing-industrial designation of the general plan. The project design shall be in accordance with the M-1 zone standards regarding height, setbacks, parking standards, etc.

Offsite Improvements

Frontage improvements along Taylorville Road include installation of sidewalk, curb, and gutter.

Exhibit A – Vicinity Map

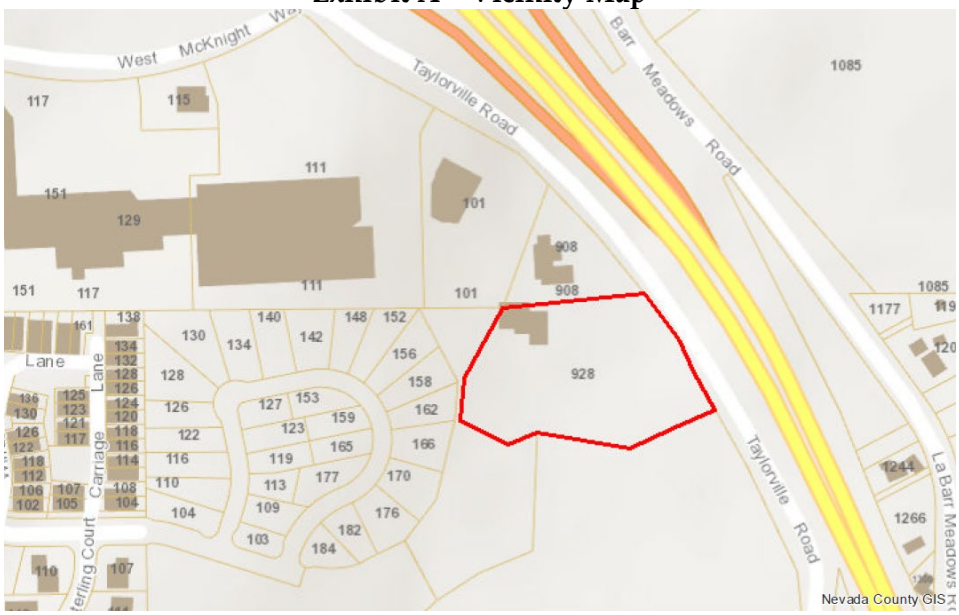


Exhibit B – Aerial Photograph



Exhibit C – Site Photographs

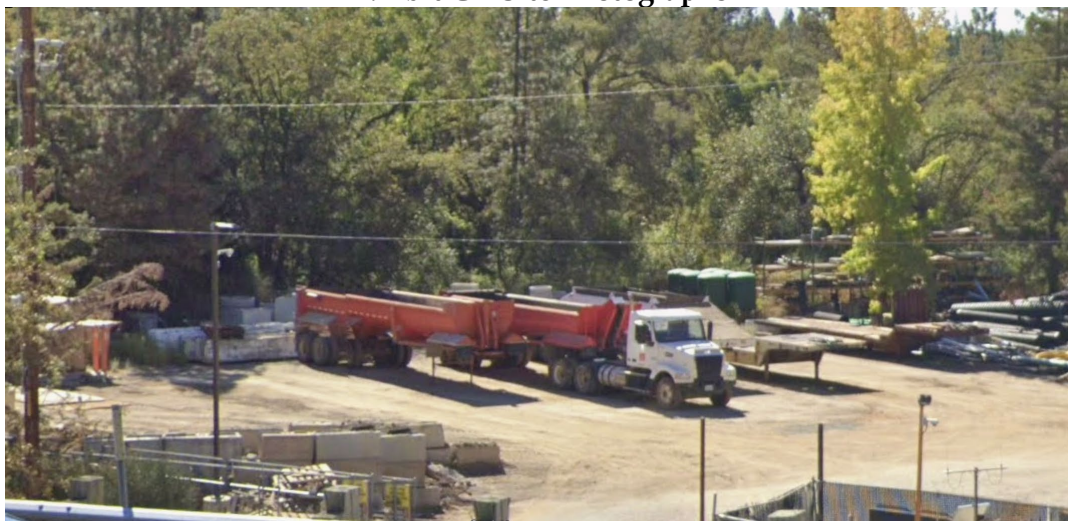
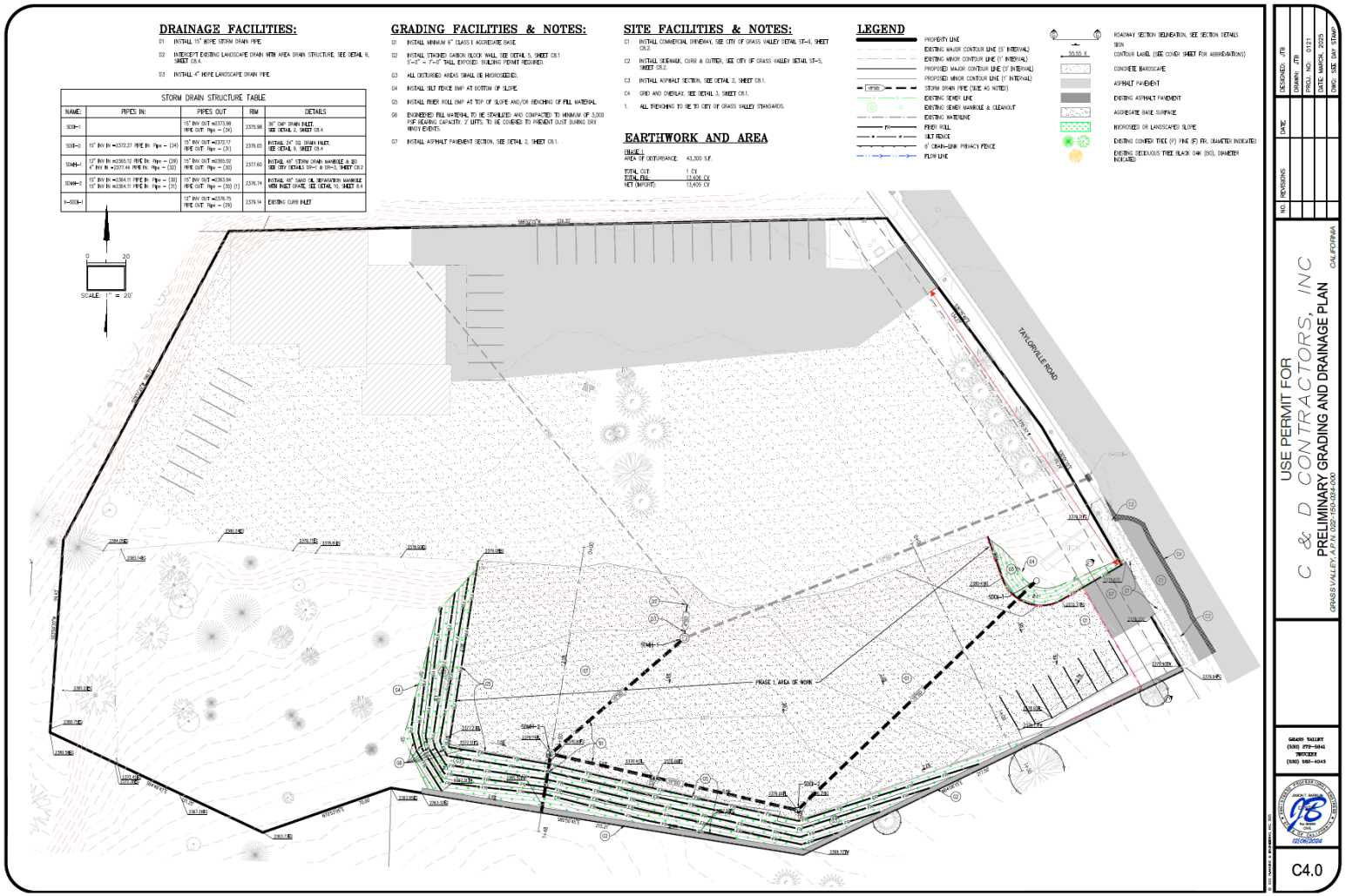




Exhibit D – C&D Contractors, Inc Grading Plan



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 C&D Contractors equipment yard expansion

City of Grass Valley Department of Public Works – Improvement Plan, Grading Plan, Encroachment Permit and Tree Removal 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 in accordance with the California Codes.

City of Grass Valley Fire Department – Site Plan, Improvement Plan and Building Plan Approvals.

A Storm Water Pollution Prevention Plan (SWPPP) shall be approved by the Regional Water Quality Control Board in accordance with the Clean Water Act.

A Dust Mitigation Plan shall be approved by the Northern Sierra Air Quality Management District.

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.

- ☐ Aesthetics
- ☒ Air Quality
- ☒ Cultural Resources/Tribal Cultural Resources
- ☒ Geology/Soils
- ☐ Hazards and Hazardous Materials
- ☐ Land Use/Planning
- ☐ Noise
- ☐ Public Services
- ☒ Transportation
- ☐ Utilities/Service Systems
- ☐ Agriculture and Forestry
- ☒ Biological Resources
- ☐ Energy
- ☒ Greenhouse Gas Emissions
- ☒ Hydrology/Water Quality
- ☐ Mineral Resources
- ☐ Population/Housing
- ☐ Recreation
- ☐ Wildfire
- ☐ Mandatory Findings of Significance

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.

Amy Wolfson, City Planner _____ Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

SETTING

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

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

The expanded equipment yard spans a distance of approximately 100 feet of frontage along Taylorville Road. The site is visible from State Highway 20/49 and vegetation and tree removal are required to accommodate the expanded graded area. A total of 36 trees are proposed to be removed from the site.

Sources of existing light in the project area include commercial lighting and parking lot lighting. Other sources of light and glare include vehicles traveling along Taylorville Road. No new light sources are proposed to accommodate the expanded equipment yard.

All development within City limits are subject to all City design standards, guidelines, and review requirements. These design and development standards reflect and implement the City's visual and aesthetic goals and mitigate the impacts to visual resources The 2020 Subsequent EIR adopted for the Southern Sphere of Influence Planning and Annexation project did not provide further aesthetic analysis. Therefore, the analysis of aesthetic impacts below is provided based on the impact analysis provided in the 2014 EIR, as well as project-specific analysis.

a)&b) As compared to its undeveloped state, the grading of 46,300 sq ft, which includes 13,406 cubic yards of fill would alter the views from both Taylorville Road and from State Route 20/49. A project would normally have a substantial adverse aesthetic effect through removal of natural features or addition of man-made features or structures which degrades the visual intactness and unity of a designated scenic vista or highway, neither of which exist on or adjacent to the site.

While the City's General Plan does not identify any specific scenic vistas, it does acknowledge that SR 49 is eligible for scenic highway status, and it provides general guidance for development that takes place near broadly listed resources (hillsides, open spaces, watercourses, etc.). The 2014 EIR acknowledged that grading and vegetation removal would affect the existing character and vistas of the project area and provides that "design and development standards reflect and implement the City's visual and aesthetic goals and mitigate the impacts to visual resources."

This project is subject to all City design standards, guidelines, and review requirements, including section 17.44.70 –Outdoor Storage, as well as Section 17.30.040 - Fences, Walls, and Screening. These sections will require that the project be conditioned with a perimeter solid fence or wall (17.44.070 GVMC), benching of the retaining wall so that no part of the retaining wall exceeds a height of 6-feet (17.30.040 (D.3) GVMC), and landscape and wall screening between the residentially zoned property to the west of the project site (17.44.070.F GVMC).

Therefore, with the conditions of project approval that are intended to implement, objectives, and policies of the City's General Plan, along with the City's Development Code and Community Design Guidelines, will ensure the project will have a **less than significant** impact on scenic vistas or resources.

c) The 2014 EIR adopted for the Southern Sphere of Influence Planning and Annexation project analyzed aesthetic impacts associated with the annexation and prezoning of the project area, which included the C&D site. It acknowledges that "grading and vegetation removal will be required to accommodate future development." The grading of 46,300 sq ft, which includes 13,406 cubic yards of fill would alter the views from both Taylorville Road and from State Route 20/49. It also could impact views from the existing and anticipated residential development to the east. Residential development to the south of the site is separated by a substantial open space zone which is anticipated to adequately mitigate visual impacts in that direction. 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. The City's Community Design element states that new infill development within established areas will be consistent in terms of scale, design, and materials.

The 2014 EIR anticipated that the implementation of the objectives, and policies of the City's General Plan, along with the City's Development Code and Community Design Guidelines, would adequately mitigate the aesthetic impacts of future development projects such as the proposed grading associated with the expanded contractor's yard. This project is subject to all City design standards, guidelines, and review requirements, including section 17.44.70 – Outdoor Storage, as well as Section 17.30.040 - Fences, Walls, and Screening. These sections will require that the project be conditioned with a perimeter solid fence or wall (17.44.070 GVMC), benching of the retaining wall so that no part of the retaining wall exceeds a height of

6-feet (17.30.040 (D.3) GVMC), and landscape and wall screening between the residentially zoned property to the west of the project site (17.44.070.F GVMC).

The project area has a light industrial character with industrial and commercial uses surrounding the project site to the north, and east. Open space zoning buffers the site improvement area from existing and planned residential uses to the west and south. As such, the proposed infill industrial project is not anticipated to substantially degrade the existing visual character or quality of the site and its surroundings. The applicant has provided a landscaping plan that provides perimeter tree replanting of native trees including western redbud and Jeffrey Pine trees. Further, the proposed project, including the landscaping and screening method, is required to be reviewed by the city's Development Review Committee and Planning Commission, which can require design alterations to ensure compatibility with the surrounding neighborhood and compliance with Design Guidelines. Required landscaping will soften the appearance of the industrial development on neighboring properties, passing motorists along Taylorville Road and State Route 20/49 with perimeter landscaping. Therefore, these impacts are considered ***less than significant.***

d) Excessive or inappropriately directed lighting can adversely affect nighttime views by reducing the ability to see the night sky and stars. Glare can be derived from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

The proposed expanded contractor's yard does not include any proposed new light sources. There also will not be any added reflective surfaces that would have the potential to cause glare. The proposed project is required to undergo Design Review prior to approval to ensure consistency with the Grass Valley Municipal Code and Design Guidelines. Impacts related to new sources of substantial light or glare are anticipated to be ***less than significant.***

No mitigation measures are required for impacts related to aesthetics.

II. AGRICULTURE RESOURCES & FOREST RESOURCES–	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

SETTING

The proposed project is situated in an area that has been designated and zoned for Commercial and Industrial uses by the *City of Grass Valley 2020 General Plan* and *Development Code*. The area surrounding the project site has been largely built out in accordance with the City's commercial and industrial land use designations. Farmland classification programs are used to determine the agricultural productivity of a particular soil. The two systems used by the US Department of Agriculture, Natural Resources Conservation Service (NRCS) to determine a soil's agricultural productivity are the Land Capability Classification System and the Storie Index Rating System. The Land Capability Classification System takes into consideration soil limitations, the risk of damages when the soils are used, and the way in which soils respond to treatment, whereas the Storie Index Rating System ranks soils based on their suitability for agriculture.

