

Initial Study

Day Tentative Parcel Map

Nevada County, California

To:

CEO – Alison Lehman	Recreation Planner – Erika Seward
Assistant CEO – Caleb Dardick	Nevada County Irrigation District
COB – Jeff Thorsby	Nevada County Consolidated Fire
Supervisor Hall – District 1	Northern Sierra Air Quality Management Dist.
Commissioner Milman – District 1	Native American Heritage Commission
Principal Planner	North Central Information Center
Agricultural Commissioner	Colfax-Todds Valley Consolidated Tribe
Assessor – Rolf Kleinhans	Nevada City Rancheria Nisenan Tribe
Building Department	Shingle Springs Band of Miwok Indians
Community Development Agency Director	T'si Akim Maidu Tribal Council
Counsel's Office	United Auburn Indian Community
Economic Development – Kimberly Parker	Wilton Rancheria
Economic Resource Council	Central Valley Water Quality Control Board
Environmental Health	CA Department of Fish and Wildlife
Fire Marshall – Dan Collins	US Army Corp of Engineers
Public Works Department – Engineering	City of Nevada City – Lisa McCandless
Public Works Department – Surveyor	County Counsel – Sims Ely/Doug Johnson*
*receives full report, others receive NOA only with report available online	

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File Number: PLN24-0003; TPM24-0001; MGT24-0001; EIS24-0001

Assessor Parcel Number: 037-080-035

Zoning District: RA-5 (Residential Agricultural, 5-acre minimum parcel size)

General Plan Designation: EST (Estate)

Project Location: 12771 Joe Day Ranch Road, Nevada City, CA, 95959.
Approximately 675-feet west of the Gracie Road & Joe Day Ranch

intersection and roughly 1.6-miles east of State Highway 49 in unincorporated western Nevada County.

Project Site & Surrounding Land Uses:

The project parcel, 12771 Joe Day Ranch Road, (APNs: 037-080-035) is located in an unincorporated area of Nevada City, CA. Approximately 675' west of the Gracie Road & Joe Day Ranch intersection and roughly 1.6-miles east of State Highway 49 in unincorporated western Nevada County. The subject project is requesting to subdivide a 26.59-acre parcel into two parcels; Parcel 1 is proposed at 16.1± acres in size, Parcel 2 is proposed at 10.5± acres in size. The subject parcel is currently developed with an existing residence, a barn, and a pole barn. The site is currently served by an existing access, a private driveway, Joe Day Ranch Road; stemming from the County maintained road of Gracie Road. All of the mentioned improvements are located on Parcel 1, the most northern parcel. Parcel 2 is currently undeveloped and is intended to facilitate a residence in the future. Parcel 2 configurations are designed so that proposed future access into Parcel 2 can be private, contained onsite, and stems off Joe Day Ranch Road. Gold Run seasonal stream runs through the middle of the property and continues through an onsite reservoir. The seasonal stream begins from the western property line, running down and through the south east corner of the property. The property gentle slopes in lower elevation towards the southern portion of the project parcel.

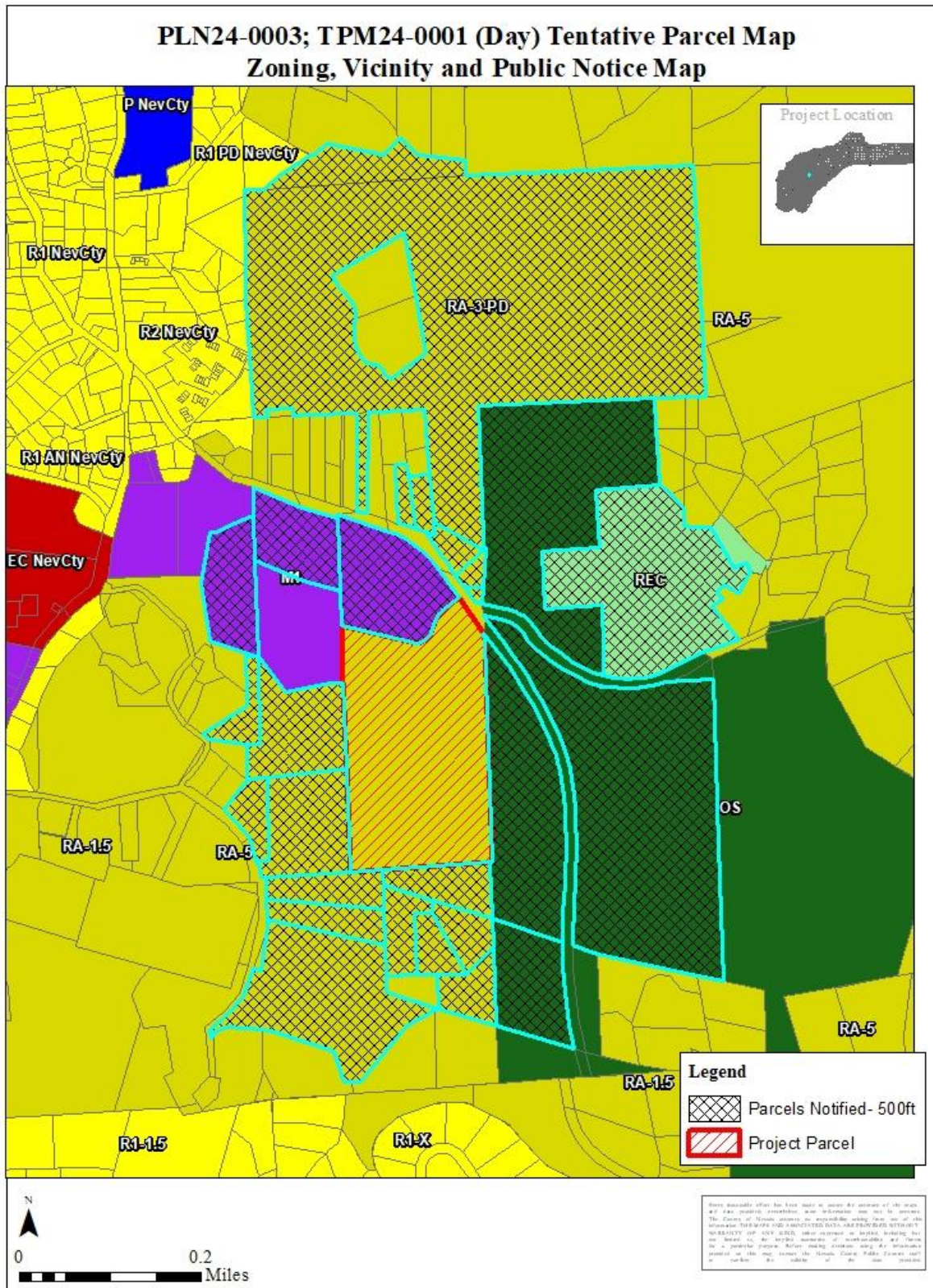


Figure 1 – Zoning, Noticed Parcels, and Vicinity Map

Project Description:

The project parcel, 12771 Joe Day Ranch Road, (APNs: 035-080-035) are both located in an unincorporated area of Nevada City, CA. Approximately 675-feet west of the Gracie Road & Joe Day Ranch intersection and roughly 1.6-miles east of State Highway 49 in unincorporated western Nevada County. The subject project is requesting to subdivide a 26.59-acre parcel into two parcels; Parcel 1 is proposed at 16.1± acres in size, Parcel 2 is proposed at 10.5± acres in size. The subject parcel is currently developed with an existing residence, a barn, and a pole barn (Proposed Parcel 1). The site is currently served by two existing access points. A private driveway of paved asphalt is located at the north east corner of the project parcel and an informal dirt driveway located at the north west corner of the project parcel. This informal driveway point will be required to obtain an encroachment permit to formalize plans and future improvements for access. Both driveway points stem off Joe Day Ranch Road, which connect to the County maintained road of Gracie Road. All of the mentioned improvements are located on Parcel 1, the most northern parcel. Parcel 2 is currently undeveloped and is intended to facilitate a residence in the future. Parcel 2 configurations are designed so that proposed future access into Parcel 2 can be entirely private to the future Parcel 2 owners, contained onsite, and to stem directly off Joe Day Ranch Road. Gold Run seasonal stream runs through the middle of the property and continues through Parcel 2 and feeds into an onsite reservoir. The seasonal stream begins from the western property line, running down and through the south east corner of the property. A 100-foot building setback is required for development on-site. A portion of the proposed private driveway, to serve Parcel 2, is proposed to cross over Gold Run seasonal stream. A watercourse Management Plan application is required with the proposed map to further evaluate potential impacts associated with the project. The driveway extension is within the property boundaries of the project parcel. The new driveway will be conditioned to meet private driveway standards via the building permit process. Proposed building envelopes for each new lot are located outside of the setbacks and environmentally sensitive areas. Unique or protected farmland is not within the area and development is not proposed along or within slopes greater than 30%.

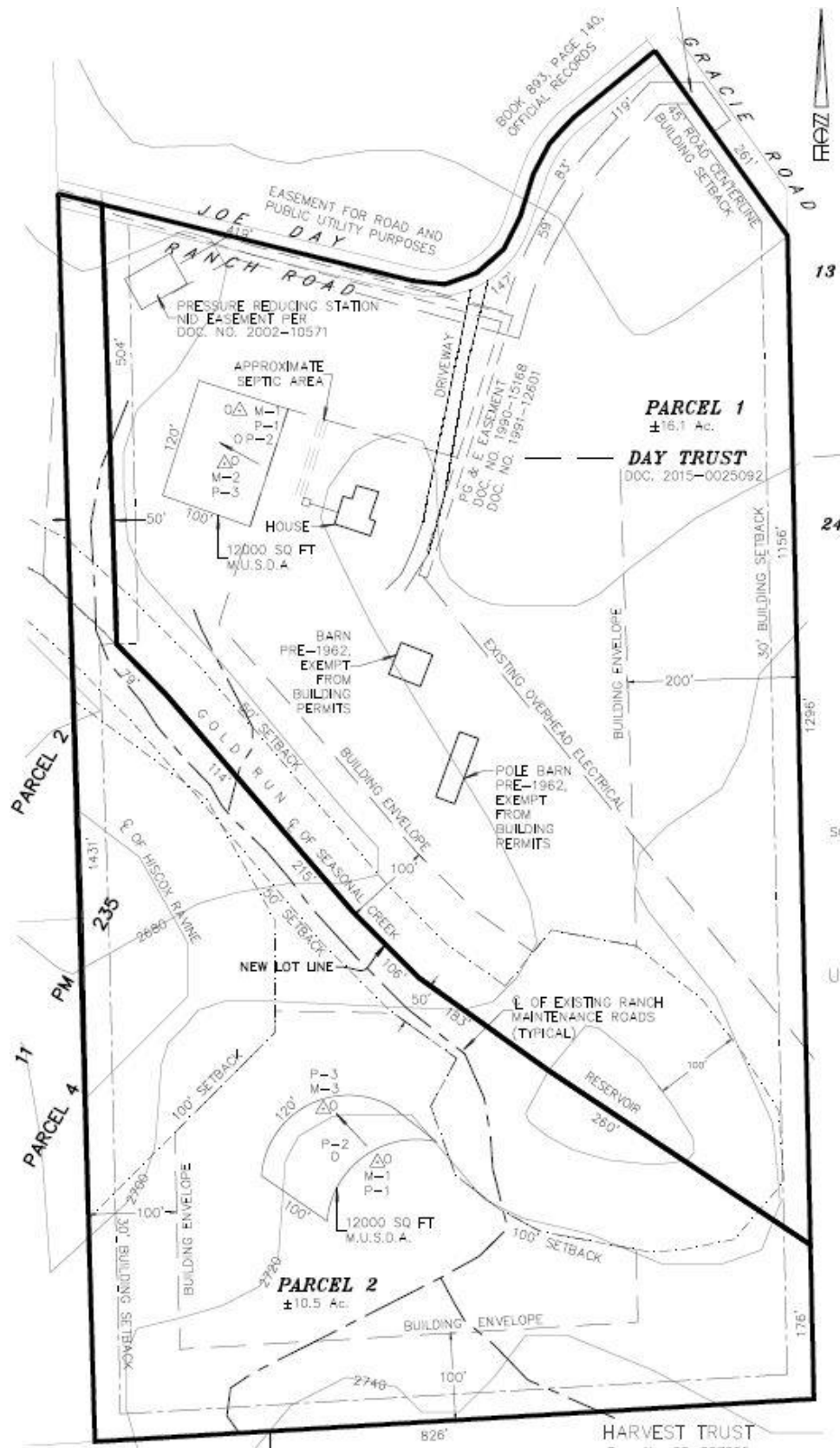


Figure 2 – Portion of Proposed Tentative Parcel Map



Figure 3 – Project Site Aerial Imagery

Other Permits that May be Necessary:

1. Building and Grading Permits – Nevada County Building Department
2. Septic System Permits – Nevada County Environmental Health Department
3. Encroachment Permit – Nevada County Public Works Department

Relationship to Other Projects:

None.