The site is not zoned for forestry or timberland activities and is not zoned as a timberland production zone pursuant to Government Code Section 51104(g) and the project site is not used for any commercial agricultural purposes. However, Berriman Ranch located to the south and west of the project site contains remnants of a small ranch complex and orchard (2014 EIR, Section 3.10).

IMPACTS

The 2014 EIR adopted for the Southern Sphere of Influence Planning and Annexation analyzed agricultural impacts in section 3.10 of that document. , nor the 2020 Subsequent EIR adopted for the Southern Sphere of Influence Planning and Annexation project analyzed aesthetics and did not include recommended mitigation measures for aesthetic impacts. Therefore, the analysis of aesthetic impacts below is provided as a project-specific analysis.

a) "Agricultural Land" is defined as prime farmland, farmland of statewide importance, or unique farmland, as defined by the *United States Department of Agriculture land inventory* and monitoring criteria, as modified for California. The subject site is designated as "Urban and Built-Up Land " and as "Other Land" according to the state Department of Conservation. Urban and Built-up Land is defined as land which is "occupied by structures, with building density of at least 1 unit to 1.5 acres. Common uses include residential, commercial, and industrial. "Other Land" is defined as "land not included in any other mapping category." Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as "Other Land."

The site is an infill site designated as "Urban and Built Up" and "*Other Land*" as defined by the *U.S. Department of Agriculture*. "Other Land" is defined as "Land not included in any other mapping category.

The California Resources Agency farmland mapping program does not identify the project site or vicinity as having Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site has been zoned for industrial uses and is surrounded by similar developed commercial and residential uses. Considering no farmland, as defined, exists within the project area, the proposed project will not involve conversion of farmland or zoning for agricultural use, and will therefore have ***no impact*** on the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) The Williamson Act is a mechanism for protecting agricultural and open space land from premature and unnecessary urban development whereby landowners receive a property tax benefit in exchange for restricting their land to agricultural or open space use. Neither the project site nor any of the surrounding parcels is subject to land under a Williamson Act contract. Therefore, the project will not conflict with any existing zoning or an existing Williamson Act contract, and no impact will occur.

c)-e) Forestland is defined in Public Resources Code Section 12220(g) as:

> *Land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.*

Timberland is defined in Public Resources Code Section 4526 as:

> *Land, other than land owned by the federal government and land designated by the board of experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species to produce lumber and other forest products, including Christmas trees.*

According to the Nevada County General Plan, commercial timberlands are located primarily in the middle and eastern areas of Nevada County, the most extensive of which is the Tahoe National Forest. According to the Vegetation Type Web Map provided by the Bureau of Land

Management (BLM), as viewed through an ArcGIS ESRI application on September 9, 2025, the area of site disturbance is primarily comprised of Montane Hardwood. According to the California Department of Fish and Game in a report titled "California Habitat Relationships System, "a typical montane hardwood habitat is composed of pronounced hardwood tree layer, with an infrequent and poorly developed shrub stratum, and a sparse herbaceous layer. The technical memo provided by biologist Greg Matuzak, indicates that the project is dominated by ponderosa pine, with some incense cedar and black oak within the area proposed for grading.

None of the project area is currently designated or zoned for timberland production or other forestry-related uses and is not in a designated Timber Preserve Zone (TPZ). Furthermore, the City and Nevada County General Plans do not designate any of the project area for timber or forest-related uses. Therefore, the site does not meet the definition for timberland provided in Public Resources Code Section 4526, as described above. ***No impact*** will occur.

The project site does not have a forest land zoning designation and does not contain forestland or timberland as defined above. The project site is zoned as M-1, designated for light-industrial uses. Additionally, the applicant will be required to obtain a Tree Removal Permit (which can be incorporated into the grading permit) from the City in accordance with Chapter 12.36 of the City's Municipal Code for all trees 10 inches DBH and over.

No mitigation measures are required for impacts related to agriculture resources & forest resources.

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?	☐	☒	☐	☐
b) 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)?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

SETTING

Nevada County is located in the Mountain Counties Air Basin (MCAB). The MCAB includes the central and northern Sierra Nevada mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra Crest. The MCAB generally experiences warm, dry summers and wet winters. Ambient air quality in the air basin is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted. The Northern Sierra Air Quality Management District (NSAQMD) has responsibility for controlling air pollution emissions including "criteria air pollutants" and "toxic air pollutants" from direct sources (such as factories) and indirect sources (such as land-use projects) to improve air quality within Nevada County. To do so, the District adopts rules, regulations, policies, and programs to manage the air pollutant emissions from various sources, and also must enforce certain statewide and federal rules, regulations and laws.

Western Nevada County is non-attainment for the federal 8-hour ozone standard and all of Nevada County is non-attainment for the State 1-hour ozone standard. Ozone exceedances in Nevada County are primarily due to transport from the Broader Sacramento Area and the San Francisco Bay Area. As a federal non-attainment area, the District is preparing a federally enforceable State Implementation Plan (SIP) for western Nevada County in accordance with the Clean Air Act. The SIP is an air quality attainment plan designed to reduce emissions of ozone precursors enough to reattain the federal ozone standard by the earliest practicable date. This will include various pollution control strategies. Overall emissions of ozone precursors must be reduced in western Nevada County (consistent with Reasonable Further Progress requirements specified in the Clean Air Act) until attainment is reached. Most of these reductions are expected to come from motor vehicles becoming cleaner and from State regulations. Failure to submit and implement the SIP in a timely manner could result in federal sanctions, including the loss of federal highway funds, greater emission offset ratios for new sources, and other requirements EPA may deem necessary. As western Nevada County's population, industry and motor vehicle travel grow, the pollution transport fraction will decrease if local emissions are insufficiently mitigated.

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.

The 2014 SOI EIR and the 2020 Subsequent EIR included summaries of the relevant regulations and programs that regulate air quality within the U.S., California, and the MCAB.

IMPACTS

a) Typically, air districts develop thresholds of significance for CEQA evaluation in consideration of maintaining or achieving attainment under the National and California ambient air quality standards (NAAQS and CAAQS) for the geographical area they oversee (long-term regional air quality planning). These thresholds are tied to an air district that is in nonattainment under the State Implementation Plan (SIP) for criteria air pollutants within a cumulative context. The Northern Sierra Air Quality Management District (NSAQMD) is the agency primarily responsible for ensuring that federal and state ambient air quality standards are not exceeded and that air quality conditions are maintained. An area is designated as "in attainment" when it is in compliance with the federal and/or state standards. These standards are set by the U.S. Environmental Protection Agency (EPA) or California Air Resources Board (CARB) for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or public welfare with a margin of safety. Western Nevada County, which includes the project site, is designated as nonattainment for the federal and state ozone (O3) standards. The County is also designated as nonattainment for the state particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM10) standard. As a nonattainment area, the NSAQMD submitted an Ozone Attainment Plan to the EPA (NSAQMD 2018). Once adopted by the EPA, the Ozone Attainment Plan will be a federally enforceable air quality attainment plan for western Nevada County designed to reduce emissions of O3 precursors (reactive organic gases [ROG], and NOx) to attain the federal 8-hour O3 standard, in accordance with the Clean Air Act. Generally, a project would be considered to potentially conflict with the Ozone Attainment Plan if it would result in demographic growth that would exceed the forecasts used in the Plan. Regarding demographic growth, forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) were developed by NCTC for its 2015–2035 Regional Transportation Plan (RTP) (NCTC 2018). The Ozone Attainment Plan relies on the land use and population projections provided in the 2015–2035 RTP, which is generally consistent with the local plans in Nevada County; therefore, the Ozone Attainment Plan is generally consistent with local government plans. The project site is currently zoned M-1 and the project involves expanding the graded area of the contractor's equipment yard in order to better organize and use the space. Therefore, no changes to the existing zoning designations are necessary. Because there are no projected expansion of services or operations proposed with this project there is no regional growth that will occur that is not already accounted for under the Ozone Attainment Plan. The proposed project would not result in new or more severe impacts to an applicable air quality plan than what was previously disclosed in the 2014 EIR or the 2020 SEIR and therefore this impact is *less than significant.*

b) The 2014 SOI EIR quantified construction emissions associated with the Adopted Southern SOI Project assuming continual construction and growth under Impact 3.2.1. The 2014 SOI EIR concluded that short-term daily emissions of NOX and PM10 associated with development would not exceed NSAQMD's recommended Level C significance threshold of 136lb/day; however, emissions would exceed the NSAQMD-recommended Level C ROG significance thresholds of 136lb/day. This impact was identified as significant and unavoidable. The 2014 SOI EIR, and updated modeling used in the 2021 SEIR, concluded that construction generated ROG would exceed Level A significance and NOX would exceed Level C significance and resulted in an exceedance of NSAQMD's recommended Level C significance threshold for NOX and would exceed Level A significance for ROG. The mitigation identified in the 2014 SOI would continue to be applied to the proposed project

and the impact would remain significant and unavoidable as identified in the 2014 SOI EIR. However, the current project to expand the C&D contractor's yard would not result in new or more severe impacts. The 2021 Supplemental EIR concluded that development projects within the Southern SOI area could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and states standards for ozone and coarse and fine particulate matter. The 2021 SEIR concluded this to be a significant and unavoidable impact. Applicable adopted mitigation measures appropriate to include for reducing impacts for the proposed project include the following:

Mitigation Measure 3.1-2, low water use landscaping, and 12.5% EV charging station

Mitigation Measure 3.1-4, requiring an HRA if more than 100 loading trucks per day

c) The 2014 SOI EIR and the 2021 SEIR concluded that the short-term construction emissions of future development within the annexation area, including the subject property, could contribute to existing air quality violations and required implementation of Mitigation Measure 3.1-1a and 3.1-1b. Mitigation Measure 3.1-1a requires submittal of an Off-Road Construction Equipment Emissions Reduction Plan, which will apply to the subject project. Mitigation Measure 3.1-1b requires that architectural coatings contain less than 100 grams of volatile organic compounds per liter of coating. While this will apply to the subject property, there may not be much architectural coatings applied because this is primarily a grading project and does not involve any building construction

The California Emissions Estimation Model (CalEEMod) was used to evaluate the project specific construction impacts for the C&D contractor's yard expansion project. The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated for both construction and operation of land use projects. If modeled construction emissions exceed NSAQMD's mass emission thresholds for criteria air pollutants and precursors then NSAQMD recommends implementing mitigation to reduce these emissions. Results of the model are located in the appendices of this study. Cumulative impacts, evaluated by NSAQMD thresholds, are daily rather than cumulative. When construction occurs over longer periods of time, the impacts for criteria pollutants are distributed over a longer time and are generally less impactful. Pursuant to the NSAQMD "Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects," NOx, ROG and PM10 emissions must be mitigated to a level below significant. If emissions for NOx, ROG or PM10 exceed 136 pounds per day (Level C), then there is a significant impact; Level B is significant if two or more pollutants fall into this category. The overall pollutant impact is expected to remain at a level that is less than significant with the incorporation of standard mitigation measures recommended by the modeling program and outlined in ***Mitigation Measure AQ2.*** No new significant impacts were identified, and none were found to be substantially more severe than the impact identified in the 2014 SOI EIR or the 2020 SEIR. Project impacts would remain significant as identified previously and as such, the following mitigation measures identified in the 2014 EIR and the 2020 SEIR apply to this project:

Mitigation Measure 3.1-1a, submittal of an Off-Road Construction Equipment Emission Reduction Plan

Mitigation Measure 3.1-1b, architectural coatings with less than 100 grams of VOCs per liter

The proposed project would not result in new or more severe impacts to exposure of substantial pollution concentrations to sensitive receptors than what was previously disclosed in the 2014 EIR or the 2020 SEIR.

In consultation with NSAQMD, the project is required to comply with standard air quality measures for construction as noted below. These measures are consistent with the Northern Sierra Air Quality Management's Air Quality Plan for the district. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on thresholds of significance established by the NSAQMD, the project as proposed would comply with NSAQMD regulations.

According to NSAQMD, a dust control plan is required in order to address the multi-phase project that amounts to over an acre of ground disturbance. The current proposal will disturb just under an acre at 43,300 square feet. This mitigation measure is outlined in ***Mitigation Measure AQ 1***, and will be required in addition to the mitigation measures referenced above if more than an acre or more is disturbed.

According to the CalEEMod modeling outputs for the proposed project, short-term construction-related impacts for the project will trigger Level A mitigation measures for ROG and PM_{10} pollution and Level B mitigation measures for Nox.

Table 1
Estimated Daily Construction Emissions

Construction Phase	ROG lb/day	NOx lb/day	PM_{10} lb/day
Maximum daily emissions	8.4	81.9	52.0
Level A Thresholds	<24	<24	<79
Level B Thresholds	24-136	24-136	79-136
Level C Thresholds	>136	>136	>136

Operational emissions are not being considered as part of this analysis for two reasons: 1) the applicant has indicated that the operation of the business is not changing, and that the additional area will allow for better organization of the existing operation, and 2) the expanded use as a contractor's equipment yard is a permitted use in the M-1 zoning designation where the site is located, therefore the focus of this initial study is on the construction impacts of the project. Construction-related emissions are anticipated to be less than significant with incorporation of Level B mitigation measures for NOx, and level A mitigation for ROG and PM_{10} as outlined in ***Mitigation Measure AQ 2.*** With implementation of NSAQMD's recommendations, the proposed project's emissions are not anticipated to substantially contribute to a violation of air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, impacts are anticipated to remain ***less than significant with mitigation.***

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 ±180 feet from the proposed grading activity required to create the expanded contractor's yard. The 2020 Supplemental EIR concluded that development project within the Southern SOI area could result in short-term construction emissions that could violate or substantially contribute to a violation

of federal and states standards for ozone and coarse and fine particulate matter. The 2021 SEIR concluded this to be a significant and unavoidable impact and required Mitigation Measure 3.1-4, which required preparation of a Health Risk Assessment (HRA) if more than 100 loading trucks per day. The applicant has indicated that current and proposed vehicle trips won't exceed 20 trips per day so this mitigation measure was not applied to this project.

e) The project is not anticipated to produce any objectionable odors in its finished condition that would affect a substantial number of people. Construction activities associated with the proposed grading project may temporarily generate objectionable odors. However, 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 would be ***less than significant.***

AQ 1 – Mitigation Measures:

1) Submit a dust control plan to the Air Pollution Control Officer prior to disturbance of topsoil. The duct control plan must be approved by the Air Pollution Control Officer and submitted to the Planning Department prior to issuance of a grading perm

AQ 2 – Mitigation Measures:

1) A paved entry apron or other effective cleaning techniques be required for the second driveway. This may include a road section, extra coarse aggregate, a steek grate to "knock off" dirt which accumulated on the vehicle wheels, an/or a wheel washer.

2) Any material which is tracked onto a paved roadway must be removed (swept or washed) as quickly and as safely as possible.

3) The following mitigation measures shall be implemented during the construction phase of the project and shall be made notes on grading and construction plans:
   a) Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the District. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
   b) Grid power shall be used (as opposed to diesel generators) for jobsite power needs where feasible during construction.
   c) Temporary traffic controls shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by the City Engineer and /or Caltrans.
   d) Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable.

Previously adopted Mitigation Measure 3.1-1a (2021 SEIR): Future development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating that all off-road equipment(portable and mobile) meets or is cleaner than Tier 24 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements. Construction contracts shall stipulate the following:

- Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule202, Visible Emissions.

- The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators where feasible.

Previously adopted Mitigation Measure 3.1-1b (2021 SEIR): All architectural coating activities associated with construction of future development projects within the Southern Sphere of Influence Planning and Annexation project area shall be required to use interior and exterior coatings that contain less than250100grams of volatile organic compounds (VOC/ROG)per liter of coating

Previously adopted Mitigation Measure 3.1-2(2021 SEIR): Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project area shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions (building-specific mitigation was omitted for this grading-only project):

- Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.

- Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES –				
Would the project:				

IV. BIOLOGICAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect 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?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SETTING

The Project area is located in Nevada County, CA in the northern-central Sierra Nevada foothills, specifically to the east of the downtown of the City of Grass Valley. The Sierra Nevada foothills lie between the western edge of the Sierra Nevada and the eastern border of the Central Valley. The foothills form a belt 10 to 30 miles wide that ranges from 500 to 5,000 feet in elevation in a series of northwest to north- northwest aligned ridges that decline in elevation from northeast to southwest. Many rapidly flowing rivers and streams run westerly in deeply incised canyons with bedrock channels to the Central Valley and eventually to the Pacific Ocean. Alluvial fans, floodplains, and terraces are not extensive; and all but the largest streams are generally dry during the summer. Dominant vegetation communities include grasslands, oak woodlands, and chaparral.

Vegetation communities within the Project area are typical of the lower Sierra Nevada foothills. However, the terrain within the Project area is not typical of the lower Sierra Nevada foothills that normally vary between flat ridges and valleys to gently and moderately sloping hillsides. The Project

area elevation ranges from approximately 2,650 to 2,590 feet above mean sea level (MSL) and much of the Project area has been impacted due to historical adjacent industrial practices and disturbance within the site.

The regulatory setting provided in the 2014 SOI EIR remains applicable to this analysis. The regulatory information provided on pages 3.3-20 through 3.3-26 of the 2014 SOI EIR provides a description of the applicable federal, state, and local regulations designed to reduce impacts on biological resources and adequately describes these regulations. These regulations are applicable to special-status wildlife species, including those listed by U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act and by California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act, as well as those protected under California Fish and Game Code (i.e., fully protected species, nesting birds). These regulations also apply to sensitive habitats, including riparian habitat, waters of the United States, waters of the state, and protected trees.

IMPACTS

a) The 2014 SOI EIR determined that subsequent development projects could result in adverse effects on special-status plant species that could occur within the project area. Implementation of Adopted Mitigation Measure MM 3.3.1 would reduce impacts on special-status plants by requiring rare plant surveys, avoidance of special-status plants detected during the surveys, or compensation for direct impacts on special-status plants detected during the surveys. This mitigation addresses the potential to adversely affect special-status plants within the C&D expanded yard area. The proposed project would not result in a new significant effect and the impact on special-status plants would not be more severe than the impact identified in the 2014 SOI EIR or 2021 SEIR. This impact would be ***less than significant with mitigation*** as outlined in the original 2014 EIR.

   The 2014 SOI EIR and 2021 SEIR determined that subsequent development projects could result in adverse effects on coast horned lizard if present within the project area. Implementation of Adopted Mitigation Measure MM 3.3.2 would reduce impacts on coast horned lizard by requiring a habitat assessment for the species, a focused survey if habitat suitable for the species is present, preconstruction surveys if coast horned lizards are detected during the focused surveys, and relocation of any coast horned lizards present in the work area by a qualified biologist. This mitigation will remain applicable to the C&D expansion yard and the potential to adversely affect coast horned lizard. Thus proposed project would not result in a new significant effect and the impact on coast horned lizard would not be more severe than the impact identified in the 2014 SOI EIR. This impact would be less ***than significant with mitigation.***

   The 2014 SOI EIR determined that subsequent development projects could result in adverse effects on California black rail and other migratory birds and raptors protected under the Migratory Bird Treaty Act and California Fish and Game Code. Implementation of Adopted Mitigation Measures MM 3.3.3a and MM 3.3.3b would reduce impacts on special-status birds and migratory birds by requiring a nesting bird survey, and implementation of a limited operating period and protective buffer if active nests are detected during the survey. This mitigation would also address potential impacts associated with the expanded contractor's yard to adversely affect special-status and migratory birds. The expanded yard is not anticipated to result in a new significant effect and the impact on California black rail and other migratory birds and raptors

severe than the impact identified in the 2014 SOI EIR. This impact would be ***less than significant with mitigation*** as proposed in the 2014 EIR.

b) A 3-foot wide drainage, along with associated riparian and wetland habitat, was mapped by project biologist Greg Metusak in a Technical Memo dated March 28, 2025 that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek. The 2014 SOI EIR and the 2021 SEIR determined that subsequent development projects could result in adverse effects on riparian habitat within the annexation area, which includes the subject property, and implemented Mitigation Measure MM 3.3.4 to reduce impacts on riparian habitat that cannot be avoided by requiring permitting and compensation (e.g., on-site restoration, purchase of mitigation credits) such that there is no net loss of this habitat. However, the project biologist concluded that the drainage did not contain riparian habitat. Therefore, the mitigation measure is not applicable to the project site and therefore the expanded C&D yard is anticipated to have ***no impact*** on riparian habitat

c) The 2014 SOI EIR and 2021 EIR determined that subsequent development projects could result in loss, disturbance, or degradation of wetlands and other waters of the United States identified in the annexation area and established mitigation measure 3.3.5 to require permitting by (e.g., Clean Water Act Section 404 and 401 and/or Porter-Cologne Water Quality Control Act), and no net loss of wetlands and other waters of the United States through impact avoidance, impact minimization, and compensatory mitigation. A Technical Memorandum was prepared by Greg Matuzak, Biological Consultant dated March 28, 2025, to evaluate the Berriman Ranch Open Space adjacent to the Berriman Ranch project, which includes the open space area located on the subject C&D property. The evaluation concluded that much of the open space area is a "potential wetland," although the area classified as such is located just south of the subject property. A 3-foot-wide drainage was mapped that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek. Associated riparian wetland habitat was also mapped along the unnamed tributary to Wolf Creek. The Technical Memo identifies this drainage feature as a stormwater outlet and drainage. Because the drainage does not contain either a defined bed and bank or an ordinary high-water mark (OHWM), it is not a feature that is regulated by either CDFW or the Army Corps. Because the technical memo prepared by the biologist did not specifically look at the proposed C&D expanded yard project area, and because potential wetlands are identified nearby the project, MM 3.3.5 will be appliable, requiring that the biologist identify whether wetland habitat exists on the site. Impacts of the project related to federally protected wetlands are anticipated to be ***less than significant with mitigation.***

d) The 2014 SOI EIR and 2021 SEIR determined that subsequent development projects would result in no impact on the movement of native resident or migratory fish or wildlife species or established migratory corridors. Vegetation communities within the C&D expanded contractor's yard, is not substantially different than the project area analyzed in the EIR and SEIR and is not expected to provide higher quality migratory corridor habitat. Additionally, conditions within the project area have not changed since certification of the 2014 SOI EIR and 2021 SEIR. Thus, there would be no new significant effects or more severe impacts than identified in the 2014 SOI EIR. There would be ***no impact.***

e) The 2014 SOI EIR and 2021 SEIR determined that subsequent development projects would not

result in conflict with any local policies or ordinances, including the City's General Plan, Development Code, and Community Design Guidelines because the City verifies compliance with adopted standards through the development review process and subsequent environmental review of specific projects. Development within the Southern SOI Amendment area and residential development area are also verified by the City for compliance with adopted standards during the development review process. Thus, implementation of the proposed expanded contractor's equipment yard would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR and 2021 SEIR. There would be ***no impact***

f) The2014 SOI EIR and 2021 SEIR determined that subsequent development projects would not result in conflict with any adopted habitat conservation plans, natural community conservation plans, or adopted biological resources recovery or conservation plans of any federal or state agency, because project the annexation area, which includes the subject C&D project area, is not within the coverage area of any such plan. No such plans have been adopted since 2021. Thus, implementation of expanded C&D contractor's yard would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR. There would be ***no impact.***

2014 EIR and 2021 SEIR Mitigation:

Previously adopted Mitigation Measure 3.3.2: Project applicants for each future development project proposed within the project shall retain qualified biologists to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes, as part of submittals of tentative maps and /or improvement plans. If suitable habitat exists, development agreements will require preconstruction surveys to be performed by a qualified biologist in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within suitable habitat areas, to allow any lizards to move out of the way of the vehicles.

Previously adopted Mitigation 3.3.1: The project applicant for each future development project proposed within the project area shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species with potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed impact area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities (Nelson 1994.) These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.

If any state- or federally listed CNPS List 1 or CNPS List 2 plant species are found in or adjacent to (within 100 feet) of the proposed impact area during surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:

1. In some cases involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish and Game Code Section 2081.Theapplicant shall consult with the CDFW to determine whether a2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities.

2. Before the approval of grading plans or any ground-breaking activity within the study area, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFWS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible), through the purchase of credits from an approved mitigation bank, or through an in-lieu fee program, if available. The actual level of mitigation may vary depending on the sensitivity of the species, its prevalence in the area, and the current state of knowledge about overall population trends and threats to its survival. The final mitigation strategy for directly impacted plant species shall be determined by the CDFW and the USFWS through the mitigation plan approval process.

3. Any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on project plans.

Previously adopted Mitigation Measure 3.32: Project applicants for each future development project proposed within the project area shall retain qualified biologists to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes, as part of submittals of tentative maps and /or improvement plans. If suitable habitat exists, development agreements will require preconstruction surveys to be performed by a qualified biologist in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within suitable habitat areas, to allow any lizards to move out of the way of vehicles.

Previously adopted Mitigation Measure 3.3.3a: If clearing and/or construction activities for future development projects within the project area will occur during the migratory bird nesting season (April 15–August 15), reconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible).If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City.

Previously adopted Mitigation Measure 3.3.3b: If clearing and/or construction activities for future development projects will occur during the raptor nesting season (January 15–August 15), preconstruction surveys to identify active raptor nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 500-foot buffer (if feasible). If active nest sites are identified within 500 feet of project activities, the applicant shall impose an LOP for all active nest

sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to nesting raptors. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earthmoving, and construction) will not occur and will be imposed within 250 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 250 feet) of LOPs may be adjusted through consultation with CDFW and/or the City.

Previously adopted Mitigation Measure 3.3.5: The City shall ensure that the project will result in no net loss of federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.

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?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
TRIBAL CULTURAL RESOURCES –				
Would the project:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
d) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
e) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☐	☒	☐

SETTING

The study area is situated in the western foothills of the Sierra Nevada Mountains in the Sierra Nevada physiographic province (Norris and Webb 1976) at an elevation of approximately 2,580–2,860 feet above mean sea level (amsl). The Sierra Nevada Range is approximately 50 miles wide and extends for 400 miles, paralleling California's eastern border south from the Cascade Range to the central Transverse Ranges.

The surrounding terrain includes steep drainages south and east with gently sloped hills north and west. Summers in the region are dry and warm; winters are wet and cool. Average precipitation ranges 35-70 inches with average annual snow fall of 10 inches. The wet season extends from October through May.

The Project is located in the Bear/Yuba River watershed. The nearest water source is the South Fork of Wolf Creek, approximately 125 meter south of the Project Area. The climate fosters a diverse array of vegetation typical of the Yellow Pine Belt community, including Jeffrey and Ponderosa pines, incense cedar, black oak, manzanita, western azalea, wild rose, Scotch broom, poison oak, wild iris, ferns, and California dogwood (Storer and Usinger 1963).

The study area is considered to be part of the northern portion of the Mother Lode, which is a north/south trending vein where gold is embedded in host rock. This region's geology is unlike the rest of the Mother Lode belt in that it lacks large-scale faulting and the primary veins run at mild rather than steep angles (Jenkins 1948). During the historic period, the rich quartz and gold deposits of the region made it both attractive and productive for placer and lode mining operations (Clark 1970). The ready availability of granitic rock in the project vicinity provided raw material for grinding tools used by pre-contact Native American peoples to process plant foods, such as acorns and seeds.

The study area is recognized as the ancestral homeland of the Nisenan, who are also known as the Valley Maidu (Golla 2011; Heizer and Elsasser; Wilson and Towne 1978). The following ethnographic summary is not intended as a thorough description of Nisenan culture but instead is meant to provide a background to the present cultural resource investigation with specific references to the project area. In this section, the past tense is sometimes used when referring to native peoples because this is a historical study. This convention is not intended to suggest that Nisenan people only existed in the past. To the contrary, the Nisenan have strong cultural and social identities today

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR indicated that no fossils and no unique geologic features have been recorded within the Southern Sphere of Influence area. The underlying plutonic and metavolcanic rocks mapped in the project area are unlikely to contain fossilized remains, because the high temperature/high pressure processes involved in their formation are too destructive to preserve identifiable fossil remains. It was therefore concluded that impacts on paleontological resources

b) The 2014 SOI EIR determined that future development within the Southern Sphere of Influence area, which includes the subject C&D site and required that future development projects prepare a cultural resource study prepared if the project site is determined to have a moderate to high sensitivity rating for such cultural resources. The applicant did not request a sensitivity rating through a CHRIS search with the North Central Information Center. Instead, the applicant

suppled the City with a 2006 Archeological Inventory Survey prepared for the Berriman Ranch Development Project. The area of the C&D expanded contractor's yard was added to the C&D site through a lot line adjustment in 2023 (23PLN-20), so the 2006 study presumably encompassed the expanded footprint. The 2021 SEIR indicates that the NCIC records search yielded no historic resources in the entire Southern SOI area, though there are a number of historic-era buildings and structures, defined as over 45-yearts old, which have not been evaluated for potential historic resource eligibility. There are no existing structures on the subject expanded C&D area. None of the cultural resource sites identified in the 2006 Cultural Resource Survey are identified within the C&D project area. Therefore, given that no historic resources were identified in the 2014 SOI EIR, nor the 2021 SEIR, and no identified historical sites from the 2006 Cultural Resource Survey prepared for the Berriman Ranch project, and which presumably encompasses the project site. are identified in the project area, ***no impact*** is anticipated to occur related to causing a change to a historical resource as defined in §15064.5

c) The 2014 EIR and the 2021 SEIR concluded that future development sites such as the C&D expansion yard site, could contain unknown archeological resources and that ground - disturbing activities would have the potential to uncover archeological resources, with the possibility of damage to yet undiscovered resources as defined in CEQA Guidelines Section 15064.5. Mitigation Measures 3.5.1b and 3.5.1c were implemented, requiring that a cultural resource study be prepared if the site is considered sensitive, and requiring that construction projects halt and a cultural specialist retained in the event ground-disturbing activities uncover archeological resources. As discussed above, the applicant did not perform an NCIC CHRIS search so staff does not know if the subject site is considered sensitive for containing cultural resources. The 2006 Archeological Resource Survey prepared for the Berriman Ranch project presumably encompassed the project site and did not identify archeological resources in the subject project area. The only recommended mitigation treatment in the 2006 study was for two identified archeological sites, neither of which are located on the subject site**.** Based on the lack of cultural resources indicated in the 2006 survey, no further cultural resource study was submitted for the C&D expansion yard. Nevertheless, there remains potential for archeological sites to be uncovered during ground-disturbing activities so mitigation measure 3.5.1c remains applicable to the subject project site, though no new no new significant effects or more severe impacts than identified in the 2014 SOI EIR or the 2021 SEIR were identified. Therefore**,** impacts related to causing a change to an archeological resource as defined in §15064.5 are anticipated to be ***less than significant with mitigation.***

d) The 201 4SOI EIR and the 2021 SEIR evaluated the potential for discovery or damage of previously unknown human remains. Based on documentary research, no evidence suggests that any prehistoric or historic-period marked or un-marked human interments are present within or in the immediate vicinity of the amended sphere of influence and annexation area in 2021, which encompassed the current project site. However, ground-disturbing construction activities could uncover previously unknown human remains. The current project proposal would not change the potential to encounter previously unknown human remains. Therefore, there is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would remain less than significant with mitigation.