Consultation with Native American Tribes:

Pursuant to Assembly Bill 52, tribal consultation began January 18, 2024. Native American tribes traditionally and culturally affiliated with the project area were notified of the project and invited to consultation. No consultation was requested.

Summary of Impacts and Proposed Mitigation Measures

Environmental Factors Potentially Affected:

All of the following environmental factors have been considered. Those environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation" as indicated by the checklist on the following pages.

	1. Aesthetics		2. Agricultural and Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources		6. Energy
	7. Geology and Soils	✓	8. Green House Gas Emissions		9. Hazards and Hazardous Materials
✓	10. Hydrology and Water Quality		11. Land Use and Planning		12. Mineral Resources
✓	13. Noise		14. Population and Housing		15. Public Services
	16. Recreation		17. Transportation	✓	18. Tribal Cultural Resources
✓	19. Utilities and Service Systems		20. Wildfire	✓	21. Mandatory Findings of Significance

Recommended Mitigation Measures:

The following measures shall be implemented, and where appropriate, included as a note on construction plans as outlined in each.

3. AIR QUALITY:

Mitigation Measure 3A: Reduce Emissions during Construction. The following are the minimum mitigation measures designed to help reduce project emissions related to construction. These measures shall be included as a note on all plans prior to issuance of all grading, improvement, and building permits:

1. The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.
2. Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.
3. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/diesel.htm).

Timing: Prior to map recordation and prior to issuance of Grading/Improvement/Building permits

Reporting: Agency approval of the Parcel Map for recordation and future permit issuance

Responsible Agency: Planning Department / NSAQMD

Mitigation Measure 3B: Use Alternative Methods to Open Burning for Vegetation Disposal. The following note shall be included on all grading and improvement plans: "Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel."

Timing: Prior to map recordation and prior to issuance of Grading/Improvement/Building permits

Reporting: Agency approval of the Parcel Map for recordation and future permit issuance

Responsible Agency: Planning Department / NSAQMD

4. BIOLOGICAL RESOURCES:

Mitigation Measure 4A: Avoid Impacts to Nesting Birds. Vegetation trimming and clearing may reduce available habitat for wildlife and, potentially, for special-status species which may use these forest stands. Sections 3503, 3503.5, and 3513 of the Fish and Game Code protect nesting and migratory birds and birds of prey. Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant thereto. Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by the Fish and Game Code or any regulation adopted pursuant thereto. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act. Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. The following note shall be added to all improvement/grading/construction plans:

- a. If construction is to take place during the nesting season (February 1 - August 31), including any ground disturbance, preconstruction surveys for nesting raptors, migratory birds and special-status bats shall be conducted no more than 15 days prior to the beginning of construction activities by a California Department of Fish and Wildlife

(CDFW) approved / Nevada County pre-qualified biologist, in accordance with California and Federal requirements. CDFW typically recommends a minimum of a 500-foot radius for migrating birds, and a ½ mile radius for nesting raptors

- b. Tree removal and construction shall not take place during the breeding season (February 1 –August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.
- c. If any large trees are proposed for removal during the active bird nesting season (i.e., February 1 to August 31) they should be inspected by a qualified biologist to ensure that no active bird nests are disturbed or destroyed. If, however, the tree is removed before February 1 or after August 31 no mitigation would be required.
- d. If any special-status birds/species are encountered during project activities, work should be suspended, CDFW notified, and conservation measures should be developed in agreement with CDFW prior to re-initiating the activity. Conversely, if during project activities, any species listed pursuant to the CESA are encountered, work shall be suspended, and CDFW notified. Work may not re-initiate until the Project proponent has consulted with CDFW and can demonstrate compliance with CESA. If an active nest/special-status species is discovered outside of the typical nesting season, it should be avoided using the same avoidance measures that would be applied during the typical nesting season until such time as the young have fully fledged and are foraging independently of their parents.
- e. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.
- f. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: Prior to issuance of Grading/Improvement/Building permits

Reporting: Improvement plans

Responsible Agency: Planning Department

Mitigation Measure 4B: Implement Best Management Practices. The following Best Management Practices (BMPs) should be implemented during and after construction of the

new residential driveway and installing the culvert at Gold Run Creek. These measures include, but are not limited to:

- a. Prior to construction of the new road across Gold Run Creek, install weed-free fiber roles (wattles) to prevent erosion and deposition of surface soils into the wetlands. Wattles are available for sale at most of the local hardware stores in Grass Valley and Nevada City. More information on wattles can be found at the following website:
 - <https://www.acfenvironmental.com/products/perimeter-and-sediment-control/perimeter-control-tubes/wattles/>
- b. Avoid doing any excavation or grading within 3-days of a significant rainfall event greater than 1-inch total daily rainfall.
- c. The contractor shall exercise every reasonable precaution to protect the wetland at the project site from pollution with sediments, fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into the wetland and shall instead be collected and removed from the site.
- d. Spread weed-free straw on all disturbed soils near all construction sites to prevent the erosion of surface soils. No invasive, non-native grasses such as orchard grass, canary reed grass, or velvet grass shall be used for erosion control, as these species are known to invade wetlands.
- e. Provide Copies of Mitigation Measures to Contractors. To ensure the proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction

Timing: Prior to issuance of Grading/Improvement/Building permits

Reporting: Improvement plans

Responsible Agency: Planning Department

Mitigation Measure 4C: Avoid Impacts to California Spotted Owls. If future fuel reduction activities are anticipated, all non-hazard living trees with DBH greater than 30 inches must be retained, and that mechanical treatments near any active nest are permitted only if needed to improve habitat for the owl. The treatment activities are prohibited during the breeding season (February 1 – August 31).

Timing: Prior to issuance of Grading/Improvement/Building permits

Reporting: Improvement plans

Responsible Agency: Planning Department

Mitigation Measure 4D: Avoid Impacts to Western Pond Turtle. Prior to ground-disturbing activities near Gold Run Creek or adjacent reservoir, a qualified biologist should survey the project site where suitable habitat (including nest sites) occurs for western pond turtle. Surveys shall be performed within 30-days prior to starting project activities and should be performed within a minimum of 500-feet upstream and downstream of the Project activity where accessible. If detected during surveys, a site-specific avoidance, minimization, and/or relocation plan should be prepared and implemented by a qualified biologist. The plan shall include daily construction monitoring.

Timing: Prior to issuance of Grading/Improvement/Building permits and during construction

Reporting: Improvement plans and active construction

Responsible Agency: *Planning Department / CDFW*

Mitigation Measure 4E: Establish Environmentally Sensitive Areas (ESA's). Sensitive biological resources, as shown on the tentative parcel map, shall be mapped, and identified as ESAs on the recorded parcel map as well as on all future improvement/grading/construction plans to ensure their protection from future disturbance. These resources include Gold Run Creek and reservoir. The setback from Gold Run Creek, Hiscox Ravine, and the reservoir shall be delineated as 100-feet from edge of reservoir and wetlands/riparian areas. The following note shall be included: "No disturbance is allowed within areas delineated as Environmentally Sensitive Areas, unless a Management Plan is approved."

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: *Improvement plans*

Responsible Agency: *Planning Department*

Mitigation Measure 4F: Move Out of Harm's Way. A designated Biologist is to be retained onsite prior to and during all ground- and habitat-disturbing activities that have the possibility to cause harm to wildlife species and shall be notated on all disturbance plans. The designated Biologist, with proper permits, may move out of harm's way special-status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities, as needed. The designated Biologist shall be from the Nevada County pre-qualified consultants list and shall be the authority to stop work to prevent direct mortality of special-status species. California Department of Fish and Wildlife recommends fish and wildlife species be allowed to move out of harm's way on their own volition, if possible, and to assist their relocation as a last resort. Temporary relocation of onsite wildlife does not constitute effective mitigation for habitat loss.

Timing: *Prior to issuance of Grading/Improvement/Building permits and during construction*

Reporting: *Improvement plans*

Responsible Agency: *Planning Department / CDFW*

Mitigation Measure 4G: Notification for Lake and Streambed Alteration Agreement. Proposed disturbance within Gold Run Creek/Hiscox Ravine and/or riparian areas may require a Lake and Streambed Alteration Agreement (LSA). Prior to work being conducted within protected resource setbacks/non-disturbance buffer(s), the California Department of Fish and Wildlife (CDFW) will determine if the Project activities may substantially adversely affect existing fish and wildlife resources and whether a LSA Agreement is required. An LSA Agreement will include measures necessary to protect existing fish and wildlife resources. Please note, pursuant to Section 1602 of the Fish and Game Code, Notification is required for any activity that may do one or more of the following:

- a. Substantially divert or obstruct the natural flow of any river, stream, or lake;
- b. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- c. Deposit debris, waste, or other materials where it may pass into any river, stream, or lake.

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: *Improvement plans*

Responsible Agency: *Planning Department / CDFW*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for each phase of this project.

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: *Improvement plans*

Responsible Agency: *Planning Department*

7. **GEOLOGY AND SOILS:** To offset potentially adverse geological impacts associated with the construction activities, the following mitigation measure shall be required:

See **Mitigation Measures 5A and 18A.**

10. HYDROLOGY:

Mitigation: See **Mitigation Measure 4B.**

13. NOISE

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During grading and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to issuance of grading and building permits, improvement plans shall reflect hours of construction.

Timing: *Prior to map recordation and prior to issuance of Grading/Improvement/Building permits*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Department*

Mitigation Measure 13B. Real Estate Disclosure: A Recorded Overflight Notification is a form of buyer awareness documentation recorded in the chain of title of a property stating that the property may be subject to annoyances and inconveniences associated with the flight of aircraft to, from, and around a nearby airport. A recorded overflight notification does not convey property rights from the property owner to the airport and does not restrict the

height of objects. Per Nevada County Airport Compatibility Land Use Plan, a recorded real estate disclosure is required for the property.