e) Assembly Bill 52 (AB 52), which went into effect in July 2015, is an amendment to CEQA Section

5097.94 of the Public Resources Code. AB52 established a proactive consultation process with all California Native American tribes identified by the NAHC with cultural ties to an area. This process is implemented on projects that file a notice of preparation for an Environmental Impact Report (EIR) or notice of intent to adopt a negative or mitigated negative declaration. Under AB52, the Lead Agency is required to consult with tribes at tribal request. The bill further created a new class of resources under CEQA known as Tribal Cultural Properties (TCPs).

On June 12, 2025, the city planner received a list of Native American tribes that are culturally affiliated with the project area from the Native American Heritage Commission. A response was received on June 17, 2025, indicating that the Sacred Lands File was negative for the presence of Native American cultural resources in the immediate project area. The NAHC included a list of 13 tribal representatives available for consultation. To ensure that all Native American knowledge and concerns over potential Tribal Cultural Resources (TCRs) that may be affected by the project are addressed, a letter containing project information was sent from the city to each tribal representative on September 4, 2024. No response was received from any of the tribal agencies as been received as of October 14, 2025. Nevertheless, previous mitigation outlined in mitigation measure 3.51d of the 2014 EIR requires notification of any prehistoric or historic Native American cultural resources during the course of construction.

Previously Adopted Mitigation Measure 3.5.1c: If, during the course of construction of future projects within the project area, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features)are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.

The City and the project applicant shall consider mitigation recommendations presented by a qualified archaeologist (as described) for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources

Previously Adopted Mitigation Measure 3.5.1d: The Native American community will be notified of any unanticipated and accidental discoveries of prehistoric or historic Native American cultural resources and will monitor activities associated with determining the significance of any discoveries as agreed to by the City of Grass Valley in consultation with the Native American community.

Previously adopted Mitigation Measure 3.5.1e: If human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City of Grass Valley Community Development Department shall be notified, and the Nevada County Coroner must be notified, according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e)shall be followed.

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

SETTING

Energy use, especially through fossil fuel consumption and combustion, related directly to environmental quality since it can adversely affect air quality and generate GHG emissions that contribute to climate change. Electrical power is generated through a variety of sources, including fossil fuel combustion, hydropower, wind, solar, biofuels, and others. Natural gas is widely used to heat buildings, prepare food in restaurants and residences, and fuel vehicles, among other uses. Fuel use for transportation is related to the fuel efficiency of cars, trucks, and public transportation; choice of different travel modes such as auto, carpool, and public transit; and miles traveled by these modes, and generally based on petroleum-based fuels such as diesel and gasoline. Electric vehicles (EVs) may not have any direct emissions but do have indirect emissions via the source of electricity generated to power the vehicle. Construction and routine operation and maintenance of transportation infrastructure also consume energy. PG&E provides electricity and natural gas to the project site.

The Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6 of the California Code of Regulations (Title 24), was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years. Compliance with Title 24 is mandatory at the time new building permits are issued by the city.

CALgreen establishes mandatory green building standards for buildings in California. CALgreen was developed to reduce GHG emissions from buildings, promote environmentally responsible and healthier places to live and work, reduce energy and water consumption, and respond to state environmental directives. Calgreen covers five categories: planning and design, energy efficiency, water efficiency and conservation, material and resource efficiency, and indoor environmental quality.

Impacts

a) The project construction schedule is assumed to begin in Spring 2026 and conclude within 12 months. If the construction schedule moves to later years, construction emissions would likely decrease because of improvements in technology and more stringent regulatory requirements as older, less efficient equipment is replaced by newer and cleaner equipment. The proposed

project requires, site preparation, and grading.

The construction phase would require energy for preparation of the site (e.g., site clearing, and grading). Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks. The types of on-site equipment used during construction of the proposed project could include gasoline- and diesel-powered construction and transportation equipment, including trucks, graders, tractors, and cranes. Equipment and fuel are not typically used wastefully on the site because of the added expense associated with renting the equipment, as well as maintenance and fuel. Construction-related energy impacts are anticipated to be ***less than significant.***

PG&E will provide electricity and natural gas for the project. According to the California Energy Commission (CEC), total electricity consumption in Nevada County in 2022 was 697.188838 GWh (697,188,838 kWh). Grading associated with the project is expected to inrease the annual electricity consumption temporarily by no more than 0.1 percent based on analysis of similar projects as compared to the proposed project. The project would not represent a wasteful or inefficient use of energy resources because it would be required to comply with Title 24 and CALGreen requirements to reduce energy consumption, and include on-site electric vehicle charging stations. For these reasons, the project would not result in a wasteful use of energy. Therefore, electrical demand associated with the operational phase of the project is anticipated to be ***less than significant.***

b) The Grass Valley City Council adopted an Energy Action Plan on November 13, 2018 with a goal of reducing the city's utility-supplied energy consumption by 36% by the year 2035. The plan does not include specific standards, but encourages education and voluntary reduction efforts, including for new construction projects. The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and the California Renewable Portfolios Standard (RPS). Under the California RPS, the State of California is transitioning to renewable energy through California's Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-1408, signed in November 2008, expanded the state's RPS to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Senate Bill 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures. The Project will be required to meet Title 24 and CALgreen standards at the time of construction and is anticipated to have a ***less than significant*** impact on local and state plans for energy use reduction.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS –				
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.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d)	Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?	☐	☒	☐	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

SETTING

The western foothills of the Sierra Nevada are a complex assemblage of igneous and metamorphic rocks. The regional structure of the foothills is characterized by the north-northwest trending Foothills Fault System, a feature formed during the Mesozoic era (dating from 65 to 230 million years ago) in a compressional tectonic environment. A change to an extensional tectonic environment during the Late Cenozoic (last 9 million years) resulted in normal faulting which has occurred coincident with some segments of the older faults.

The applicant has refused to provide a preliminary geotechnical evaluation, so the specific geotechnical environment is not well known. Staff has relied on a Soil Survey prepared by Holdrege &Kull in 2007 for the Berriman Ranch Project. The contractor's yard expansion area was included in the Berriman Ranch site at that time, though it was not proposed for development it is unclear how well that area was analyzed. Soil types include Alluvial land (Ao) and Musick sandy loam (15 to 15% slopes (MrE) according to the NRCS SoilWeb soils map. The current elevation range is approximately 2,590 to 2,650 feet above mean sea level (MSL) feet above MSL.

IMPACTS

a) i, ii) The online Fault Activity Map of California (CGS, 2010) depicts a segment of the Big Bend Wolf Creek Fault Zone approximately half a mile west of the site. The late Quaternary Wolf Creek Fault (fault displacement during the past 700,000 years) are mapped approximately half a mile west of the site. Special Publication 42 (CGS, 2018) is intended to promote uniform and

effective statewide implementation of the evaluation and mitigation elements of the Alquist-Priolo Earthquake Fault Zoning Act. Pursuant to CGS (2018) guidance, Staff used the online California Earthquake Hazards Zone Application (EQZ App; https://maps.conservation.ca.gov/cgs/EQZApp/) to determine whether the site is located within a designated Earthquake Fault Zone (also known as Alquist-Priolo Zone, or A-P Zone). A-P Zones are regulatory zones that encompass traces of Holocene-active faults to address hazard associated with surface fault rupture. The site is not mapped within an A-P Zone and is therefore this project is anticipated to have a ***less than significant impact*** related to exposure of people to rupture of a known earthquake fault and seismic ground shaking, seismic-related ground failure and landslides.

iii.) The site is not in a designated Seismic Hazard Zone for liquefaction. Staff is not aware of any reported historical instances of liquefaction in the Grass Valley area. The site is not located near a large seismic source. Therefore, staff expects that the potential for liquefaction is low and impacts of this project are considered to be ***less than significant.***

iv) The proposed improvements include engineered, 2:1 (horizontal:vertical) fill slopes. The site is not within a State-designated hazard zone for seismically induced landslides. However, near-surface soil, undocumented fill, and highly weathered bedrock are subject to instability, particularly under saturated conditions and/or seismic forces. Therefore, a Registered Professional Geologist should assess the potential for slope instability during project design. Therefore, this project is anticipated to have a ***less than significant impact with mitigation*** related to exposure of people to landslides with incorporation of ***GEO 1 Mitigation measures***.

b) The United States Department of Agriculture (USDA) *Web Soil Survey* application (https://websoilsurvey.nrcs.usda.gov/app/) characterizes site soil predominantly include Alluvial land (Ao) and Musick sandy loam (15 to 15% slopes (MrE). bed as medium with slight to moderate erosion hazard. The expansion yard project site is currently vacant and undeveloped. The proposed project would require ground-disturbing activities such as grading, excavation, and other earthmoving activities prior to and during construction. These activities will expose surface soils to wind and precipitation, which could cause soil erosion and loss of topsoil if measures are not taken to prevent erosion and runoff during site construction. Projects that disturb one acre or more acres of soil are required to obtain the General Permit for Discharge of Stormwater Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list BMPs the proposed project would implement to control erosion and prevent the conveyance of sediments off-site.

The proposed project would comply with the CBC and with required erosion control measures including those outlined in Grass Valley Municipal Code Chapter 17.62. The City Engineer is responsible for review and approval of drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria. Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management measures per the City of Grass Valley Design Standards. Compliance with the CBC and Municipal Code would ensure that the proposed project would not result in substantial erosion or loss of topsoil. With the compliance of the CBC and Municipal Code, erosion impacts resulting from project construction would remain ***less than significant.***

c) Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. A landslide generally occurs on relatively steep slopes and/or on slopes underlain by weak materials. As discussed in Response 4.7.a(iv), while the site is not within a State-designated hazard zone for seismically induced landslides near-surface soil, undocumented fill, and highly weathered bedrock are subject to instability, particularly under saturated conditions and/or seismic forces. Therefore, a Registered Professional Geologist should assess the potential for slope instability during project design. Therefore, this project is anticipated to have a ***less than significant impact with mitigation*** related to exposure of people to with incorporation of ***GEO 1 Mitigation measures***.

d) A geotechnical report was not provided by the applicant. A Registered Geotechnical Engineer should observe soil conditions during earthwork improvements and foundation excavation to verify that the potentially expansive soil does not exist. Therefore, this project is anticipated to have a ***less than significant impact with mitigation*** related to creating risk to life or property due to expansive soil and shall be subject to of ***GEO 1 Mitigation measures***.

e) The proposed project would connect to an existing wastewater facility and sanitary sewer system and, therefore, would not use septic tanks or alternative wastewater disposal systems. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, ***no impacts*** would occur as a result of the capacity of the soils on the project site to support septic tanks or alternative wastewater disposal systems.

GEO 1 Mitigation Measures:

1. Prior to building and grading permit issuance, written verification from a geotechnical engineer shall be provided to the City Planner indicating that grading and construction plans include all pertinent recommendations from a Geotechnical Investigation Report prepared for the project.

2. Prior to building permit final, written verification from a geotechnical engineer shall be provided to the City Planner that indicates all recommendations from the Geotechnical Investigation Report prepared for the project by Geocon Consultants, Inc., dated December 2024, have been incorporated in to the geotechnical engineer's satisfaction.

VIII. GREENHOUSE GASES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

Would the project:

a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases.	☐	☐	☒	☐

SETTING

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

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

Greenhouse gases (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). Carbon dioxide (CO2) is the main component of greenhouse gases and pollutants, and vehicles are a primary generator of CO2.

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 City has not adopted a numerical significance threshold for assessing impacts related to GHG emissions, nor have the Northern Sierra Air Quality Management District (NSAQMD), CARB, or any other State or regional agency adopted a numerical significance threshold for assessing GHG emissions that is applicable to the project. The City's adopted Energy Action Plan does not include specific standards or thresholds but encourages education and voluntary reduction efforts. To date, no quantitative GHG emissions significance threshold for general use in the environmental review process that would apply to the Project have been adopted by a local, regional, or state agency per the requirements of CEQA Guidelines Section 15064.7(b). As such, for this analysis, the potential

significance of the Project's GHG emissions will be qualitatively evaluated based on the "extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions" (CEQA Guidelines Section 15064.4(b)).

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR determined that implementation of the Adopted Southern SOI Project as amended would result in GHG emissions that would result in a significant and unavoidable impact (Impact 3.4.1) Implementation of the adopted Mitigation Measures 3.3-1,3.3-2,and 3.3-3would help ensure that the Southern SOI Amendment would reach the 2040 2.74MTCO2e/year/SP target through the application of all feasible, on-site GHG reduction measures and purchase of carbon offsets, which would demonstrate consistency with the state's long-term climate change goals. However, the 2021 SEIR determined that it cannot be assured that all mitigation is feasible. For instance, the cost or availability of offsets that meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional is unknown. It may also not be possible for all future subsequent development to attain zero net energy in their design due to their specific use. Build-out of the annexed Southern Sphere, including development of the proposed C&D expansion yard, would generate a total of 60,238 and 35,528 MTCO2e as documented in the 2014 EIR and the 2021 EIR over the 8-year construction period, respectively. Amortized over a 30-year project lifetime, these emissions would be 2,008 and 1,184 MTCO2e, respectively. Operational emissions associated with the adopted Southern SOI Project were estimated to result in GHG emissions associated with transportation, electricity and natural gas combustion, water consumption, and wastewater and solid waste generation. Operation of the Southern SOI Amendment project was estimated to generate approximately 7.55MTCO2e/year/SP in 2040. Development of the M-1 portion of the parcel for Light-Industrial uses, including as an expanded contractor's storage yard as proposed, is among the category of uses contemplated under the 2014 EIR and the 2021 SEIR. The mitigation measures adopted at the time remain applicable to the proposed project. Implementation of the proposed expanded contractor's equipment yard would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR and 2021 SEIR. Therefore, impacts related to the generation of greenhouse gas emissions is ***less than significant with mitigation*** incorporated as adopted.

b) there are no local, state, or regional adopted significance thresholds for assessing GHG emissions. In 2008, the California Air Resources Board (CARB) adopted the Climate Change Scoping Plan: A Framework for Change (Scoping Plan), which establishes an overall framework for measures to reduce statewide GHG emissions for various sources/sectors to 1990 levels by 2020, consistent with the reduction targets of Assembly Bill 32 (AB 32). The Scoping Plan was updated in 2014, 2017, and most recently in 2022. The 2022 update to the Scoping Plan revises CARB's strategy to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279. The Scoping Plan identifies actions to reduce GHG emissions under a variety of sectors. The project will also be subject to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO). The Project would install EV parking spaces and chargers and although there is not dedicated infrastructure for Medium-Duty Vehicle/Heavy-Duty Vehicle (MDV/HDV)- specific charging, there are no

Project impediments to possible future implementation. Calculating the Greenhouse Impacts on an individual project is difficult to qualify or quantify. The incremental 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 CO_2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. According to the *CalEEMod* emissions model conducted for the Project, the average daily CO_2 levels during construction will be 913 lbs/day, and annual levels will be 151 MT/yr. in 2025 during the bulk of construction and 3.75 MT/yr in 2026. This accounts for 5.16 MT over an amortized 30 year period, or 0.26% of the total anticipated for the Southern SOI area before the amendment. It will be even less if the amendment area is factored in. The operational phase of the project is anticipated to be in line with the projections made in the 2014 EIR and 2021 SEIR and will be mitigated by the mitigation measures adopted in those documents. Impacts related to the generation of greenhouse gas emissions is ***less than significant with mitigation*** incorporated as previously adopted.

Previously adopted Mitigation Measures:

Mitigation Measure 3.3-1: Subsequent development projects within the Southern Sphere of Influence Planning and Annexation project are shall submit to the City of Grass Valley and receive approval for a GHG Emissions Reduction Plan prior to issuance of building permits for the development project in question. The GHG Emissions Reduction Plan shall demonstrate adherence to the following measures or alternative measures to reduce GHG emissions.

a) Prior to the issuance of building permits for residential and commercial development the project developer or its designee shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to the City for review and approval. For residential and commercial development within the project area, the ZNE Report shall demonstrate that the most recent version of the California Energy Code has been applied. Residential and commercial development shall be designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings. If the ZNE Report determines that attainment of ZNE is not feasible, it shall substantiate this conclusion and will identify the maximum building energy efficiency that is attainable.
b) All buildings shall include rooftop solar photovoltaic systems to supply electricity to the buildings. Alternatively, solar photovoltaic systems can be installed on canopies that also shade parking areas. The project applicant shall provide pre-wired solar for residential garage/parking structures as a design feature.
c) Any household appliances included in the original sale of the residential units shall be electric and certified Energy Star-certified (including clothes washers, dishwashers, fans, and refrigerators, but not including tankless water heaters).
d) Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, showers, and faucets (kitchen and bathroom), in each residential unit.
e) All buildings shall be designed to include cool roofs consistent with requirements established by Tier 2 of the CALGreen Code.

f) The proposed project shall be designed to exceed state energy efficiency standards the California Energy Code in effect at the time of construction by 15 percent (to Tier 1 Title 24 Standards) as directed by Appendix A5 of the 2010 California Green Building Standards (CBSC2011). This measure helps to reduce emissions associated with energy consumption.
g) Low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.
h) The installation of wood-burning fireplaces shall be prohibited in all new residential units.
i) The project applicant shall provide a minimum of one single-port electric vehicle charging station at each new single-family housing unit that achieves similar or better functionality as a Level 2 charging station (referring to the voltage that the electric vehicle charger uses). The project applicant shall also provide Level 2 electric vehicle charging stations at a minimum of 10 percent of parking spaces that serve multi-family residential buildings.
j) Parking lots serving non-residential buildings shall have at least 12.5 percent of parking spaces served by electric vehicle charging stations that achieves similar or better functionality as a Level 2 charging station.

Previously adopted Mitigation Measure 3.3-2: Subsequent development within the project area [including the subject project] shall implement all feasible measures to reduce construction-related GHG emissions associated with the Southern SOI Amendment, including, but not limited to, the construction-related measures listed below. A mitigation measure may be deemed infeasible if the project applicant provides rationale, based on substantial evidence to the City that substantiates why the measure is infeasible. The GHG reductions achieved by the implementation of measures listed below shall be estimated by a qualified third-party selected by the City. All GHG reduction estimates shall be supported by substantial evidence. Mitigation measures should be implemented even if it is reasonable that their implementation would result in a GHG reduction but a reliable quantification of the reduction cannot be substantiated.

a) The project applicant shall require its contractors to enforce idling of on-and off-road diesel equipment for no more than 5 minutes while on site.
b) The project applicant shall implement waste, disposal, and recycling strategies in accordance with Sections4.408 and 5.408 of the 2016 California Green Building Standards Code (CALGreen Code), or in accordance with any update to these requirements in future iterations of the CALGreen Code in place at the time of project construction.
c) Project construction shall achieve or exceed the enhanced Tier 2 targets for recycling or reusing construction waste of 75 percent for residential land uses as contained in Sections A4.408 and A5.408 of the CALGreen Code.
d) All diesel-powered, off-road construction equipment shall meet EPA's Tier 4 emissions standards as defined in 40 Code of Federal Regulation (CFR) 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available.
e) The project applicant shall implement a program that incentivizes construction workers to carpool, use public transit, or EVs to commute to and from the project site.

Previously Adopted Mitigation Measure 3.3-3: If, following the application of all feasible on-site GHG reduction measures listed under Mitigation Measures3.3-1 and3.3-2,theSouthern SOI Amendment would continue to generate GHG emissions exceeding 2.74MTCO2e/year/SP, the project applicant for subsequent development in the project area shall offset the remaining GHG emissions to meet 2.74MTCO2e/year/SP in 2040 by funding activities that directly reduce or sequester GHG emissions or by purchasing and retiring carbon credits. To the degree that a project relies on GHG mitigation measures, the City of Grass Valley, NSAQMD, and CARB recommend that lead agencies prioritize on-site design features, such as those listed under Mitigation Measures 3.3-1and 3.3-2, and direct investments in GHG reductions within the vicinity of the project site to provide potential air quality and economic co-benefits locally. While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized effect, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources). For example, direct investment in a local building retrofit program could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, energy efficient windows, insulation, and water conservation measures for subsequent development within the geographic area of the Southern SOI Amendment. Other examples of local direct investments include financing installation of regional electric vehicle charging stations, paying for electrification of public school buses, and investing in local urban forests. These investments would not only achieve GHG reductions, but would also directly improve regional and local ambient air quality. However, to adequately mitigate GHG emissions to 2.74MTCO2e/year/SP, it is critical that any such investments inactions to reduce GHG emissions meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such credits shall be based on protocols approved by the California Air Resources Board (CARB), consistent with Section 95972 of Title 17 of the California Code of Regulations. Project applicants shall not use offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City of Grass Valley, NSAQMD, or CARB. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the California Air Pollution Control Officers Association's GHG Rx and NSAQMD. Prior to issuing building permits for subsequent development projects in the Southern SOI Amendment area, the City shall confirm that the project applicant or its designee has fully offset the project's remaining(i.e., postimplementation of GHG reduction measures pursuant to Mitigation Measure3.3-1 and 3.3-2) GHG emissions by relying upon one of the following compliance options, or a combination thereof:

a. demonstrate that the project applicant has directly undertaken or funded activities that reduce or sequester GHG emissions that are estimated to result in GHG reduction credits (if such programs are available), and retire such GHG reduction credits in a quantity equal to the project's remaining GHG emissions;

b. provide a guarantee that it shall retire carbon credits issued in connection with direct investments (if such programs exist at the time of building permit issuance) in a quantity equal to the subsequent project's GHG emissions;
c. undertake or fund direct investments (if such programs exist at the time of building permit issuance) and retire the associated carbon credits in a quantity equal to the subsequent project's remaining GHG emissions; or if it is impracticable to fully offset

GHG emissions through direct investments or quantifiable and verifiable programs do not exist, the project applicant or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the subsequent project's remaining GHG Emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☒	☐

SETTING

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

The City's 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, vehicle accidents and other situations. Fire Station #1, located on Brighton Street, is staffed 24 hours a day. This station is located less than one mile 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) The storage, handling, or use of any hazardous materials is regulated by State and local regulations. The California Building Code regulates the types and amounts of hazardous substances allowed in conventional structures. Storage of any amount of hazardous materials is subject to the Grass Valley Fire Department and Nevada County Environmental Health Department regulations. The applicant and/or facility operator is required to adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). These regulations limit the amount of hazardous materials that can be stored in these facilities so that public safety is protected. The Project is not anticipated to involve any handling of hazardous wastes or other hazardous materials. Additionally, the Project is required to comply with the City of Grass Valley stormwater drainage requirements and State water quality control board regulations for stormwater in the Central Valley Regional Water Quality Control Board region (Region 5). This will ensure that water leaving the site is properly filtered before it enters area waterways. Therefore, there is no potential for a significant impact to the environment from a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. Impacts to the public or the environment related to use, transport, disposal, or reasonable foreseeable release of hazardous material is anticipated to be ***less than significant***

b) The 2014 SOI EIR and 2021 SEIR evaluated the potential for future development to create significant hazards to the public or environment due to the location of multiple known hazardous materials release sites in the project area, including the C&D expansion yard area. A Phase I Environmental Site Assessment(ESA) prepared in 2007 for the Berriman Ranch residential subdivision project, which encompassed the area of C&D's proposed expansion yard, identified several Recognized Environmental Conditions (RECs), including placer and hard rock mining excavations and associated stockpiles of spoils, the potential use of pesticides in the area of the former Berriman Ranch orchard and pastures, and a layer of white surface soil over a large portion of the site. As of November 24, 2020, a Standard Voluntary Agreement (SVA) has been entered into by DTSC and the City of Grass Valley. The purpose

of the SVA is to investigate, remediate, and/or evaluate a release, a threatened release, or a potential release of any hazardous substance at or from the Berriman Ranch Property under the oversight of DTSC (DTSC 2020a, DTSC 2020e).Because the white surface soil layer contains elevated concentrations of heavy metals (such as arsenic, lead and mercury), the proposed mitigation provided in the SVA includes removal of the surface layer from the proposed development areas and consolidation of the material at a location that will be subject to a land use covenant to restrict future disturbance of the material and to establish procedures for monitoring and maintenance. Portions of the property where the white surface soil layer is to remain in place may remain used as open space under a land use covenant restricting soil disturbance. According to the Phase I ESA prepared by Holdredge and Kull in 2007 for the Berriman Ranch residential subdivision project, the area containing the white surface soil layer that is to remain open space is located south of the boundary of the expanded contractor's yard at a distance over 150 feet. Locations identified as previous hard rock mining sites are located over 2,000 feet away. Though hazardous materials sites are located nearby the project area, a summary letter from Geotechnical Engineer, Jason Muir, dated October 14, 2025, provides that the upslope condition of the project site to the contaminated soil-tested areas, and indicates low levels of contamination at the areas tested closest to the project site, particularly considering levels allowed for commercial land uses. Therefore, it is unlikely that the project site includes hazardous materials above thresholds for the use and therefore compliance with mitigation measure 3.7.2c (2021 SEIR) provided in the 2014 SOI EIR and with standards identified through the SVA and executed for the Berriman Ranch Property, has not been applied to this project. Therefore, there is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR and the 2021 SEIR. This impact would remain ***less than significant*** as previously identified.

c) The 2014 SOI EIR determined that because no schools are located within 0.25 mile of the project site, no impacts related to emissions or handling of hazardous materials within 0.25 mile of an existing school would occur. 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 site is located approximately 0.90 miles from the nearest school and is anticipated to have ***no impact*** related to hazardous emissions or hazardous materials within a quarter mile of a school.

d) The City's General Plan identifies upwards of 46 mining claim boundaries in the Grass Valley area, though none of them appear to be located on the subject expanded contractor's yard area. As previously discussed, the expanded yard area was previously part of a parcel with a Standard Voluntary Agreement (SVA) between DTSC and the City of Grass Valley. The parcel that previously contained the C&D expansion yard area is listed in the Department of Toxic Substance Control's (DTSC) EnviroStor database under ID 60003046 for mining activity. The SVA has been entered into by DTSC and the City of Grass Valley. The purpose of the SVA is to investigate, remediate, and/or evaluate a release, a threatened release, or a potential release of any hazardous substance at or from the Berriman Ranch Property under the oversight of DTSC. The 2014 SOI EIR and the 2021 EIR includes mitigation requiring that recommendations contained in the Phase I ESA be implemented prior to issuance of grading permits. There is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would remain

less than significant with the previously adopted mitigation as identified in the 2014 SOI EIR and the 2021 SEIR.

e) The project site is located approximately 2.9 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 not located within the area of influence. Therefore, there is ***no impact*** anticipated related to safety hazards for people residing or working in the vicinity of the Nevada County Airport.

f) The closest known private airstrip is Alta Sierra Airport, located over 5 miles (as the crow flies) from the subject project area. Therefore, there is ***no impact*** anticipated related to safety hazards for people residing or working in the vicinity of a private airport.

g) The 2014 SOI EIR and the 2021 SEIR evaluated the potential for the project to interfere with adopted emergency response or evacuation plans. Alternative routes would be provided (if necessary) during construction and evacuation routes would be maintained through standard practices identified in the Nevada County EOP. There is no new significant impact with the proposed expansion yard and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would remain less than significant as related to interference with an adopted emergency response plan.

h) CalFire provides a map of Fire Hazard Severity zones (FHSZ), which also indicates recommended FHSZs for Local Responsibility Areas (LRAs). The project site is located in a LRA with a recommended Very High Wildfire Severity zone. The project will provide an underground private water supply system, fire sprinkler and fire alarm. The proposed access and water system will support adequate fire suppression activities. The Grass Valley Fire Department has reviewed the proposed project and does not have concerns about the project moving forward. It will be required to meet California Building and Fire codes at the time of construction. According to the CALEEMod emissions modeling, which includes climate risk evaluation, the project was determined to be at a high exposure risk to wildfire. However, the project's sensitivity from experiencing physical damage, experiencing regular disruptions, and on impacting sensitive populations from wildfire was determined to be low. The project is anticipated to have a less than significant impact on exposing people or structures to a significant risk of loss, injury, or death involving wild land fires is ***less than significant.***

X. HYDROLOGY AND WATER QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

SETTING

The general topography of the Project area is characterized moderately sloping at a an elevation of approximately 2,380 feet above mean sea level (MSL). A 3-foot wide drainage, along with associated riparian and wetland habitat, was mapped by project biologist Greg Metusak in a Technical Memo dated March 28, 2025 that extends from the existing parcel containing C & D Contractors and continues southwest and eventually connects downstream with an unnamed tributary to Wolf Creek.