Timing: *Prior to issuance of Building permits*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Department*

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*

Reporting: *Planning Department Approval of Grading and Construction Permits*

Responsible Agency: *Planning Department & United Auburn Indian Community (UAIC)*

Mitigation: See **Mitigation Measures 5A**

19. UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: Prior to issuance of Grading/Improvement/Building permits and during construction

Reporting: Agency approval of permits or plans

Responsible Agency: Nevada County Planning Department

21. MANDATORY FINDINGS OF SIGNIFICANCE

See all Mitigation Measures listed above.

Mitigation and Monitoring Matrix:

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Department / NSAQMD	Prior to map recordation & issuance of grading/improvement/building permits
3B	Planning Department / NSAQMD	Prior to map recordation & issuance of grading/improvement/building permits
4A	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits
4B	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits
4C	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits
4D	Planning Department / CDFW	Prior to issuance of Grading/Improvement/Building permits and during construction
4E	Planning Department	Prior to issuance of Grading/Improvement/Building permits
4F	Planning Department / CDFW	Prior to issuance of Grading/Improvement/Building permits and during construction
4G	Planning Department / CDFW	Prior to issuance of Grading/Improvement/Building permits
5A	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits
13A	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits
13B	Planning Department	Prior to issuance of Building permits
18A	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits
19A	Planning Department	Prior to map recordation & issuance of grading/improvement/building permits

Initial Study and Checklist

Introduction:

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except “No Impact” responses that are adequately supported by noted information sources. 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. This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows.

- **No Impact:** An impact that would result in no adverse changes to the environment.
- **Less than Significant Impact:** An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.
- **Less than Significant with Mitigation:** An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.
- **Potentially Significant Impact:** An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. Aesthetics:

Existing Setting: The subject parcel is currently developed with an existing residence, a barn, and a pole barn. Average elevation in the project area is approximately 2,695 feet above mean sea level (MSL) with the highest elevation of 2,650 feet above MSL within the northern border of the project area and the lowest elevation of 2,747 feet above MSL within the southern portion of the project area. With the location of Gold Run stream heading from the northwest border of the project area through the central part of the project area, the seasonal stream feeds down into the existing reservoir on-site continuing to the eastern side of the project parcel. A 100-foot building setback is required for development on-site from both the stream and reservoir. A portion of the proposed private driveway is proposed to cross over Gold Run seasonal stream. A watercourse Management Plan application is required with the proposed map to further evaluate potential impacts associated with the project. The project site was evaluated by a qualified biologist and the removal of protected oak was not documented to occur on-site.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?				✓	A, L, 27
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓		A, 18

Impact Discussion:

1a,c,d A scenic vista is typically considered to be a view that possesses visual and aesthetic qualities of high value to the public. Scenic vistas can provide views of natural features or significant structures and buildings. The proposed project is not anticipated to result in an adverse effect on a scenic vista, degrade the visual character of the site or its surroundings, or to create a new source of substantial light or glare. The proposed land division will divide an approximate 26.59-acre parcel zoned RA-5, resulting in two (2) legal parcels ranging in size from 16.1±acres to 10.5±acres. The project site contains existing single-family residential and agricultural accessory improvements which are served by existing septic systems and private well for water. Existing on the site includes a pressure reducing station structure managed by Nevada Irrigation District (NID). The project proposes building envelopes within each parcel to contain both existing and future improvements. Future development within the proposed building envelopes, with specific focus on Parcel 2 due to Parcel 1 being developed, would not be visible. The proposed building envelope associated with Parcel 2 is setback some 861 feet south of, and recessed into, the project parcel. When future development of Parcel 2 is to occur, development would be similar to the existing rural residential type improvements found within other neighboring parcels in the established residential community area. Furthermore, directly to the west of the project site is an existing and operating commercial mini-storage facility, within an industrial corridor that houses more industrial uses. It can be argued that the compatibility and consistency of the proposed project is more similar to the nature of the community and that scenic impact associated with the project is much less intense, due to the existing light-industrial mini-storage facility that is directly adjacent to the project site. The proposed land division is not anticipated to result in a significant new source of light or glare; only that lighting that would be anticipated with typical rural residential improvements and uses. Per Nevada County lighting ordinance requirements, all lights are to be directed downwards and shielded to prevent light trespass onto other properties. Additionally, the large size of the proposed resultant parcels further buffer light or visibility of interior development by

sheer distance. Due to sizeable resultant parcel acreage, the applicable local lighting ordinance with standards to prohibit light trespass, an adjacent/light industrial commercial use, and the fact that no formal scenic vistas existing within or near the project site, the project would result in **less than significant** impacts to public views, scenic vistas, and the general character of the area.

- 1b The proposed land division is not anticipated to result in significant damage to scenic resources, including but not limited to trees, rock outcroppings, and/or historic buildings within a state scenic highway. There is currently only one officially designated State Scenic Highway in Nevada County, the 6-miles of Highway 20 between the Skillman Flat Campground to just east of Lowell Hill Road. The project site is south of Nevada City and not near the vicinity of the scenic area. State Highway 49 is considered an eligible state scenic highway by the California Department of Transportation (2011). State Highway 49 is approximately 1.6-miles west of the project area; there is no visibility of the property from the highway due to existing topographic features blocking the view. Therefore, the proposed project would have **no impact** on scenic resources within a state scenic highway.

Mitigation Measures: None required.

2. Agricultural and Forestry Resources:

Existing Setting: The entire parcel falls within an “Other Land” designation, by the Farmland Mapping and Monitoring Program of the California Department of Conservation. There is no agricultural operation on-site. The subject property is currently developed with a single-family residence and accessory structures, the resultant parcel proposes future improvements to be contained within a clustered design within a specific area designated as the building envelope.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?			✓		A, L, 7
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓		A, 18, 34
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource 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))?			✓		A, L, 18

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Result in the loss of forest land or conversion of forest land to non-forest use?			✓		L, 18
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?			✓		A, L, 7

Impact Discussion:

2a,c,d,e The entire parcel falls within an “Other Land” designation, with respect to important agricultural lands. There is no agricultural operation on-site. Adjacent to the project property is an established community, directly to the west and north is an established industrial district. The adjacent Residential Agricultural zoning district is also established as “Other Land”. Meanwhile, the adjacent Industrial District is established as “Urban and Built Up Land”. The project will not convert any prime, unique, or important farmland to a non-agricultural use. The proposed project will not encroach into any required 100-foot non-disturbance buffer for protected farmlands, as the protected land is nonexistent. Similarly, forest land is not designated on-site or near the project property. The proposed land division will create a total of two (2) legal parcels, ranging in sizes from 16.1± acres in size (Parcel 1) and 10.5± acres (Parcel 2). The proposed land division would not have any negative impacts on the use of protected farmland. The subject property is currently developed with a single-family residence and accessory structures, the resultant parcel, which is currently vacant and undeveloped, proposes future improvements to be contained via a clustered design within a specific area designated as a building envelope, with the intention of conserving land as open space. Future development on-site would be regulated by applicable permits to ensure appropriate development is facilitated with respect to local zoning requirements. With local zoning requirements allowing predominantly agricultural and residential use related structures, the chances of future development causing a conversion of protected farmland is unlikely. Due to the project not causing a conversion of forest land, nor a conversion of prime, unique, or important farmland to a non-agricultural use and none of these protected lands being either on-site or adjacent to the project parcel a **less than significant impact** to protected farmlands or forest land is anticipated.

2b The proposed project will not propose a change in zoning or conflict with or convert existing zoning for agricultural use. The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural use value rather than on its market value. Neither the subject parcels nor adjacent properties are under a Williamson Act contract. Should the subject property or a surrounding property seek a Williamson Act contract in the future, rural residential improvements within building envelopes on the resultant large parcels would not prevent or conflict with farming activities. Further, as mentioned above, the Nevada County Right-to-Farm Notice would be required to be part of all future sales of the properties as a disclosure to future buyers as a standard condition of approval. With no Williamson Act contracts on or near the property and building envelopes to contain rural

residential development within the three proposed parcels, the proposed project is anticipated to have a **less than significant impact** on a Williamson Act contract(s).

Mitigation Measures: None required.

3. Air Quality:

Existing 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 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.

The Federal Clean Air Act of 1971 established national ambient air quality standards (NAAQS). These standards are divided into primary and secondary standards. Primary standards are designed to protect public health and secondary standards are designed to protect plants, forests, crops, and materials. Because of the health-based criteria identified in setting the NAAQS, the air pollutants are termed “criteria” pollutants. California has adopted its own ambient air quality standards (CAAQS). Criteria air pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. CAAQS include the NAAQS pollutants, in addition to visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. A nonattainment area is an area where a criteria air pollutant’s concentration is above either the federal and/or state ambient air quality standards. Depending on the level of severity, a classification will be designated to a nonattainment area. Failure of a state to reach attainment of the NAAQS by the target date can trigger penalties, including withholding of federal highway funds. Table 1 shows the current attainment/nonattainment status for the federal and state air quality standards in Nevada County.

Nevada County has two federally recognized air monitoring sites: The Litton Building in Grass Valley (fine particulate matter, also called PM_{2.5}, and ozone) and the fire station in downtown Truckee (PM_{2.5} only). For eight-hour average ozone concentrations, Nevada County is serious nonattainment for both the 2008 and 2015 state and federal ozone standards of 75 and 70 parts per billion, respectively (Table 1). Unlike other pollutants, ozone is not typically released directly into the atmosphere from any sources. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. The major sources of Nitrogen Oxides and Reactive Organic Gases, known as ozone precursors, are combustion sources such as factories, automobiles and evaporation of solvents and fuels. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, when the days are longest, especially in the late afternoon and evening hours. Ozone is considered by the California Air Resources Board to be overwhelmingly transported to Nevada County from the Sacramento Metropolitan area and, to a lesser extent, the San Francisco Bay Area. This recognition of

overwhelming transport relieves Nevada County of CAAQS-related requirements, including the development of CAAQS attainment plan with a “no-net-increase” permitting program or an “all feasible measures” demonstration.

For particulate matter, ambient air quality standards have been established for both PM₁₀ and PM_{2.5}. California has standards for average PM₁₀ concentrations over 24-hour periods and over the course of an entire year, which are 50 and 20 µg/m³, respectively. (The notation “µg/m³” means micrograms of pollutant per cubic meter of ambient air.) For PM_{2.5}, California only has a standard for average PM_{2.5} concentrations over a year, set at 12 µg/m³, with no 24-hour-average standard. Nevada County is in compliance with all of the federal particulate matter standards, but like most California counties it is out of compliance with the state PM₁₀ standards. Particulate-matter is identified by the maximum particle size in microns as either PM_{2.5} or PM₁₀. PM_{2.5} is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires, and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers.

Table 1: Attainment Status by Northern Sierra Air Quality Management District of State and Federal Air Quality Standards. In addition, the entire district is either Attainment or Unclassified for all State and Federal NO₂, SO₂, Pb, H₂S, visibility reducing particles, sulfates, and vinyl chloride standards.