The 2014 SOI EIR (pages 3.8-1 through 3.8-6)provides an overview of regional hydrology, surface water resources, groundwater, water quality, and flood zones that adequately describes the

conditions within the project area. Surface water flows east to west in two minor drainages toward Wolf Creek, which abuts the southwestern portion of the project area approximately 2,200 feet west of State Route(SR)49.Wolf Creek flows south approximately 14 miles to the Bear River, which flows into the Feather River, a major tributary to the Sacramento River. The area experiences seasonal soil saturation and standing water. Ponding has been influenced by historic alteration of area hydrology, particularly on the former Bear River Mill site east of SR 49 where there are two ponds created by earthen dams. The project area is not within a groundwater basin defined by the California Department of Water Resources (DWR). Where present, groundwater is confined to bedrock fractures and perched zones above a resistant rock type or impermeable soi.

IMPACTS

a) The project plans show a 15-inch storm drainpipe to be installed to collect storm water and direct it toward a natural swale at the south of the property. According to Registered Professional Engineer, Jason Barnum, because there is not impervious surface being added, a drainage report is not required. A 3-foot wide drainage traverses the proposed expansion area, flowing in a southwesterly direction. Eventually it connects downstream through a culvert with the unnamed tributary to Wolf Creek outside of the proposed area of the proposed vegetation removal and grading area.

   The proposed C&D expansion yard is required to comply with State and local regulations that are intended to minimize the potential for construction and operational water quality impacts, including the Construction Stormwater General Permit adopted by the State Water Resources Control Board, and the City's General Plan, Development Code, and Improvement Standards. The Engineering Department will oversee the review of a grading permit pursuant to the City's Grading Ordinance and will ensure compliance with these requirements and regulations. Thus, the proposed project would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. Compliance with existing State and local regulations would reduce potential construction and operational water quality impacts for the project and residential development to a ***less than significant*** level.

b) The 2014 SOI EIR and the 2021 SEIR evaluated the potential for future development within the project area, including the subject C&D expansion yard, to deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table in Impact 3.12.3. This impact was determined to be less than significant because annexed properties would be required to connect to either the existing water distribution, in this case managed by the City of Grass Valley, whose system does not employ groundwater wells. In general, groundwater recharge potential is greatest along streams and near wetlands, neither of which exist on the subject property. Recognizing that urban development reduces the area available for groundwater recharge, Grass Valley General Plan Policies 25-LUP and 2-COSG set out to protect wetland areas from development, thereby preserving those areas for their beneficial qualities, such as groundwater recharge. The 2014 SOI EIR and the 2021 SEIR concluded that future development, such as the C&D expansion yard would be unlikely to create a net deficit of groundwater supplies in the area.

   The 2014 SOI EIR and the 2021 SEIR determined that subsequent development projects, such as the C&D expansion yard, could include subsurface elements that could encounter shallow groundwater. Implementation of Adopted Mitigation Measure MM 3.8.2 would reduce impacts to groundwater quality by requiring site-specific subsurface investigations and incorporation of

best available water quality control features, subject to City drainage standards and approval, where facilities would be within 2 feet of the proposed bottom elevation. This mitigation would also address the potential for the proposed project to affect groundwater quality. Thus, the proposed project would not result in a new significant effect and the impact is not more severe than the impact identified in the 2014SOIEIR. This impact would be ***less than significant with mitigation.***

c) The 2014 SOI EIR and the 2021 SEIR determined construction and operation of future uses such as the expanded C&D yard, could affect existing drainage patterns, runoff rates, and flooding. Future development would result in the addition of new impervious surfaces that, if not designed properly, could impact drainage conditions both on-and off-site. The analysis determined that the City's Improvement Standards establish prescriptive requirements that would address runoff from specific, future development. Runoff would be treated and detained on-site through the implementation of detention systems, oil/water separators, and other filtration techniques, reviewed by the Engineering Department during grading permit review. Through these established requirements, the City would ensure that projects do not substantially increase existing runoff rates and cause off-site flooding. The applicant is required to submit drainage and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan and Criteria as part of the grading permit. Stormwater leaving the detention systems would be collected in either a public or private system, before flowing into Wolf Creek. The proposed project would be required to comply with the same requirements and regulations. Thus, the C&D expanded equipment yard is not anticipated to result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR or 2021 SEIR. Compliance with existing State and local regulations would reduce potential construction and operational impacts on drainage patterns to a ***less-than-significant*** level.

d) The 2014 SOI EIR and the 2021 SEIR determined construction and operation of future uses such as the expanded C&D yard, could affect existing drainage patterns, runoff rates, and flooding. The City requires the preparation of drainage plans to provide stormwater management for all development proposals. City standards also require that development projects fully implement the recommendations made by the drainage plans to ensure that post-construction stormwater rates and intensities do not exceed pre-development levels. Compliance would be verified through the City's Development Review and grading permit processes. These standards would ensure future development would not substantially alter the existing drainage pattern of the project area in a manner that could result in erosion or siltation on-or off-site; flooding on-site or off-site; runoff water that would exceed the capacity of existing or planned stormwater-drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. Because land use projects would comply with federal, State, and local policies and regulations, the propped expansion yard project would not be expected to increase the rate or amount of surface runoff in a manner that would result in on-or offsite flooding, or substantial erosion or siltation. Thus, there would not be a new significant effect and the impact would not be more severe than the identified in the 2014 SOI EIR or the 2021 SEIR. With implementation of established standards that require drainage plans be prepared to ensure that runoff will not result in on-or off-site flooding, this impact would be ***less than significant.***

e) As discussed above, the City requires the preparation of drainage plans to provide stormwater management for all development proposals. City standards also require that

development projects fully implement the recommendations made by the drainage plans to ensure that post-construction stormwater rates and intensities do not exceed pre-development levels. Thus, there would not be a new significant effect and the impact would not be more severe than the identified in the 2014 SOI EIR or the 2021 SEIR. With implementation of established standards that require drainage plans be prepared to ensure that stormwater rates do not exceed pre-project levels, this impact would be ***less than significant.***

f) The proposed C&D expansion yard is required to comply with State and local regulations

that are intended to minimize the potential for construction and operational water quality impacts, including the Construction Stormwater General Permit adopted by the State Water Resources Control Board, and the City's General Plan, Development Code, and Improvement Standards. The Engineering Department will oversee the review of a grading permit pursuant to the City's Grading Ordinance and will ensure compliance with these requirements and regulations. City standards also require that development projects fully implement the recommendations made by the drainage plans to ensure that post-construction stormwater rates and intensities do not exceed pre-development levels. Compliance would be verified through the City's Development Review and grading permit processes. Thus, the proposed C&D expansion yard project would not pose a new significant effect and the impact would not be more severe than the identified in the 2014 SOI EIR or the 2021 SEIR. With implementation of established federal, State, and local regulations impacts of the project related to water quality is anticipated to be ***less than significant.***

g) The C&D expansion yard project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map and no housing is proposed with this project. There is ***no impact*** related to placing housing in a flood hazard area.

h) The C&D expansion yard project site is not located within a 100-year flood hazard area, and no structures are proposed for construction. There will be ***no impact*** related to placing structures within a 100-year flood hazard area.

i) As preciously discussed, the proposed project is required to comply with federal, State, and local policies and regulations, as reviewed as part of the grading permit, that are intended to protect against increasing the rate or amount of surface runoff in a manner that would result in on-or offsite flooding. The site is also not within or near a mapped flood hazard area. Therefore, there is ***no impact*** anticipated to exposing people or structures to a significant risk of loss, injury or death involving flooding.

j) The 2014 SOI EIR and the 2021 SEIR determined that no portion of the southern sphere annexation area is mapped within a tsunami or seiche zone, and while portions of the area evaluated in the EIR and SEIR were mapped within a FEMA-established flood zone for Wolf Creek, no such flood zone mapping is established for the C&D expansion yard site. The proposed project would not alter the designation of land that is designated within a FEMA floodplain. Thus, implementation of the proposed project will not result in a new significant effect and the impact is not more severe than the impact identified in the 2014 SOI EIR or the 2021 SEIR. This impact would be ***less than significant*** as it related to inundation by seiche, tsunami, or mudflow.

***Previously adopted Mitigation Measure 3.8.2*:** As part of the final design of specific future development projects, soil borings shall be taken at representative locations within the future project footprint to analyze the subsurface soils that are present and the elevation of the subsurface water table. If these soil borings identify shallow ground water within 2 feet of the proposed bottom elevation of underground utilities, detention ponds, and/or structure foundations, a liner and/or best available water quality control features (i.e., leachate management system) shall be incorporated into the design of proposed underground utilities, detention ponds, and foundations, subject to City drainage standards and approval.

XI. LAND USE AND PLANNING --	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

SETTING

The ±7.74-acre project site is an infill industrial parcel located directly adjacent to the Whispering Pines Industrial Park and surrounded by business park and industrial uses.

The City of Grass Valley 2020 General Plan Land Use Map (updated February 2007) identifies the property and area as being appropriate to support light industrial land uses. The zoning designation is likewise light industrial, M-1.

IMPACTS

The 2011 Milco Development IS/MND determined the proposed project impact on Land Use Planning to be less than significant and did not recommend mitigation, as is the case with the current recommendation.

a) The 2014 SOI EIR and the 2021 SEIR concluded that the project, which included the pre-zoning and annexation of the subject site, would not divide an established community because the project proposes to change land use designations and does not include any provisions which would result in a physical division of the area from Grass Valley. Therefore, future development associated with this project would not physically divide an established community, and ***no impact*** would occur.

b) The property is zoned for light industrial development and has a land use designation of Manufacturing-Industrial, which is intended to accommodate a variety of industrial and service commercial uses. Multiple 2020 General Plan policies, goals and objectives support both employment generating development and preservation of existing neighborhoods which include, but are not limited to:

6-LUG- Promote a job/housing balance within Grass Valley region in order to facilitate pleasant convenient and enjoyable working conditions for residents, including opportunities for short home to work journeys.

17-LUO Future employment opportunities as adults for today's youth in well-paying local jobs.

7-LUG- Create a healthy economic base for the community, including increasing employment opportunities through attraction of new and compatible industry and commerce, and through retention, promotion and expansion of existing businesses.

20-LUO- Promote an expanding local tax base.

1-LUP Maintain General Plan that reflects the needs of the total community, including residents, businesses and industry

29-LUP – Promote the establishment and expansion of businesses and industries offering professional, light manufacturing and technical employment opportunities related to existing and developing forms of technology.

31-LUP – Promote primary jobs and core employment opportunities; those that export goods while importing capital.

The proposed expansion of the C&D business is consistent with the existing zoning and General Plan designation. ***No impact*** is anticipated with regard to conflicting with an adopted plan or regulation intended to mitigate an environmental effect.

c) The City has not adopted a habitat or natural community conservation plan, so therefore the proposed project will not conflict with any applicable plan. ***No impact*** will occur.

XII. MINERAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

SETTING

Mineral resources, particularly gold have played a major role in the history of Nevada County and Grass Valley. Since 1849, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the

local gold mining industry. Metals produced in the Grass Valley area since 1850 include lode gold, chromite, crushed stone, and placer gold.

Areas subject to mineral land classification studies are divided into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral potential. Areas classified MRZ-2 are those containing potentially significant mining deposits. The existence of deposits may be actually measured or indicated by site data (MRZ-2a), or inferred from other sources (MRZ-2b).

IMPACTS

The 2011 Milco Development IS/MND determined the proposed project impact on Mineral Resources to be less than significant and did not recommend mitigation, as is the case with the current recommendation.

a) In order to promote the conservation of the state's mineral resources, and ensure adequate reclamation of mined lands, the Surface Mining and Reclamation Act of 1975 (SMARA) was enacted. SMARA requires that the State Geologist classify land in California for its mineral resource potential. Local governments are required to incorporate the mineral and classification reports and maps into their general plans and consider the information when making land use decisions. Areas subject to mineral land classification studies are divided into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral potential. The C&D expansion yard site is located in an area categorized as MRZ-2b, signifying an area that is underlain be mineral deposits where geologic information indicates that significant inferred resources are present. The 2014 SOI EIR and the 2021 SEIR evaluated, the potential for future development projects, such as the C&D expansion yard, to preclude access to significant mineral resources and/or result in the establishment of land uses that may be incompatible with future mining activities. The conclusion was that because the Mineral Management Element allows surface access to subsurface mining in compatible General Plan designations, there would be no direct loss of access to any mineral resources. The proposed project would not result in any new or more severe impacts than what was considered in the 2014 EIR and the 2021 SEIR and the impact is conserved to remain ***less than significant.***

b) Mineral resources, particularly gold, have played a major role in the history of Nevada County and Grass Valley. Since 1849, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the local gold mining industry. As mentioned above, the project is overlayed with a MRZ-2b category according to the Mineral Land Classification Map. Metals produced in the Grass Valley area since 1850 include lode gold, chromite, crushed stone, and placer gold. Because the Mineral Management Element allows surface access to subsurface mining in compatible General Plan designations, there would be no direct loss of access to any mineral resources. The proposed project would not result in any new or more severe impacts than what was considered in the 2014 EIR and the 2021 SEIR and the impact is conserved to remain ***less than significant.***

XIII. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SETTING

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

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

Two composite noise descriptors are in common use today: L_{dn} and CNEL. The L_{dn} (Day-Night Average Level) is based upon the average hourly noise level over a 24-hour day, with a +10-decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.) noise values. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures. The CNEL (Community Noise Equivalent Level), like L_{dn}, is based upon the weighted average hourly noise over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hours. The CNEL was developed for the California Airport Noise Regulations and is normally applied to airport/aircraft noise assessment. The L_{dn} descriptor is a simplification of the CNEL concept, but the two will usually agree,

for a given situation, within 1dB. Like the noise levels, these descriptors are also averaged and tend to disguise short-term variations in the noise environment. Because they presume increased evening or nighttime sensitivity, these descriptors are best applied as criterial for land uses where nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments. The Noise General Plan Element defines noise-sensitive land uses as including residential development, schools hospitals, churches, and hotels.

Sensitive receptors and noise sources in the project area have not changed substantially since certification of the 2014 SOI EIR and 2021 SEIR because land uses and their intensity of use have not changed. Existing sensitive receptors located inside the project area and within a 0.25mile of the project area are identified in Figure 3.7-1. Noise-sensitive land uses (i.e., sensitive receptors) are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels, and because of the potential for nighttime noise to result in sleep disruption. Vibration-sensitive land uses are those where vibration would interfere with operations within the building or cause human annoyance or sleep disturbance.