Pollutant	State Designation	Federal Designation
Ozone (O ₃)	Nevada County: Non-attainment (due to overwhelming transport)	<u>2008 O₃ Standard (75 ppb)</u> Western Nevada County: Serious Non-attainment;
		<u>2015 O₃ Standard (70 ppb)</u> Western Nevada County: Serious Non-attainment;
PM ₁₀	Nevada County: Non-attainment	Unclassified
PM _{2.5}	Nevada County: Unclassified	<u>2012 Annual Standard (12µg/m³)</u> Nevada County: Unclassifiable/Attainment
		<u>2012 24-hour Standard (35µg/m³)</u> Unclassifiable/Attainment
CO	Nevada: Unclassified	Unclassifiable/Attainment

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of western Nevada County. The area of the project site is not mapped as an area that is likely to contain ultramafic rock (California Department of Conservation, 2000). Natural occurrences of asbestos are more likely to be encountered in, and immediately adjacent to areas of ultramafic rock.

An evaluation and further discussion of related project impacts related to greenhouse gas emissions is provided in Section 8 of this Initial Study.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with or obstruct implementation of the applicable air quality plan?				✓	A, G
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?		✓			A, G, 33
c. Expose sensitive receptors to substantial pollutant concentrations?		✓			A, G, L, 33
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓	A, G

Impact Discussion:

- 3a Nevada County's General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County. With the exception of General Plan Air Quality Element Policy 14.7A, which requires compliance with Northern Sierra Air Quality Management District Rule 226, the Nevada County General Plan Air Quality Element policies are intended to apply to development that generates new residents or new employees. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on Thresholds of Significance established by the Northern Sierra Air Quality Management District (NSAQMD), the project as proposed would comply with Northern Sierra Air Quality Management District regulations. The proposed land division would not conflict with or obstruct the implementation of an applicable air quality plan; therefore, **no impact** is anticipated on the potential adoption or implementation of an air quality plan.
- 3b The project is not anticipated to result in a cumulatively considerable net increase of criteria pollutants. Western Nevada County is in non-attainment for the Federal 8-hour ozone standard, and the entirety of Nevada County is in non-attainment for the State 1- and 8-hour ozone standards and PM10 standards. While most of the ozone in the County is transported from urban areas to the southwest, PM10 sources primarily come from within the County. PM10 violations in winter are largely due to wood smoke from the use of woodstoves and fireplaces, while summer and fall violations often occur during forest fires or periods of open burning.

Regulation 226 of the Northern Sierra Air Quality Management District (NSAQMD) requires a dust control plan if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed. The resultant parcels would contain residential and agricultural accessory improvements and would gain access via driveway alignments off Joe Day Ranch Road. Driveway improvements serving the proposed parcels are not anticipated to exceed one acre, thus the requirement for a Dust Control Plan would not be triggered from NSAQMD. The Dust Control Plan will be imposed as a condition of approval, should more than 1-acre be exceeded. Reasonable precautions may include watering vehicle traffic areas, contacting NSAQMD if a generator is proposed, or if demolition is proposed; at this point in time, nothing onsite is proposed to be demolished. Such methods have been required as Conditions of Approval for the project.

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated for both construction and operation of land use projects. Estimated construction impacts were determined using the parameters specific to this proposed land division and conservative CalEEMod defaults. The Northern Sierra Air Quality Management District (NSAQMD) established thresholds of significance for assessing and mitigating air quality impacts of land use projects, as shown in the tables provided below. Level A requires the most basic mitigations, projects falling within the Level B range require more extensive mitigation and Level C requires the most extensive mitigations. Table 1, below, shows that estimated project construction related pollution levels would fall within NSAQMD Level A thresholds.

Table 1. Project Construction Air Quality Impacts (Unmitigated)		
Pollutant	NSAQMD Threshold*	Project Impact
NOx	< 24 lbs/day	2.95 lbs/day (0.54 tons/yr)
ROG	< 24 lbs/day	0.97 lbs/day (0.18 tons/yr)
PM10	< 79 lbs/day	0.12 lbs/day (0.02 tons/yr)
CO	N/A	3.16 lbs/day (0.58 tons/yr)
*These thresholds are “Level A” in NSAQMD’s <i>Guidelines</i> . CalEEMod Version 2022.1		

Mitigation Measures 3A is proposed to reduce emissions during project construction (increased particulate matter from diesel and dust and increase hydrocarbon release for the synthesis of ozone) from heavy equipment used for grading, brush chipping, and other construction activities. Table 2, below, shows resultant operational impacts are within NSAQMD Level A. These emissions are associated with energy use, landscape equipment (stationary sources) and mobile sources associated with vehicle use.

Table 2. Project Operational Air Quality Impacts (Unmitigated)		
Pollutant	NSAQMD Threshold*	Project Impact
NOx	< 24 lbs/day	0.41 lbs/day (0.08 tons/yr)
ROG	< 24 lbs/day	1.35 lbs/day (0.25 tons/yr)
PM10	< 79 lbs/day	0.16 lbs/day (0.03 tons/yr)
CO	N/A	3.31 lbs/day (0.60 tons/yr)
*These thresholds are “Level A” in NSAQMD’s <i>Guidelines</i> . CalEEMod Version 2022.1		

In order to ensure the project remains within the operational levels identified above, and to ensure that it does not contribute cumulatively considerable net increases in criteria pollutants that would substantially deteriorate ambient air quality or violate air quality standards, **Mitigation Measures 3A** reduces operational emissions, minimizing impacts through the construction phase. Furthermore, NSAQMD mapping and review of the project application determined that the site is not located on asbestos soils. Therefore, with implementation of these mitigation measures, the potential for this project to violate any air quality standards during either the construction or the operational phases would be ***less than significant with mitigation***.

- 3c,d The proposed land division would divide 26.59-acres into two (2) legal parcels that would each contain rural residential improvements. Each resultant parcel could be developed with

a primary residential dwelling and a variety of accessory structures could be added within the proposed building envelopes. Rural residential uses are not anticipated to generate substantial pollutant concentrations. Review of the project was conducted by the Northern Sierra Air Quality Management District (NSAQMD), the resultant review concluded that the project would not disturb an acre or more, produce any pollutants/ create dust, is not located on asbestos soils, nor proposes to disturb soils and would have no further requirements of the project.

Additionally, there are no sensitive receptors in the immediate area of the proposed parcels. Immediately to the west of the project site is an established industrial district with an operating commercial mini-storage facility. In comparison, the proposed project will be less impactful than the moderate intensity industrial in nature operation next door. The proposed land division would result in parcels that contain rural residential improvements and uses similar to those currently found both on- and offsite. To the east and south is an existing rural residential neighborhood with property sizes of varying acreage, similar to the project proposal. With sensitive receptors not being within the vicinity, the proposed project description being compatible and similar in nature to the existing rural residential community, and the implementation of **Mitigation Measures 3A**, project impact is anticipated to be ***less than significant with mitigation*** in relation to exposing sensitive receptors to substantial pollutant concentrations are anticipated as a result of this land division and ***no impacts*** related to the generation of emissions (odors) that could affect a substantial amount of people are anticipated.

Mitigation Measures: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included in the improvement plans for the project:

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum mitigation measures designed to help reduce project emissions related to construction. These measures shall be included as a note on all plans prior to issuance of all grading, improvement, and building permits:

1. The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.
2. Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.
3. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at <http://www.arb.ca.gov/diesel/diesel.htm>).

Timing: Prior to map recordation and prior to issuance of Grading/Improvement/Building permits

Reporting: Agency approval of the Parcel Map for recordation and future permit issuance

Responsible Agency: Planning Department / NSAQMD

4. Biological Resources:

Existing Setting: The project area lies in the Sierra Nevada foothills. The general topography of the property is characterized as gently sloped from north to south within the Project area. The project biologist, Edward Beedy, describes the project site as an area best characterized as a mix of part coniferous forest with permanent pasture, a result of forest clearing and not to be considered a meadow. An onsite water body, Gold Run Creek is a seasonal drainage that flows across the property, and feeds from the west side of the property traveling southeast and into an approximate 1-acre in size shallow reservoir. Hiscox Ravine stems off Gold Run Creek as well. The reservoir hosts a naturally occurring wetland, which hosts riparian habitat with marshy plants and blackberry bushes. Riparian habitat was observed along the seasonal creek as well, containing similar plants; by Himalayan blackberry, white alder (*Alnus rhombifolia*), big leaf maple, miners dogwood (*Cornus sessilis*), arroyo willow (*Salix lasiolepis*), California hazelnut, western azalea (*Rhododendron occidentale*), sedges (*Carex* spp.), and rushes (*Juncus* sp.). The riparian vegetation extends 50-feet from either side of the seasonal creek. Hiscox Ravine crosses a small portion of the southwestern property boundary, where a thick dominant layer of Himalayan blackberry, alder, and big leafed maple cover a narrow and steep riparian corridor approximately 30-feet in width that quickly connects with the Gold Run Creek drainage west of the property. The seasonal creek and reservoir is indicated on a search of the National Wetlands Inventory. Wetland species were not present and dominant plant species are non-native. For a seasonal stream, a non-disturbance buffer of 50-feet along either side of the stream is required; with the riparian area requiring an additional 100-feet to the non-disturbance setback, for a 150-foot total setback. The topography of the stream runs across the property, as a result, proposed access via residential driveway will cross over the seasonal creek. Work done on/over the creek will necessitate a culvert, alongside engineered plans and applicable permit. Figures depicting the seasonal creek can be seen in the figures below, figure 1 above showcases the proposed Tentative Parcel Map with seasonal creek and proposed driveway.



Figure 4 – Approximate Seasonal Creek Crossing

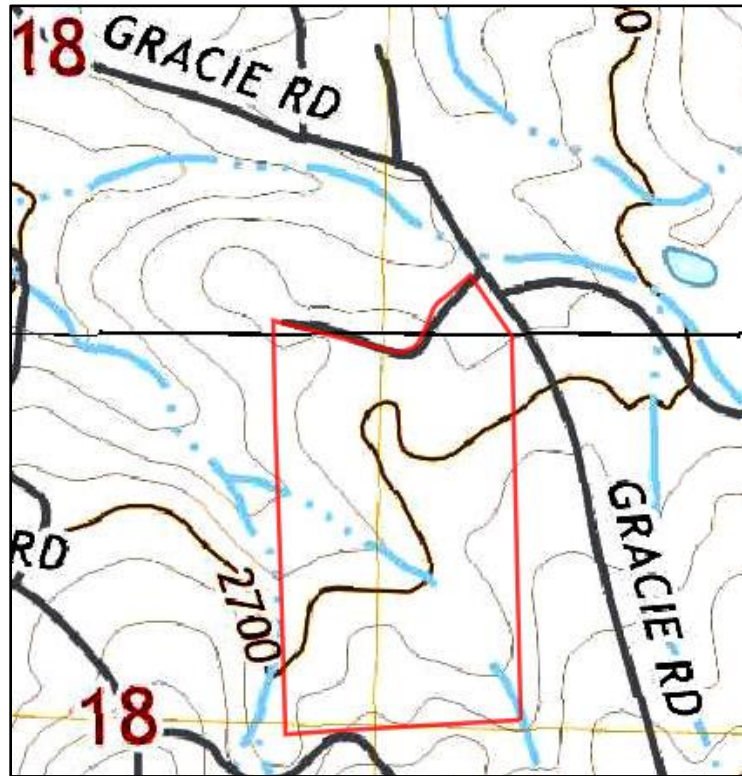


Figure 5 – Approximate Seasonal Creek Crossing (USGS Topographical Map)

Special Status Species:

A current review of the California Natural Diversity Data Base and database information provided by the United States Fish and Wildlife Service (USFWS) were used for special status species consideration, as part of the Biological Resources Inventory. The project area is within the range of a number of special-status animal species that are of concern to USFWS and California Department of Fish and Wildlife (CDFW). However, no state- or federally-listed or other special-status plants were observed in the project area during the November 3, 2023 field survey. The botanical survey was done out of flowering season and cannot be considered definitive. However, no similar species, seed pods, or residual dry matter of potential rare species were visible or detectable. Considering the significant disturbance from over 100-year mining legacy which introduced a dominant cover of invasive plants (e.g., Himalayan blackberry, vinca, and ivy) the biologist has concluded a very low probability of any rare plant occurrences and believe the preliminary site visit adequate to determine that no rare plants are growing on the site.