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR acknowledges that industrial land uses, such as the expanded C&D can involve noise-generating activities such as the arrival and departures of delivery trucks, loading dock activity, and operation of vehicles and heavy machinery specific to the type of industrial use. For example, loading dock activities can generate noise levels of 60 dB Leq and 82 dB Lmax at 50 feet from the activity (City of Grass Valley 1999). If located next to a residential use, such activities could result in an exceedance of City noise standards at adjacent residences. The C&D contractor's yard currently operates at a distance of approximately 120 feet from the nearest residence. The proposed expansion yard will be approximately 200 feet from the nearest residential use. Based on section 8.28.060 of the City Municipal Code, any noise emanating from the light industrial use is required to no exceed 55dBA during daytime housrs of 7 a.m. and 8 p.m., and not exceed 45dbA during nighttime hours of 8 p.m. and 7 a.m, unless ambient noise levels exceed those decibel levels. The proposed project is required to comply with the requirements of the City's Development Code and the General Plan. The proposed project is not anticipated to result in a new or substantially more severe stationary-source noise impact than was addressed in the2014 SOI EIR or the 2021 SEIR, and the impact of the project related to generating noise levels in excess of standards established by the General Plan or noise ordinance would be ***less than significant.***

b) 2014 SOI EIR and 2021 SEIR concluded that construction-and operation-generated groundborne vibration levels would not exceed commonly applied criteria for structural damage and human annoyance. No mitigation was proposed that would apply to the C&D expansion yard project. Because proposed project involve similar types of construction and operational activities as analyzed in the 2014 SOI EIR and the 2021 SEIR the project is not anticipated to result in a new or substantially more severe vibration impact than was previously addressed. The proposed grading operation will not involve the long-term operation of any substantial vibration-generating sources, and would not expose nearby sensitive receptors to vibration levels that would cause structural damage or human annoyance. The operational impact is not expected to

intensify because the operation is not intensifying. The expanded yard is intended only to use space more effectively. Therefore, the C&D expansion yard project would not result in a new or substantially more severe groundborne vibration impact than was addressed in the 2014 SOI EIR and the 2021 SEIR, and this impact is considered ***less than significant*** related to exposure to ground born vibration or noise, creating a substantial increase in permanent or temporary ambient noise.

c) The 2014 SOI EIR and the 2021 SEIR acknowledges that industrial land uses, such as the expanded C&D contract;r's yard can involve noise-generating activities such as the arrival and departures of delivery trucks, loading dock activity, and operation of vehicles and heavy machinery specific to the type of industrial use. However, the proposed C&D expansion yard is not anticipated to increase truck and loading activity. According to the applicant, the expanded area is intended to provide more efficient space for maneuvering stockpiling of material. The C&D contractor's yard currently operates at a distance of approximately 120 feet from the nearest residence. The proposed expansion yard will be approximately 200 feet from the nearest residential use. Based on section 8.28.060 of the City Municipal Code, any noise emanating from the light industrial use is prohibited from exceeding 55dBA during daytime hours of 7 a.m. and 8 p.m., and from exceeding 45dbA during nighttime hours of 8 p.m. and 7 a.m, unless ambient noise levels exceed those decibel levels. The proposed project is required to comply with the requirements of the City's Development Code and the General Plan. The proposed project is not anticipated to result in a new or substantially more severe stationary-source noise impact than was addressed in the2014 SOI EIR or the 2021 SEIR, and the impact of the project related to generating substantial permanent increases in ambient noise levels noise would be ***less than significant***,

d) The 2014 SOI EIR and the 2021 SEIR concluded that future developments, such as the C&D contractor's yard, would comply with Section 8.28.100 of the City's Code of Ordinances, construction noise associated with future development would have a less-than-significant impact. No mitigation was proposed that would apply to the proposed project. Construction and grading work associated with the proposed project may generate noise through the use of heavy construction and grading equipment. However, construction would be limited to the less sensitive daytime hours, as required by Section 8.28.100 of the City's Code of Ordinances. Therefore, the proposed C&D expansion yard grading is not anticipated to result in a new or substantially more severe construction noise-related impact than what was addressed in the 2014 SOI EIR and the 2021 SEIR. and this impact would be ***less than significant***.

e) The project site is located approximately 2.9 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 not located within the area of influence. Therefore, there is ***no impact*** anticipated related to exposing people to excessive noise from a public airport.

f) The closest known private airstrip is Alta Sierra Airport, located over 5 miles (as the crow flies) from the subject project area. Therefore, there is ***no impact*** anticipated related to exposure of people to excessive noise from a private airstrip.

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

SETTING

The C&D expanded contractor's yard is extending the current pad into an area of land that is currently vacant. The existing yard is located approximately 120- feet from the nearest residential property, located in the Berriman Ranch Phase 1 residential sudations.

Impacts

a) The proposed contractor's equipment yard expansion use is a permitted use in the M-1 zoning designation and is compatible with the Manufacturing-Industrial land uses contemplated under the General Plan Land Use designation. The proposed project is not anticipated to increase the number of employees because the operation is not changing from its current intensity according to the applicant, and will not induce population growth that would necessitate the expansion of roads or utility lines. Therefore, the Project's impact on inducing substantial population growth is ***less than significant.***

b) The project site is currently vacant and will not displace substantial numbers of existing housing, necessitating the construction of replacement housing or elsewhere. ***No impact*** will occur.

c) The project site is currently vacant and will not displace people necessitating the construction of replacement housing. ***No impact*** will occur

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				

XV. PUBLIC SERVICES --

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

SETTING

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

Fire Protection: The City of Grass Valley Fire Department provides fire protection and emergency medical services within the City. GVFD maintains three shifts, each managed by one of three Battalion Chiefs. Due to the location of the Grass Valley fire stations, the city plays a crucial role in the fire service and emergency response throughout Western Nevada County. The response services provided to the unincorporated areas of Nevada County are part of the boundary drop agreement the City has maintained with Nevada County Consolidated Fire District (NCCFD) for more than 20 years. The Fire Department also has a Mutual Threat Zone agreement with Cal Fire. All of these partnerships guarantee that any wildland fire incidents within the City leverage the full weight of response from GVFD, NCCFD, and Cal Fire. The Fire Department operates 3 front line fire engines, one from each fire station, cross staffs a 105 Truck Company (the only truck of its kind in Western Nevada County), along with a Type III engine and an Office of Emergency Services Type 1 and Type 6 fire engine.

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

Schools: Throughout Grass Valley, the Grass Valley School District serves K-8 students and the Nevada Joint Union School District serves students in grades 9 – 12. In addition, through inter-district contracts (which can be retracted), 467 students from Grass Valley currently attend schools in other school districts.

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

IMPACTS

a) The project is not anticipated to have substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; a need for new or physically altered governmental facilities; the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios; response times or other performance objectives for any of the public services. These impacts are considered ***less than significant.***

Fire Protection: The City Fire Marshall reviewed the project and has no concerns about the Fire Department's ability to serve the Project with incorporation of Conditions of Approval required under the California Fire Code. Impacts of the project related to fire protection service are anticipated to ***be less than significant.***

Police Protection: The existing business does not have a track record of police activity and the expanded contractor's yard is not expected to change in intensity or the number of employees. Impacts of the project related to police protection service are anticipated to be ***less than significant.***

Schools: There are no schools located near the project site and impacts of the project related to school services are anticipated to ***be less than significant.***

Parks: There are no parks located near the project site and the minimal number of employees anticipated to serve the project will not generate the need for additional park facilities. Impacts of the project related to park services are anticipated to ***be less than significant.***

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 are considered ***less than significant impacts.***

XVI. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might, have an adverse physical effect on the environment?	☐	☐	☒	☐

SETTING

The City owns and maintains eight park/recreation facilities. These include three parks currently classified as "community parks": Condon Park, Mautino Park, and Memorial Park. One of the eight parks, Morgan Ranch, is still undeveloped. In addition, the City contracts with Nevada County Historical Society to operate the Pelton Wheel Mining Museum/Glen Jones Park. An inventory of City owned/operated parks and recreation facilities include: Memorial Park, 8.4 acres; Condon Park, 80 acres; Pelton Wheel Mining Museum/Glen Jones Park, 1.7 acres; Brighton Street Park (Minnie Street), 1.6 acres; Elizabeth Daniels Park, 0.3 acres; Dow Alexander Park, 0.5 acres; Morgan Ranch Park, 4.08 acres; and Mautino Park, 12.5 acres. Additional park/recreational facilities within the City of Grass Valley but owned and maintained by entities other than the City are: Nevada County Country Club, 58 acres; Sierra College fields, 7.95 acres; Hennessy School, 3 acres.

IMPACTS

a) The proposed C&D expansion yard expands the space of the existing business but is not being used to expand or intensify the business. The project does not include the construction of expansion of recreational services. Truck trips are expected to remain the same and no new employees are proposed. The proposed project does not include the construction or expansion of any recreational facilities that could have an adverse physical effect on the environment. The Parks and Recreation Master Plan, adopted February 2001, does not show any planned parks in the project vicinity. Development Impact Fees will be required during the grading permit, which contribute to the maintenance of existing recreational facilities. Therefore, an increase in population that would increase the use of parks is not anticipated. As described above, there are multiple parks available for use in the Grass Valley area. As a result, the proposed project would be served by adequate recreational facilities and would not substantially increase physical deterioration of a recreational facility. Therefore, impacts would be ***less than significant***

b) The proposed C&D expansion yard expands the space of the existing business but is not being used to expand or intensify the business. Truck trips are expected to remain the same and no new employees are proposed. The proposed project does not include the construction or expansion of any recreational facilities that could have an adverse physical effect on the environment. Impacts related to construction or expansion of recreational facilities that could have an adverse environmental impact is ***less than significant.***

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?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☒	☐	☐

XVII. TRANSPORTATION/TRAFFIC –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

SETTING

The project site is a light-industrial designated property adjacent which has access from Taylorville Road, which fronts State Route 49. State Route(SR)49is an inter-regional highway that begins in Madera County where it diverges fromSR41. SR 49traverses in the north-south direction through Tuolumne, Calaveras, Amador, El Dorado, Placer, Nevada, Yuba, Sierra, and Plumas counties. SR 49 terminates at its northern terminus at SR 70. SR 49is a four-lane divided freeway through the project study area. SR 49 has double designation through the project study area as SR 20. Throughout this report, the segment of highway will be recognized as SR 49. Taylorville Road is a two-lane north-south roadway that runs between Freeman Lane to a southern terminus south of McKnight Way. Taylorville Road serves housing and business land uses. Taylorville Road comes off of McKnight Way, a two-lane, east-west roadway that runs between S. Auburn Street/La Barr Meadows and Freeman Lane. McKnight is a primary roadway that connects regional traffic from SR 49 to residential and business uses via collector roadways such as Taylorville Road.

Existing transit services in the vicinity are provided by Gold Country Stage and Gold Country Lift. Gold Country Stage is a fixed route system serving populated centers in western Nevada County and Colfax. Gold Country Lift is a private, non-profit system for handicapped and elderly patrons, using cars and similar vehicles to transport passengers to shopping and medical appointments. The Grass Valley Route operates in the vicinity of the Southern SOI Amendment project site, with bus stops at S. Auburn Street at Adams Lane and Whiting Street at Church of Christ on the east side of SR 49. The bus stops north of, and in the vicinity of, the Southern SOI Amendment project site is located at Freeman Lane at Pine Creek Center. This bus route operates six days a week with one-hour headway.

Bicycle facilities in the vicinity of the project site include Class II bike lanes along McKnight Way from Freeman Lane to La Barr Meadows Road. A pedestrian sidewalk does currently exist along the project site frontage.

IMPACTS

a) The 2014 SOI EIR and the 2021 SEIR determined that the Adopted Southern SOI Project would not conflict with a program, plan, ordinance, or policy addressing transit, bicycle, and pedestrian facilities or otherwise decrease the performance or safety of such facilities. No new transit service or routes are planned with the expanded contractor's yard project. The project is not expected to generate increased demand on existing transit services because the operation is not intensifying according to the applicant. There are no planned bicycle and pedestrian trails identified in the Nevada County Active Transportation Master Plan adopted July 2019. Additionally, the proposed project is subject to, and designed in accordance with City standard

roadway improvements and design standards, and consistent with the adopted Nevada County Active Transportation Plan. Therefore, there would be no new significant effects or more severe impacts to transit, bicycle, or pedestrian facilities than that which were identified in the 2014 SOI EIR and the 2021 SEIR and the impacts is considered ***less than significant.***

b) CEQA Guidelines section 15064.3, requires land use projects to be analyzed using a "vehicle miles traveled" metric to determine impacts of significance. Projects that decrease vehicle miles traveled in the project area compared to existing conditions are presumed to have a less than significant impact on transportation. While the City of Grass Valley has not yet adopted thresholds of significance related to vehicle miles traveled (VMT), the Nevada County Transportation Commission (NCTC) has recommended thresholds via Senate Bill 743 Vehicle Miles Traveled Implementation, Fehr & Peers, 2020. Per this document, a project that would generate fewer than 110 trips per day on average would be expected to have a less-than-significant impact on VMT and therefore would be screened from detailed study. According to the applicant the existing operation has an average of 20 trips per day, and the operational intensity is not proposed to change with the future expansion yard.