The project area is within the range of a number of special-status animal species that are of concern to USFWS and California Department of Fish and Wildlife (CDFW) including the western pond turtle (*Clemmys marmorata*), foothill yellow-legged frog (*Rana boylii*), and California red-legged frog (*Rana aurora draytonii*). The reservoir on this property has potential to support the western pond turtle, but no activities are planned in or near the reservoir. No suitable habitat to support the California red-legged frog or foothill yellow-legged frog was determined by the biologist. There is high potential for this property to support the California Spotted Owl (*Strix occidentalis occidentalis*), and there is a known nesting pair off Banner Mountain Trail. There is no suitable habitat in or near the property to support the California Black Rail (*Lateralis jamaicensis coturniculus*) or other special-status birds.

A total of six (4) special status species have been identified as having potential to occur within three-miles of the project area:

- Western pond turtle (*Clemmys marmorata*)
- Foothill yellow-legged frog (*Rana boylii*),
- California red-legged frog (*Rana aurora draytonii*)
- California Spotted Owl (*Strix occidentalis occidentalis*)

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?		✓			A, K, 19
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 US Fish and Wildlife Service?		✓			A, K, L, 19
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓		A, K, L, 10, 19
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?		✓			A, L, 19, 35
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A, 19
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A, 18, 19

Impact Discussion:

- 4a The project is not anticipated to result in 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. The project is not proposing to remove any tree canopy, nor are protected trees to be removed as part of this project. Biologist determination was that little to no suitable or existing terrain/habitat is available to the aforementioned special species that have the potential to occur in the area. Similarly, the project is not anticipated to substantially interfere with the movement of any native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Although no suitable habitat exists on site for use, the protected special status species of the California Spotted Owl and Western Pond Turtle are within the area. **Mitigation Measure 4A**, requiring a nesting survey prior to any disturbance with the intention to avoid impacts to potentially nesting raptors and migratory birds, has been recommended by the biologist. **Mitigation Measures 4B through 4G** have also been added and offer actions to avoid impacts to protected Spotted Owls, nesting birds, as well as best management practices to be implemented during construction and indicating environmentally sensitive areas on project plans. The requirements of the California Department of Fish and Wildlife (CDFW) provides for **Mitigation Measure 4F**, **4F** calls for a qualified biologist to be onsite during all ground/habitat disturbing activities that have the possibility to harm to wildlife species. A qualified Biologist is defined as a person who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources present at the Project Site. Nevada County has a list of pre-qualified biologists as a source for biologist selection. **Mitigation Measure 4G** also requires the need of a Lake and Streambed Alteration Agreement (LSA) to be determined by CDFW, prior to work within watercourse setbacks/non-disturbance buffer(s). With implementation of these mitigation measures, the proposed project is anticipated to have impact to habitat be **less than significant with mitigation**.

- 4b,c The proposed land division is anticipated to result in a less than significant impact on riparian habitat, wetlands and/or other sensitive natural communities. The field survey conducted by the project biologist identified that the project area contains a seasonal creek, Gold Run Creek, that leads to a collecting reservoir. The applicant has developed the proposed project to avoid any development or disturbance within the non-disturbance buffers for the reservoir, which is considered a protected water resource. Impact to the reservoir will be completely avoided as part of the proposed project; aquatic special-status species, including special-status plants, fish, and wildlife species would also be avoided, if present. The project is intended to facilitate a new home on Parcel 2, a driveway will be required for the new residence and a culvert will be required to be installed within the creek to facilitate the crossing. Due to the proposed driveway infringing on the non-disturbance buffer for protected water resources, a Management Plan application and subsequent Biological Inventory report is required with map processing, per local requirements. Further mitigative actions have been added to the project, with special regard to the proposed driveway crossing over the seasonal creek. The implementation of best management practices (BMP) during driveway construction will occur. To include actions to protect the seasonal creek from potential negative impacts due to construction. Examples of potential negative actions include, effects to water quality, such as solvents or pollutants entering into the seasonal creek, or degradation of the environment through construction activities. There are no marsh lands, vernal pools, coastal related water bodies onsite. **Mitigation Measure 4A**, requiring a nesting survey prior to any disturbance with the intention to avoid impacts to potentially nesting raptors and migratory birds, has been added by the biologist. **Mitigation Measure 4B through 4E** has also been added and offer actions to avoid impacts to protected Spotted Owls, the western pond turtle, as well as best management

practices to be implemented during construction and indicating environmentally sensitive areas on project plans. The requirements of the California Department of Fish and Wildlife (CDFW) provides for **Mitigation Measure 4F**, **4F** calls for a qualified biologist to be onsite during all ground/habitat disturbing activities that have the possibility to harm to wildlife species. Nevada County has a list of pre-qualified biologists as a source for biologist selection. **Mitigation Measure 4G** also requires the need of a Lake and Streambed Alteration Agreement (LSA) to be determined by CDFW, prior to work being conducted within protected resource setbacks/non-disturbance buffer(s). With the proposed protective actions through **Mitigation Measures 4A through 4G**, potential adverse effect will be mitigated to minimize construction impact and attempt to eliminate or reduce effect on the natural community and potential effects would be ***less than significant with mitigation*** to natural communities and federally protected wetlands.

- 4d A project specific biological report was prepared by Edward Beedy, based on field review of the property on November 03, 2023, a review of the California Natural Diversity Data Base (CNDDB), and database information provided by the United States Fish and Wildlife Service (USFWS) for the project area. The database searches did reveal four (4) special-status species, being both plant and animal species, that have been previously identified within 3-miles of the project area. None of these species were observed during the field survey. In addition, there is no Designated Critical Habitat (DCH) for any plant or wildlife species protected by USFWS within 3-miles of the project area. Known occurrences of special-status plants have been documented within 3-miles of the project area, however, the provided Biological Inventory does outline that there is little to no existing suitable habitat for these special species. No special-status plant species were documented within the project area during site survey conducted on November 03, 2023. Native resident/migratory fish were not indicated as being present nor as having suitable habitat onsite.

The project area is within the range of a number of special-status animal species that are of concern to the United States Fish and Wildlife Service and California Department of Fish and Wildlife, however, none of these species have been recorded within or near the project area. The Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (FGC) §3513 prohibit take of migratory birds, which is defined to include destruction of active nests (presumed to contain eggs or nestlings). Compliance with the MBTA requires that no grading, brush clearing (mechanized or otherwise), or tree removal occur during the nesting season without a nesting bird survey that confirms that no occupied nests are present. Further, the MBTA requires contingent mitigation actions if nests are present, **Mitigation Measure 4A** requires a nesting survey prior to any disturbance to avoid impacts to potentially nesting raptors and migratory birds. The project area is not located in any known major deer corridor, known deer holding area, or critical deer fawning area. Per the Migratory Deer Ranges Nevada County General Plan map, the project area is located in an area identified as Deer Winter Range. The field survey did not record any observations of deer. With implementation of **Mitigation Measures 4A through 4G**, the proposed project is anticipated to have limited impact on the loss of any special-status plant or animal species in this area, and impacts related to wildlife movement and disturbance of local wildlife would be ***less than significant with mitigation***.

- 4e The proposed land division is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Nevada

County has a number of local policies and ordinances that protect biological resources, such as protected trees and protected water resources. The Nevada County Code, Title 12, Chapter 4, Section 12.04.215, *Trees*, defines “Landmark Trees” as any hardwood species, including oaks (*Quercus* species), 36 inches DBH, or any tree whose size, visual impact, or association with a historically significant structure or event has caused it to be marked for preservation by the county, state, or federal government. “Landmark Groves” are defined as hardwood tree groves with 33 percent or greater canopy closure, or groves whose size, visual impact, or association with a historically significant structure or event has caused it to be marked for preservation by the county, state, or federal government. There are no protected trees being removed as part of this project proposal. Furthermore, the Biological Inventory did not indicate any trees meeting protected criteria being onsite.

With respect to the onsite reservoir and seasonal creek, the reservoir has a non-disturbance buffer of 100-feet. The seasonal creek requires a 50-foot setback; per biologist, riparian habitat on both sides of the creek was indicated. Riparian habitat requires an additional 100-foot setback, thus creating a total 150-foot setback. The reservoir will be avoided completely and will remain undisturbed. There is an onsite seasonal creek that is proposed to have a residential driveway be developed to serve a proposed future residence, a culvert will need to be installed within the creek as part of the reasonable crossing. Due to the proposed driveway infringing on the non-disturbance buffer for protected water resources a Management Plan application and subsequent Biological Inventory report is required with map processing, per local requirements. Further mitigative actions have been added to the project, with special regard to the proposed driveway crossing over the seasonal creek. The implementation of best management practices (BMP) during driveway construction will occur. To include actions to protect the seasonal creek from potential negative impacts due to construction. Examples of potential negative actions include, effects to water quality, such as solvents or pollutants entering into the seasonal creek, or degradation of the environment through construction activities. Ultimately, local policies and ordinances permit for disturbance to protected resources when a Management Plan application and required Nevada County pre-qualified biologist has supplied a Biological Inventory for review. With a Biological Management Plan application submitted alongside the subject project request to subdivide, and through further protective actions from **Mitigation Measure 4B through 4G**, impact to local policies and ordinances protecting biological resources are anticipated to be ***less than significant with mitigation***.

- 4f The subject property is not part of a Habitat Conservation Plan or any other adopted conservation plans; therefore, the project would have ***no impacts*** or conflicts with adopted conservation plans.

Mitigation Measure 4A: Avoid Impacts to Nesting Birds. Vegetation trimming and clearing may reduce available habitat for wildlife and, potentially, for special-status species which may use these forest stands. Sections 3503, 3503.5, and 3513 of the Fish and Game Code protect nesting and migratory birds and birds of prey. Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant thereto. Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by the Fish and Game Code or any regulation adopted pursuant thereto. Section 3513 states that it is

unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act. Impacts to nesting raptors, including special-status avian or bat species, and migratory birds can be avoided by removing vegetation before the start of the nesting season, or delaying removal until after the end of the nesting season. The following note shall be added to all improvement/grading/construction plans:

- a. If construction is to take place during the nesting season (February 1 - August 31), including any ground disturbance, preconstruction surveys for nesting raptors, migratory birds and special-status bats shall be conducted no more than 15 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved / Nevada County pre-qualified biologist, in accordance with California and Federal requirements. CDFW typically recommends a minimum of a 500-foot radius for migrating birds, and a ½ mile radius for nesting raptors
- b. Tree removal and construction shall not take place during the breeding season (February 1 –August 31), unless supported by a report from the qualified biologist verifying that birds, including raptors, are not nesting in the trees proposed for removal or disturbance.
- c. If any large trees are proposed for removal during the active bird nesting season (i.e., February 1 to August 31) they should be inspected by a qualified biologist to ensure that no active bird nests are disturbed or destroyed. If, however, the tree is removed before February 1 or after August 31 no mitigation would be required.
- d. If any special-status birds/species are encountered during project activities, work should be suspended, CDFW notified, and conservation measures should be developed in agreement with CDFW prior to re-initiating the activity. Conversely, if during project activities, any species listed pursuant to the CESA are encountered, work shall be suspended, and CDFW notified. Work may not re-initiate until the Project proponent has consulted with CDFW and can demonstrate compliance with CESA. If an active nest/special-status species is discovered outside of the typical nesting season, it should be avoided using the same avoidance measures that would be applied during the typical nesting season until such time as the young have fully fledged and are foraging independently of their parents.
- e. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an onsite biologist/monitor experienced with raptor behavior, shall be retained by the project proponent to monitor the nests, and shall, along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated biologist/monitor shall be onsite daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the raptors, over time the biologist/monitor may determine that monitoring is no longer necessary, due to the raptors' acclimation to the activities.
- f. Any trees containing nests that must be removed as a result of development shall be removed during the non-breeding season. However, the project proponent shall be responsible for off-setting the loss of any nesting trees. The project proponent and biologist/monitor shall consult with CDFW and the extent of any necessary compensatory mitigation shall be determined by CDFW. Previous recommended mitigation for the loss

of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.

Timing: Prior to issuance of Grading/Improvement/Building permits

Reporting: Improvement plans

Responsible Agency: Planning Department

Mitigation Measure 4B: Implement Best Management Practices. The following Best Management Practices (BMPs) should be implemented during and after construction of the new residential driveway and installing the culvert at Gold Run Creek. These measures include, but are not limited to:

- a. Prior to construction of the new road across Gold Run Creek, install weed-free fiber roles (wattles) to prevent erosion and deposition of surface soils into the wetlands. Wattles are available for sale at most of the local hardware stores in Grass Valley and Nevada City. More information on wattles can be found at the following website:
 - <https://www.acfenvironmental.com/products/perimeter-and-sediment-control/perimeter-control-tubes/wattles/>
- b. Avoid doing any excavation or grading within 3-days of a significant rainfall event greater than 1-inch total daily rainfall.
- c. The contractor shall exercise every reasonable precaution to protect the wetland at the project site from pollution with sediments, fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the wetland and shall instead be collected and removed from the site.
- d. Spread weed-free straw on all disturbed soils near all construction sites to prevent the erosion of surface soils. No invasive, non-native grasses such as orchard grass, canary reed grass, or velvet grass shall be used for erosion control, as these species are known to invade wetlands.
- e. Provide Copies of Mitigation Measures to Contractors. To ensure the proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction

Timing: Prior to issuance of Grading/Improvement/Building permits

Reporting: Improvement plans

Responsible Agency: Planning Department

Mitigation Measure 4C: Avoid Impacts to California Spotted Owls. If future fuel reduction activities are anticipated, all non-hazard living trees with DBH greater than 30 inches must be retained, and that mechanical treatments near any active nest are permitted only if needed to improve habitat for the owl. The treatment activities are prohibited during the breeding season (February 1 – August 31).

Timing: Prior to issuance of Grading/Improvement/Building permits

Reporting: Improvement plans

Responsible Agency: Planning Department

Mitigation Measure 4D: Avoid Impacts to Western Pond Turtle. Prior to ground-disturbing activities near Gold Run Creek or adjacent reservoir, a qualified biologist should survey the project site where suitable habitat (including nest sites) occurs for western pond turtle. Surveys shall be

performed within 30-days prior to starting project activities and should be performed within a minimum of 500-feet upstream and downstream of the Project activity where accessible. If detected during surveys, a site-specific avoidance, minimization, and/or relocation plan should be prepared and implemented by a qualified biologist. The plan shall include daily construction monitoring.

Timing: *Prior to issuance of Grading/Improvement/Building permits and during construction*

Reporting: *Improvement plans and active construction*

Responsible Agency: *Planning Department / CDFW*

Mitigation Measure 4E: Establish Environmentally Sensitive Areas (ESA's). Sensitive biological resources, as shown on the tentative parcel map, shall be mapped, and identified as ESAs on the recorded parcel map as well as on all future improvement/grading/construction plans to ensure their protection from future disturbance. These resources include Gold Run Creek and reservoir. The setback from Gold Run Creek, Hiscox Ravine, and the reservoir shall be delineated as 100-feet from edge of reservoir and wetlands, as well as 100-feet from riparian areas on both sides of the creek(s). The following note shall be included: "No disturbance is allowed within areas delineated as Environmentally Sensitive Areas, unless a Management Plan is approved."

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: *Improvement plans*

Responsible Agency: *Planning Department*

Mitigation Measure 4F: Move Out of Harm's Way. A designated Biologist is to be retained onsite prior to and during all ground- and habitat-disturbing activities that have the possibility to cause harm to wildlife species and shall be notated on all disturbance plans. The designated Biologist, with proper permits, may move out of harm's way special-status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities, as needed. The designated Biologist shall be from the Nevada County pre-qualified consultants list and shall be the authority to stop work to prevent direct mortality of special-status species. California Department of Fish and Wildlife recommends fish and wildlife species be allowed to move out of harm's way on their own volition, if possible, and to assist their relocation as a last resort. Temporary relocation of onsite wildlife does not constitute effective mitigation for habitat loss.

Timing: *Prior to issuance of Grading/Improvement/Building permits and during construction*

Reporting: *Improvement plans*

Responsible Agency: *Planning Department / CDFW*

Mitigation Measure 4G: Notification for Lake and Streambed Alteration Agreement. Proposed disturbance within Gold Run Creek/Hiscox Ravine and/or riparian areas may require a Lake and Streambed Alteration Agreement (LSA). Prior to work being conducted within protected resource setbacks/non-disturbance buffer(s), the California Department of Fish and Wildlife (CDFW) will determine if the Project activities may substantially adversely affect existing fish and wildlife resources and whether a LSA Agreement is required. An LSA Agreement will include measures necessary to protect existing fish and wildlife resources. Please note, pursuant to Section 1602 of the Fish and Game Code, Notification is required for any activity that may do one or more of the following:

- a. Substantially divert or obstruct the natural flow of any river, stream, or lake;
- b. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- c. Deposit debris, waste, or other materials where it may pass into any river, stream, or lake.

Timing: *Prior to issuance of Grading/Improvement/Building permits*

Reporting: Improvement plans**Responsible Agency:** Planning Department / CDFW

5. Cultural Resources:

Existing Setting: The project site incorporates approximately 26.59-acres of land comprised of moderately flat land with a slight slope, situated adjacent to the south west side of Joe Day Ranch Road, located in Nevada City. Most of the area of potential effects (APE) is situated within relatively flat to gently sloping lands, with Gold Run Creek trending generally northwest to southeast, within the southern half of the subject property. The elevation of the area is 2,683 feet above mean sea level. The subject parcel is currently developed with an existing residence, a barn, and a pole barn. The site is currently served by an existing access, a private driveway, Joe Day Ranch Road; stemming from the County maintained road of Gracie Road. Gold Run seasonal stream runs through the middle of the property and continues through an onsite reservoir. The seasonal stream begins from the western property line, running down and through the south east corner of the property. Adjacent to the project property is an established community, directly to the north and north west is an established industrial district. Directly to the northwest of the project property is an existing and operating commercial mini-storage facility. Immediately to the west and south is an existing neighborhood, developed with ranchette style homes on larger size parcels.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			✓		A, J, 22
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓		A, J, 22
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A, J, 22

Impact Discussion:

5a,b A North Central Information Center (NCIC) records request was conducted on the California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Nevada County within a ¼-mile radius of the proposed land division area. The NCIC results were incorporated into the provided Cultural Inventory prepared by Sean Jensen a professional archaeologist. Resultant records indicated that none of the present APE had been subject to previous archaeological investigation and that no cultural resources had been documented within the APE. A pedestrian level survey also yielded similar results, failing to identify any prehistoric resources within the proposed land division area. Consultation was undertaken with the Native American Heritage Commission (NAHC) concerning sacred land listings for the property. An information request letter was delivered to the NAHC on October 31, 2023. The NAHC responded on November 28, 2023, indicating that a search of their Sacred Lands File was negative. Based on the specific findings detailed above, under Cultural Resources Survey and Cultural Inventory, no significant historical resources, or unique archaeological resources are located within the proposed project area.

- 5c While cultural resource discovery has been determined to be highly unlikely, **Mitigation Measure 5A** has been included, which requires that work shall be halted and proper notification and consultation shall be required if any artifacts, cultural resources, or human remains are discovered during future construction. With the implementation of **Mitigation Measure 5A**, impacts to cultural resources are expected to be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measure shall be required:

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following: All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work within 100-feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the immediate vicinity of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.
Timing: *Prior to the issuance of Building/Grading/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

6. Energy

Existing Setting: On February 12, 2019, the Nevada County Board of Supervisors approved the Energy Action Plan (EAP) as the County’s unincorporated area’s roadmap for expanding energy-efficiency, water-efficiency, and renewable-energy, and the cost-savings that accompany these efforts. The EAP is focused on operations of structures, infrastructure that generates energy, and efficient use of water. The subject parcel is currently developed with an existing residence, a barn, and a pole barn. Pacific Gas & Electric (PG&E) currently serves the site.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A, D

Impact Discussion:

- 6a The proposed project is not anticipated to result in significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project. The proposed parcels are intended to be developed with single-family dwellings and accessory structures. Electricity is currently available to the property, and there are existing public utility easements along/from Joe Day Ranch Road to provide for future connection to electricity. Operationally, energy needs for two residential parcels are minimal. Future improvements, if any, would be required to meet energy standards in place at the time of their construction. The scale of the project along with requirements to meet energy standards for both construction equipment and materials will ensure that the use of energy resources would not be excessive and therefore, the project would have a ***less than significant impact***.
- 6b The proposed project would not conflict with any state or local plans for renewable energy or energy efficiency. Permits would be required in order to construct the future improvements on the undeveloped project parcels. As part of the building permit review, all equipment and structures would be required to meet energy standards identified in the California Building Code. Likewise, the project would not obstruct or prevent plans for renewable energy or efficiency. Therefore, the project would have ***no impact*** to state or local plans for renewable energy or energy efficiency.

Mitigation: None required.

7. Geology and Soils:

Existing Setting: The proposed land division of the 26.59-acre parcel (APN: 037-080-035) is located in an unincorporated rural area of Nevada County. The average elevation in the project area is approximately 2,686 feet above mean sea level (MSL) with the highest elevation of 2,753 feet above MSL within the center of the project area and the lowest elevation of 2,686 feet above MSL within the northern section of the project area. With the location of Gold Run Creek cutting from the northwest border of the project area through the central part of the project area, then heading southeast, the areas adjacent to the creek slope drain down into the creek drainage. The soils of the project site are mapped as Hoda Sandy Loam (9%-15% slopes), Sites Loam (15%-30% slopes), Josephine Loam (9%-15% slopes), and Placer Diggins along the creek water way.

The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The project site is not within an Alquist-Priolo Earthquake Fault Zone and there are no known faults that cross through the project site. The project site is located roughly 4-miles

southwest of Pre-Quaternary faults (Department of Conservation). Generally, western Nevada County is located in the low intensity zone for earthquake severity. The project site is located within Seismic Zone I—the Low Intensity Zone of the Modified Mercalli scale—meaning the site has a low risk for strong ground motion (Nevada County, 1991).