The 2021 SEIR concluded that the Southern SOI annexation area, which includes the proposed project site, would exceed the Citywide VMT per service population significance threshold of 23.8. Even though the project on its own is not required to perform a detailed study, mitigation measures adopted for the Southern SOI annexation area under the 2021 SEIR remain applicable. Thus, the mitigation strategy adopted for the area will ensure that the project does not result in more severe significant impacts than were identified in the 2014 SOI EIR or 2021 SEIR. Therefore, impacts related to Vehicle Miles Traveled is expected to be ***less than significant with mitigation.***

c) The 2014 SOI EIR and the 2021 SEIR determined that all future development within the project site would be required to comply with all applicable roadway and other transportation facility design standards (e.g., City of Grass Valley, Caltrans). Therefore, the 2014 SOI EIR determined that future development within the project area, including the subject project site, would result in a less than significant impact to transportation hazards. Therefore, there would be no new significant effects or more severe impacts to transportation hazards than that which was identified in the 2014 SOI EIR and impacts of this project remain ***less than significant.***

d) The 2014 SOI EIR and the 2021 SEIR determined that all future development within the project site, including the proposed C&D expansion yard, would be required to comply with City requirements for emergency access, and all future development within the project site would be required to be reviewed and approved by the fire department and any other applicable emergency service providers to ensure adequate emergency access during construction and implementation. Therefore, the proposed project is anticipated to maintain adequate emergency access and access to evacuation routes; and thus, would result in a less than significant impact to emergency access. The proposed project would have no new significant effects or more severe impacts to emergency access than that which was identified in the 2014 SOI EIR and 2021 SEIR. Impacts of the project related to fire protection service are anticipated to ***be less than significant.***

Previously adopted Mitigation 3.9-1a: Provide Bicycle and Pedestrian Network Improvements Subsequent development projects within the Southern SOI Amendment area shall ensure adequate access to destinations by making walking and biking feasible and safe. These improvements shall include, but are not limited to the following:

- Provide continuous Class II bicycle facilities for throughout the entirety of the Southern SOI Amendment area and provide connections to any adjacent off-site bicycle facilities;
- Provide for, contribute to, or dedicate land for the provision of off-site bicycle trails linking the project to designated bicycle commuting routes in accordance with an adopted citywide or countywide bikeway plan;
- Provide bicycle and pedestrian connections to the Empire Mine State Park trail network north and east of the Southern SOI Amendment area Provide continuous pedestrian facilities (i.e., sidewalks, paths, cross-walks, etc.) along all roadways within the Southern SOI Amendment area;
- Providepedestrian access connecting to all existing or planned external streets and pedestrian facilities contiguous with the within the Southern SOI Amendment area. If present, the implementation of this measure could include elimination of barriers (e.g., walls, landscaping, slopes) to pedestrian access and interconnectivity.
- Provide pedestrian and bicycle safety and traffic calming measures in excess of any applicable jurisdictional requirements designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include:
    - marked crosswalks,
    - count-down signal timers,
    - curb extensions,
    - speed tables,
    - raised crosswalks,
    - raised intersections,
    - median islands,
    - tight-corner radii,
    - roundabouts or mini-circles,
    - on-street parking,
    - planter strips with street trees,
    - chicanes/chokers,
    - and others.

Previously adopted Mitigation 3.9-1b: Provision of Bicycle Parking Subsequent development projects within the Southern SOI Amendment area shall provide secure and convenient bicycle parking at all nonresidential land uses. The associated bicycle parking shall include, but are not limited to the following:

- Provide bicycle parking facilities at all non-residential buildings that meet or exceed bicycle parking requirements required under the 2016 California Green Building Standards Code;
- Incorporate the provision of long-term bicycle parking and support facilities (i.e., shower/changing space, secure storage for bicycle gear) into the design of the commercial and high-density residential areas of the project site;
- Provide short-term bicycle parking (i.e., anchored bicycle racks) at all commercial, high density residential, industrial, and publicly dedicated open space areas within the Southern SOI Amendment area.

Previously adopted Mitigation 3.9-1d: Develop Transportation Demand Management Programs In coordination with the City, Subsequent development projects within the Southern SOI Amendment project site shall develop and/or contribute towards alternative transportation programs and TDM programs undertaken by the City and/or regional partners such as NCTC

and the Northern Sierra Air Quality Management District. TDM programs may include the following element measures:

- Car-sharing and/orride-sharing programs;
- Employer-sponsored vanpool/shuttle;
- Subsidizeddemand-responsivetripsprovidedbycontractingwithprivate TNCs or taxi companies; and
- Actions that encourage telecommuting and alternative work schedules.

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 stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SETTING

The City of Grass Valley Public Works Department maintains the City's sewer system as well as the storm drain system. The City's sanitary sewer collection system serves an area of approximately 2,630 acres with approximately 612.5 miles of gravity sewer varying in size from 4 inches to 36 inches and nearly 1,400 manholes. Of this system, approximately 59.2 miles of pipe flow by gravity, and between 2 and 3 miles are pressurized pipes fed by pump stations. The system has seven active lift stations that are maintained by City operations personnel. The City's Wastewater Master Plan provides assessments of the existing collection system and treatment plant capacity. The Master Plan contemplated capacity for future development including within General Plan planning area, for which the project site had been within at the time of the study. The project was annexed in 2021 and there were no service capacity concerns noted at the time of annexation.

Waste Management of Nevada County provides solid waste disposal services to the project area. Waste is disposed of at the Recology Ostrom Road Landfill. According to the California Department of Resources Recycling and Recovery, the Recology Ostrom Road Landfill has a total permitted capacity of approximately 43.5million cubic yards and a remaining capacity of 39.2 million cubic yards. The landfill lis expected to reach its capacity and close in approximately 2066 (CalRecycle 2020.

Electric services and natural gas are provided to Grass Valley from Pacific Gas and Electric (PG&E). Electrical and natural gas needs for the residents and employees to the project area would also be served by PG&E. The state has passed multiple pieces of legislation requiring the increasing use of renewable energy to produce electricity for consumers. California's Renewable Portfolio Standard (RPS) Program was established in 2002 (SB 1078)with the initial requirement to generate 20 percent of their electricity from renewable by 2017, 33 percent of their electricity from renewables by 2020 (SB X1-2 of 2011), 52 percent by 2027 (SB 100 of 2018), 60 percent by 2030 (also SB 100 of 2018). The proportion of PG&E-delivered electricity generated from eligible renewable energy sources is anticipated to increase over the next three decades to comply with the SB 100 goals

The project site has water service by the City of Grass Valley and currently has a water bill account.

IMPACTS

a) The proposed operation is not proposed to intensify with the expanded contractor's yard expansion and the operation has limited visitation by the public. There is no concern of the project exceeding wastewater treatment requirements by the Regional Water Quality Control Board or result in the need to construct new water or wastewater treatment facilities. There is ***no impact*** anticipated for the relocation or construction of new or expanded utility infrastructure.

b) The City Engineering Department has reviewed the proposed project and has not indicated any concerns regarding adequate capacity water capacity for for the consumptive needs of the project. Water supplies are sufficient to serve the proposed development. This impact is considered ***less than significant.***

c) The City's Wastewater Master Plan provides assessments of the existing collection system and treatment plant capacity. The Master Plan contemplated capacity for future development including within General Plan planning area, for which the project site had been within at the time of the study. While the 2014 SOI EIR and the 2021 SEIR for the Southern SOI area, which includes the project area, was determined to potentially result in greater wastewater generation, the Grass Valley wastewater treatment plant was determined to have available capacity to serve buildout of the SOI and necessary wastewater infrastructure would be constructed prior to future development. Therefore, there is no new significant impact and the impact is not substantially more severe than the impact identified in the 2014 SOI EIR and 2021 SEIR. This impact would remain ***less than significant.***

d) Solid waste within the project area is collected by Waste Management of Nevada County, a licensed private disposal company. Solid waste is transported to the company's transfer station located on McCourtney Road and currently serves the subject site. Because no demolition is required at the project site, the proposed project is not expected to generate a substantial amount of construction waste. According to CalRecycle, manufacturing uses typically produce 0.006 pounds of waste per square feet per day

(https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates). The proposed project would develop 43,300 square feet of expanded industrial use. Therefore, it can be expected to 260 pounds of solid waste or 0.13 tons per day. According to CalRecycle, the maximum daily volume at the McCoutney Road Transfer Station is 350 tons per day (https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2713?siteID=2048). The Project will therefore account for less than 0.04% of the daily capacity of the transfer station. Commercial solid waste generated at an industrial facility or site, for example paper, plastic, metals, cardboard, etc., could be subject to the requirements of the regulation provided the facility/site generates four or more cubic yards of commercial solid waste per week. The Project would participate in the Waste Management's commercial recycling and waste reduction program to comply with AB 939, AB 341 and AB 1826.

The industrial uses proposed by the Project, and solid waste generated by those uses, would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Based on the preceding, the potential for the Project to 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 is ***less than significant.***

e) The Project would be implemented and operated in compliance with applicable City General Plan Goals and Policies, and would conform with City Zoning regulations—specifically, the Project would comply with local, state, and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams. As described in section (d) above, the Project would comply with the California Integrated Waste Management Act of 1989 (AB 939) and AB 341 as implemented by Waste Management. The proposed Project is required to comply with applicable federal, state, County, and City statues and regulations related to solid waste as a standard project condition of approval. Therefore, a ***less than significant*** impact would occur.

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?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage	☐	☐	☒	☐

XIX. WILDFIRE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
changes?				

SETTING

Wildland fire protection in California is the responsibility of either the state, local government, or the federal government. The State of California has the primary financial responsibility for the prevention and suppression of wildland fires within State Responsibility Areas (SRA). The SRA forms one large area over 31 million acres to which the State Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services.

Local Responsibility Areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRA. The LRA hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area. The Project site is located within an LRA, and the Grass Valley Fire Department currently provides fire protection service to the City.

The project site is located in a LRA with a recommended Very High Wildfire Severity zone. The proposed access and water system will support adequate fire suppression activities. The Grass Valley Fire Department has reviewed the proposed project and does not have concerns about the project moving forward. It will be required to meet California Building and Fire codes at the time of construction. According to the CALEEMod emissions modeling, which includes climate risk evaluation, the project was determined to be at a high exposure risk to wildfire. However, the project's sensitivity from experiencing physical damage, experiencing regular disruptions, and on impacting sensitive populations from wildfire was determined to be low. The project is anticipated to have a less than significant impact on exposing people or structures to a significant risk of loss, injury, or death involving wild land fires is ***less than significant.***

IMPACTS

a) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. There will be direct access to the site from Taylorville Road. All fire access roads are required to comply with California Fire Code. The Grass Valley Fire Department has reviewed the project and determined the access to be sufficient and the site is not part of an adopted emergency response and evacuation plan. There is ***no impact*** anticipated for significant impact to the environment from interference with an adopted emergency response plan.

b) The 2014 SOI EIR and the 2021 SEIR concluded that future project development, such as the C&D expansion yard, would not result in substantially greater potential to exacerbate wildfire because

projects would be subject to building code and vegetation management requirements. The proposed project does not result in new significant effects or more severe impacts than previously identified in the 2014 SOI EIR or the 2021 SEIR, which found impacts to be ***less than significant.***

c) The proposed project will expand the existing contractor's equipment yard by just under an acre. The expanded area is not intended to intensify the operation and is merely to allow for more efficient operation and use of the space, according to the applicant. Infrastructure improvements are limited to curb, gutter and sidewalk improvements imposed by the Engineering Department. The expanded contractor's yard will rely on existing infrastructure that already serves the existing operation. The limited infrastructure improvements associated with the proposed project are unlikely exacerbate fire risk. Therefore, this impact is ***less than significant.***

d) The proposed improvements include engineered, 2:1 (horizontal:vertical) fill slopes. There was no preliminary geological report prepared for the site. The Engineering Department will determine whether the Project is required to prepare a geotechnical report prior to issuance of a grading permit during the grading permit review. The 2014 SOI EIR and the 2021 SEIR concluded that the overall development potential of the analyzed annexation area, which includes the proposed project area, could lead to risks of runoff, and post-fire slope instability. However, because the adherence to regulations and standards during the grading permit review process is designed to prevent exacerbation of the potential for wildfire and management of stormwater flows, the project is not expected to substantially contribute to drainage changes or post-fire slope instability that would expose people or structures to significant risk. Therefore, with implementation of established standards, 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?	☐	☐	☒	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either	☐	☐	☒	☐

XX. MANDATORY FINDINGS OF SIGNIFICANCE –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
directly or indirectly?				

a) As discussed in Section IV, Biological Resources, of this IS/MND, implementation of the proposed project is not expected to pose a new or more severe impact than was concluded under the 2014 SOI EIR and the 2021 SEIR. Mitigation outlined in the previous EIR and SEIR remain applicable due to the potential to result in adverse effects to special-status plant and wildlife species. Additionally, while unlikely, the project could result in impacts related to eliminating important examples of California History or Pre-history associated with undiscovered archeological and/or paleontological resources during project construction. However, this previous EIR and SEIR includes mitigation measures that remain applicable and would reduce any potential impacts to less than significant levels. With implementation of the mitigation measures outlined in this IS/MND, as well as compliance with General Plan policies these potential impacts are less than significant.

b) The proposed project, in conjunction with other development within the City of Grass Valley, could incrementally contribute to cumulative impacts in the area. Cumulative impacts, evaluated by NSAQMD thresholds, are daily rather than cumulative. Pursuant to the NSAQMD "Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects," NOx, ROG and PM10 emissions must be mitigated to a level below significant for both construction and operational phases of the project. If emissions for NOx, ROG or PM10 exceed 136 pounds per day (Level C), then there is a significant impact; Level B is significant if two or more pollutants fall into this category. According to the CalEEMod modeling outputs for the proposed project, short-term construction-related impacts for the project will trigger Level B mitigation measures for ROG pollution . According to the CalEEMod modeling outputs for the proposed project, Air Quality impacts related to NOx and PM_{10} pollution from project construction, as well as all three criteria pollutants from operational project impacts are anticipated to be less than significant when compared to the NSAQMD thresholds. While they did not exceed thresholds of daily significance as determined by NSAQMD, the Level B mitigation measures will also provide a level of mitigation for these pollutants, as well as ROG, to further reduce the potential for cumulatively considerable impacts.

c) The window and door manufacturing project would not result in any substantial adverse effects to human beings, directly or indirectly, since each potentially significant impact can be reduced to a less than significant level with adherence to the mitigation measures outlined in this report and compliance with existing federal, state, and local regulations. This includes potential impacts to air quality, biological resources, geological resources, hazards and hazardous materials, water quality, and wildfire. Therefore, there would be no substantial adverse effects to human beings as a result of the project, resulting in impacts that would be ***less than significant with mitigation.***

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 Development Code
- CalRecycle SWIS Facility/Site Activity Details: McCourtney Transfer Station
- CalRecycle Estimated Solid Waste Generation Rates
- U.S. Department of Agriculture
- CA Department of Forestry and Fire Prevention
- City of Grass Valley Municipal Code
- Grading area Evaluation Technical Memorandum Report Adjacent to the Berriman Ranch Open Space Area in Grass Valley, Nevada County dated March 28, 2025
- Phase I Environmental Site Assessment(ESA) prepared in 2007 for the Berriman Ranch
- Nevada County General Plan
- North Central Information Center
- Native American Heritage Commission
- United Auburn Indian Community
- City of Grass Valley Energy Action Plan
- Office of Planning and Research
- State Geotracker, Envirostar and Department of Conservation websites
- Nevada County Airport Land Use Compatibility Plan
- City of Grass Valley Grading Ordinance
- Mineral Management Element of the City's General Plan, dated August 24, 1993
- Background Report, City of Grass Valley General Plan Update, November 1998
- Soil Survey of Nevada County, United States Department of Agriculture, Soil Conservation Service
- Flood Insurance Rate Map 06057C0633E dated February 3, 2010
- On line soil survey maps and data from USDA - http://websoilsurvey.nrcs.usda.gov
- California Emissions Estimator Model (CalEEMod) project summary report, prepared by applicant.
- Vegetation Type Web Map provided by the Bureau of Land Management (BLM), ArcGIS ESRI application accessed on September 9, 2025
- Summary Letter Regarding Adjacent Environmental Investigation, Faber Property, APN 022-150-034, 928 Taylorville Road, dated October 14.