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Directly or indirectly cause potential substantial adverse effects, including 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?			✓		A, L, 12, 16, 29, 30, 31
b. Result in substantial soil erosion or the loss of topsoil?			✓		A, D, 25, 32
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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓		A, D, 12, 25, 30, 31, 32
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?			✓		A, D, 25, 30, 31, 32
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓	A, C, 11
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓		A, L

Impact Discussion:

7a,c,d The proposed land division is not anticipated to result in adverse effects due to unstable soils, or cause significant erosion. The project site is not within an Alquist-Priolo Earthquake Fault Zone and there are no known faults that cross through the project site. The project site is located roughly 4-miles southwest of Pre-Quaternary faults (Department of Conservation), which are older than 1.6 million years. The project site is located within Seismic Zone I, the Low Intensity Zone of the Modified Mercalli scale, meaning the site has a low risk for strong ground motion and thus the project is not anticipated to result in earthquake related impacts. Additionally, neither soils of the project site are mapped as Hoda Sandy Loam (9%-15% slopes), Sites Loam (15%-30% slopes), Josephine Loam

(9%-15% slopes), and Placer Diggins along the creek water way, which underlies the majority of the project site, are described by the USDA Soil Conservation Service as being unstable or expansive and are all classified as well drained. Building Department grading permits will be required for all future earthwork, which will require compliance with the Nevada County grading standards outlined in Nevada County Code Title 14, Chapter 12, *Grading*. Building permits would also require compliance with the California Building Code (CBC) and the Nevada County Code requirements to ensure protection during seismic events. Therefore, due to the project soils, standard permit requirements, impacts associated with unstable earth conditions are expected to be ***less than significant***.

- 7b The project is a proposal to subdivide APN: 030-450-034 into two respective resultant parcels, with the future goal of developing the vacant parcel for residential use. A private driveway is existing and is proposed to be extended to reach the resultant Parcel 2. Work within the property will be designed/reviewed to meet fire standards and work associated with potential future development within building envelopes is not anticipated to result in substantial soils erosion, or in grading on steep slopes. There are no especially steep slopes or hilly terrain on site. All work would be required to be in compliance with Nevada County grading standards and applicable sections of the California Building Code, requiring erosion control measures as needed to ensure that activities do not result in substantial erosion. Additionally, proposed building envelopes and work areas are located outside of steep slopes, as there are none on site. With the property site being void of especially steep slopes and terrain, future grading work and structures being reviewed and regulated with required permits to oversee criteria to prevent erosion/loss of topsoil, the proposed two-way land division is anticipated to be ***less than significant***.
- 7e The project site does not have soils incapable of adequately supporting septic systems. The existing residence on the subject property currently utilizes a private septic system. Previous soils testing for each proposed parcel has confirmed onsite soils are capable of adequate sewage disposal. With the same soils available onsite between Parcel 1 and Parcel 2, with mantle and percolation testing and permitting to be conducted through Environmental Health prior to proposed structure permitting for review, possibility of unstable soil, which may result in landslides, lateral spreading, liquefaction, or collapse, will be reviewed and reviewed again at time of building permit review for additional oversight with respect to applicable CA Building Code requirements. A typical condition of approval requires Minimum Useable Sewage Disposal Areas to be delineated around existing leach-fields sized with adequate room for a 100 percent repair area should the initial system ever fail. Based on use of existing systems along with recent soils testing confirmation, the project would have ***no impact*** relative to a lack of soils for sewage disposal.
- 7f There are no known paleontological resources or unique geological features in or around the project parcel. However, because ground disturbance is anticipated to bring the proposed driveways up to required standards, or that associated with potential future development within building envelopes, **Mitigation Measures 5A and 18A** would require work to halt in the event that there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be ***less than significant with mitigation***.

Mitigation Measures: To mitigate unexpected soils presence and impacts from project grading and construction, both on-and off-site, please see **Mitigation Measures 5A and 18A**.

8. Greenhouse Gas Emissions:

Existing Setting: Global climate change refers to changes in average climatic conditions on the earth as a whole, including temperature, wind patterns, precipitation, and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of greenhouse gases (GHGs) in the atmosphere. Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g. gasoline, diesel, coal, etc.), are believed to have contributed to the increase in atmospheric levels of GHGs. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO₂), methane (CH₄), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆) and nitrous oxide (NO₂). Emission inventories typically focus on GHG emissions due to human activities only, and compile data to estimate emissions from industrial, commercial, transportation, domestic, forestry, and agriculture activities. CO₂ emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and NO₂, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents, and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO₂. Global warming adversely impacts air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and causes an increase in health-related problems.

To reduce emissions of greenhouse gases, the California Legislature enacted AB 32 (Núñez and Pavley), which is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multiyear program to limit California's GHG emissions at 1990 levels by 2020, and initiate the transformations required to achieve the state's long-range climate objectives. In April 2015, the California Air Resources Board issued Executive Order B-30-15 to set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 as set forth in EO S-3-05. SB 32, enacted in 2016, codified the 2030 the emissions reduction goal of CARB Executive Order B-30-15.

In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, Guidelines for Assessing Air Quality Impacts of Land Use Projects, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary. Continuing to reduce greenhouse gas emissions is critical for the protection of all areas of the state, but especially for the state's most disadvantaged communities, as those communities are affected first, and, most frequently, by the adverse impacts of climate change, including an increased frequency of extreme weather events, such as drought, heat, and flooding.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓			A, G, 20
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, G, 20

Impact Discussion:

8a,b The proposed project is not expected to generate greenhouse gases that would result in significant environmental impacts or that would be in conflict with plans for greenhouse gas reductions. Carbon dioxide (CO₂) is the main component of greenhouse gases, and vehicles are a primary generator of CO₂. The proposed project is not expected to generate greenhouse gases that would result in significant environmental impacts or that would be in conflict with plans for greenhouse gas reductions. Generated project pollutants may be referenced in element section 3, Air Quality, of this report.

The proposed project is located in the Sierra Nevada Foothills, within a rural area surrounded by low-density rural residential properties, and overall GHG outputs are expected to be minimal. California is divided geographically into air basins for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. Nevada County and Placer County are both within the Mountain Counties Air Basin. Nevada County is within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD), but the NSAQMD has not adopted thresholds of significance for greenhouse gases. However, Placer County Air Pollution District (APCD) has adopted thresholds of significance for greenhouse gases. Due to greenhouse gas emissions being not only a regional, but also a global concern, with the similarities between neighboring air districts, it was determined that the Placer APCD thresholds are a relevant standard for the determination of significance. The thresholds adopted by Placer County APCD include a bright-line threshold of 10,000 metric tons of Carbon dioxide equivalent per year and a De Minimis level of 1,100 metric tons of carbon dioxide per year (MT CO₂e/yr). During the construction phase of the project, 3.16 lbs/day (0.58 tons/yr) of CO₂ is anticipated. During the operational phase of the project, 3.31 lbs/day (0.60 tons/yr) of CO₂ is anticipated. Generated project pollutants may be referenced in element section 3, Air Quality, of this report. A De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. The produced pollutant results are well below the De Minimis level of 1,100 metric tons of carbon dioxide per year.

The overall GHG impact is expected to remain at a level that is **less than significant**, due to several factors including but not limited to: energy efficient appliances, an applied standard through building permit requirements; ensuring any new structures meet energy efficiency standards. Additionally, adherence to **Mitigation Measure 3A** which requires 50% of equipment to utilize Tier 1 engines or clear, and equipment idle times to be less than five (5) minutes; and because the proposed development is a low density residential

use which will result in the potential for two residential properties that are consistent with existing General Plan and zoning densities in this area.

Mitigation Measures: None required.

9. Hazards and Hazardous Materials:

Existing Setting: The project site is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control, 2019). The project area is in a Very High Fire hazard severity zone as designated by Cal Fire. The Twin Ridges Home Study Charter School appears to be the closest sensitive receptor, located some 2,000± feet (0.37-miles) to the west from the closest proposed building envelope site. The closest residence is approximately 850± feet southwest from the western property boundary line of the subject parcel. The project is located approximately 1.90-air miles from the nearest airport, the Nevada County Airport/Airpark.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		C
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
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, L
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, create a significant hazard to the public or the environment?				✓	C, 24
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?			✓		A, L, 39
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	H, M

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		H, M

Impact Discussion:

- 9a,b The proposed land division does not include routine transport, use or disposal of hazardous materials other than typical household use and storage of hazardous substances such as cleaning agents, paints and solvents. State and federal government regulate the uses of these materials; future residents would be required to comply with usage parameters mandated by these laws. Small quantities of hazardous materials could be stored, used, and handled during construction. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate the construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration standards. Therefore, project related hazard impacts relative to routine transport, use, disposal, or emission of hazardous substances to the public or environment would be **less than significant**.
- 9c The Twin Ridges Home Study Charter School appears to be the closest sensitive receptor, located some 2,000± feet (0.37-miles) to the west from the closest proposed building envelope site. The closest residence, not to include the existing residence directly north of proposed Parcel 2, is approximately 850± feet southwest from the western property boundary line of the subject parcel. A portion of the project site is located within Zone E of the Nevada County airport land use plan and is approximately 1.90-air miles from the nearest airport, the Nevada County Airport/Airpark. Additionally, as noted above, hazardous materials are anticipated to be those associated with typical household uses and those small quantities that could be utilized during construction. Due to the type and number of materials associated with this land division, **no impact** relative to transport, use, or emissions of hazardous materials within proximity of a school is anticipated.
- 9d The proposed project area is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, there would be **no impact**.
- 9e A portion of the project site is located within Zone E of the Nevada County airport land use plan and is approximately 1.90-air miles from the nearest airport, the Nevada County Airport/Airpark. Per the Nevada County Airport Land Use Compatibility Plan (NCALUCP), a requirement for new development within Zone E is a real estate disclosure, to be recorded for both resultant parcels. The real estate disclosure, Recorded Overflight Notification, is a form of buyer awareness, a measure established through policy indicating that information about the airport's influence area to be disclosed to prospective buyers of all airport-vicinity properties prior to transfer of title. The requirement will be imposed as a conditional approval for the project, the intent of the disclosure is to make aware to potential buyers the potential impact the airport may have on the property, to include noise. The location of

the project will not interfere with any component of the NCALUCP that may otherwise result in a new hazard for future residents, local workers, or the airport. Zone-E is an area of the airport plan that does not include the runway, approach zones, turning, traffic, and is considered a low risk zone for safety. Additionally, the project site is located roughly 9.5 driving miles from the Alta Sierra Airport. The private Alta Sierra Airport is restricted to use only to the property owners. Because the newly created parcels are not anticipated to interfere with air traffic patterns or aircraft safety, safety hazard impacts on people residing or working in the project area are anticipated to have ***less than significant impact***.

- 9f The proposed land division is not anticipated to interfere with an adopted emergency response plan or emergency evacuation plan, nor would it expose people or structures to a significant risk of loss, injury or death involving wildland fires. The subject property is served by the Nevada County Consolidated Fire District, in an area designated by CalFire as a Very High Fire Severity Zone area. Per Nevada County Code, section 12.04.218, Wildland Fire, all discretionary permit with a Very High Fire zone will comply with the following standards: create defensible space for all new structures, a fire protection plan to be approved by the Nevada County Fire Marshal, and appropriate fire prevention measures to be incorporated into the project findings. The fire protection plan (FPP) that will be required is prepared by the Nevada County Fire Marshal upon building permit submittal. The FPP will entail an evacuation plan with identified routes for property occupant exit. Additional fire prevention measures will include a fuel management plan, outlining appropriate vegetative clearance and clearing needed for defensible space. The outlined criteria will be implemented through required/standard processing procedures. The Nevada County Office Fire Marshal has reviewed the project proposal and did not comment on any adverse impacts to emergency response or evacuation plans. The County Office of Emergency Services does not publish emergency evacuation plans; however, the Nevada County Sheriff's Department has verified that there are no emergency response plans or emergency evacuation plans for the project area. The proposed project would not impair or physically interfere with emergency response and evacuation plans, resulting in ***no impact***.

- 9g All future improvements would require Building Permits and conformance with Title 14, Chapter 4, Residential Code Amendments, beginning at Section 14.04.010 and Chapter 12, Grading, beginning at Section 14.12.010 of the Nevada County Code for building and grading standards. As a condition in the project Conditions of Approval, the applicant would be required to provide defensible space around all structures and proposed new driveway consistent with California Public Resources Code 4291, which requires up to 100 feet of fuels treatment or to the property line, whichever is closer. The proposed project would not expose people or structures to wildland fires and would improve access to the site, and therefore there would be a ***less than significant impact***.

Mitigation: None required.

10. Hydrology and Water Quality:

Existing Setting: The average elevation in the project area is approximately 2,695 feet above mean sea level (MSL) with the highest elevation of 2,650 feet above MSL within the northern border of the project area and the lowest elevation of 2,747 feet above MSL within the southern portion of the project area. There are protected aquatic resources within the project area, per the National

Wetland Inventory search. An onsite water body, Gold Run Creek, is a seasonal drainage that flows across the property, that travels from the west side of the property flowing southeast into and into an approximate 1-acre in size shallow reservoir. The reservoir hosts a naturally occurring wetland, which hosts riparian habitat with marshy plants and blackberry bushes. Figures depicting Gold Run Creek can be referenced in environmental review Section 4 within this report. A 150-foot building setback is required for development, from both the stream and reservoir. The project area is located in an area best characterized as lower montane coniferous forest habitat with a large cleared/open area within the northern section of the property. The northwest corner of the property facilitates a pressure reducing structure that is managed by the local water district of Nevada Irrigation District. Also existing is a single-family home, accessory driveway, a barn, and an additional pole barn.

The project corridor is not located within or near a 100-year flood hazard zone according to the Federal Emergency Management Agency's (FEMA) Flood Information. The Federal Emergency Management Agency identifies the area as Zone X, which is an area determined to be outside of the 500-year flood or protected by levee from 100-year floods. The project is not in a tsunami or seiche zones.

The California State Water Resources Control Board regulates stormwater discharges from construction sites because of its potential to mobilize pollutants and discharge into waterbodies or watersheds. By regulating these discharges, the State Water Board is preserving, enhancing, and restoring California's waterbodies and its resources.

Sustainable management of groundwater basins is overseen by the Department of Water Resources (DWR) and State Water Resources Control Board (SWRCB) via the Sustainable Groundwater Management Act (SGMA). This project is not located within any groundwater basins or priority basins identified by the DWR Bulletin 118, or the SGMA Basin Prioritization Dashboard. The nearest DWR Bulletin 118 basins are the North and South Yuba Subbasins of the Sacramento Valley Basin (5-21.60 and 5-021.61, respectively) which are more than 18-miles southwest of the project site. No Groundwater Sustainability Agency, no Groundwater Sustainability Plan, and no sustainability criteria or goals have been established for the underlying aquifer of this project.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓		A, C, D, I
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓		A, C

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?		✓			A, D, 9, 19
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	A, L, 9, 13
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓	A, D
f. 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?				✓	A, L, 9, 13
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	A, L, 13

Impact Discussion:

10a,c The proposed land division is not anticipated to negatively affect water quality standards or waste discharge requirements, nor is it anticipated to contribute amounts that could exceed drainage system capacity or alter existing drainage patterns. The land division is intended to divide one existing parcel with an existing single-family residence and related accessory structures into two (2) legal standalone parcels. A portion of the proposed private driveway is proposed to cross over Gold Run seasonal stream. A Watercourse Management Plan application is required with the proposed map to further evaluate potential impacts associated with the project. Standard erosion control measures will be required to ensure that this work, and any future improvements within proposed building envelopes, does not result in offsite erosion or deposition of sediment into water features.

There are aquatic resources within the project area, including Gold Run Creek/Hiscox Ravine and a reservoir that are both mapped aquatic features within the National Wetland Inventory (NWI). Non-disturbance buffers will equate to a 50-foot setback from seasonal streams and a 100-foot setback from riparian areas within the project area. When disturbance is proposed within the required buffers, local code provisions allow for a Watercourse Management Plan application to be submitted to allow for both reasonable

development and a review of potential impact to the protected resource alongside produced measures for compensation and mitigation. A Management Plan application is required and incorporated into this report due to the proposal of the necessary Parcel 2 driveway crossing over a portion of Gold Run Creek. Additionally, with **Mitigation Measure 4B** requiring implementation of Best Management Practices during construction, construction actions such as soil erosion protective measures, preventing grading after rainfall, and adding straw wattle to prevent further erosion into wetlands, will be applied. Therefore, potential impacts to these aquatic resources have been assessed and potential impact will be less than significant with mitigation with the submitted Water Course Management Plan. The limited amount of work would not detrimentally alter drainage patterns, degrade water quality, or violate water quality standards. Standard erosion control measures will be required to ensure that this work, and any future improvements within proposed building envelopes, does not result in offsite erosion or deposition of sediment into water features. Additionally, development of the reasonable in size building envelopes on the relatively large parcels would not result in a substantial increase in surface runoff that could result in flooding. Based on the above discussion, project related impacts to water quality standards or waste discharge requirements, including contributing amounts that could exceed drainage system capacity or alter existing drainage patterns would be ***less than significant with mitigation***.

Mitigation: See **Mitigation Measures 4B**.

- 10b The proposed land division of the reconfigured 26.59-acre parcel (APN: 037-080-035) would not result in a substantial decrease in groundwater supplies, interfere with groundwater recharge or conflict with water quality/groundwater management plans. The anticipated wells will adhere to local and State regulations for water supply and well installation. Applicable permits will include an on-site soils evaluation and well permit for construction through the Nevada County Environmental Health Department (EH). As an authoritative source, EH refers to studies and State guidance for evaluation of groundwater availability, re-charge, and long-term sustainability.

The project scope is also small in scope, in that the result of the map is two parcels; each parcel may have a single-family residence, an accessory dwelling unit (ADU), and applicable residences, such as a junior accessory dwelling unit, in compliance with State ADU laws. The small scope of development will draw minimal amounts of water from the aquifer. Water assessment is conducted through the permitting and soils evaluation stage of the well process, to ensure appropriate water withdrawal and well longevity can be maintained. Typical residential development in this area of community also does not include excessive landscape that would require excessive amounts of water, the rural character of the area often leaves ranchette style parcels as such in appearance, leaving meadows and clearings as is and natural. Residential development will also be required to conform with the International Plumbing Code from the overarching California Building Code, which requires: plumbing and fixtures to comply with flow rates, compliance with water conservation standards and leak reduction, and pressure regulations to prevent excessive water consumption.

Existing improvements will continue to rely on private well/septic systems for water use. Newly created Parcel 2 will be required to provide a private water system for property use. All requirements for private water systems are reviewed and regulated by the Environmental Health Department at time of permit application. The proposed land division

is not anticipated to substantially decrease groundwater supplies or interfere with groundwater recharge. Therefore, the proposed project is anticipated to have a **less than significant** impact on groundwater supplies and recharge.

- 10d-g There is no flood hazard or designated flood zone on the project parcels. Furthermore, the proposed project is not within a tsunami or seiche zone, and it does not conflict with or obstruct the implementation of a water quality control plan. The proposed project does not expose people or structures to a significant risk of loss or injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there would be **no impact** associated with flooding, tsunamis or seiches, water quality control plans, or a sustainable groundwater management plan.

Mitigation Measures: None required.

11. Land Use and Planning:

Existing Setting: The project parcel, 13388 Joe Day Ranch Road, (APNs: 035-080-035) is located in an unincorporated area of Nevada City, CA. The subject parcel is currently developed with an existing residence, a barn, and a pole barn. The site is currently served by an existing access, a private driveway, Joe Day Ranch Road; stemming from the County maintained road of Gracie Road. The project parcel is zoned Residential Agricultural, allowing density at five dwelling units per 5-acres (RA-5). The General Plan designation is Estate (EST), allowing density at 1 dwelling unit per 3-acres (EST). Adjacent to the project property is an established community, directly to the north and north west is an established industrial district. Directly to the northwest of the project property is an existing and operating commercial mini-storage facility. The established mini-storage/ light-industrial use does generate traffic on Joe Day Ranch road, customers driving to and from the storage facility as needed. Immediately to the west and south is an existing neighborhood, developed with ranchette style homes on larger size parcels, within the Residential Agricultural zoning district. The residential properties range in sizes from three to five-acres within the vicinity and are developed with single-family homes, accessory structures (barns/workshop, driveways, and storage.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Physically divide an established community?				✓	A, L, 17, 18
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A, B, 18, 19

Impact Discussion:

- 11a The proposed project would not physically divide an established community. The subject properties are located in a rural area off Gracie Road. The project, a proposal to subdivide a 26.59-acres into two parcels. Parcel 1 is proposed at 16.1± acres in size and Parcel 2 is proposed at 10.5± acres in size. The results of the two-lot subdivision would not physically divide an established community, thus, **no impact** is anticipated.

- 11b The subject parcels are designated as a Residential Agricultural zoning designation with an Estate General Plan designation. The proposed project requests to subdivide a 26.59-acres into two parcels. Parcel 1 is proposed at 16.1± acres in size and Parcel 2 is proposed at 10.5± acres in size. The proposed subdivision will result in one additional parcel and will pose a new impact to density, as the new parcel is permitted to have two single-family homes with applicable State of California Accessory Dwelling Unit laws. The Residential Agricultural (RA) zoning district allows single-family residential improvements and uses, along with a variety of other uses. There are existing single-family residential and agricultural accessory improvements on Parcel 1, as is allowed by zoning right and applicable building permits. The proposed resultant parcels are in compliance with the density allowed by the currently adopted Zoning and General Plan designations. The proposed land division would be in compliance with minimum design standards and requirements set forth in the Nevada County Code. At this point in time, there are no existing land use plans, policies, or regulations adopted with the intention to avoid/mitigate an environmental effect, that the project would infringe on.

In regard to compatibility with the light-industrial property/properties mentioned, directly to the northwest of the project property is an existing and operating commercial mini-storage facility. The established mini-storage/ light-industrial use does generate traffic on Joe Day Ranch Road, customers driving to and from the storage facility as needed. In The development of the storage facility included road improvements to meet Class 2 road standard at the time the facility began construction. Currently, a Public Works Department condition of approval for the subject project includes the requirement to improve Joe Day Ranch Road to meet current standards for Fire Standard Access Roads. An engineer shall provide verification of the road meeting current standards or will provide improvement plans if Joe Day Ranch requires improvements. The road assessment will be conducted at time of building permit submittal. The mini-storage facility (APN: 037-080-048) and the parcel located directly north of the subject parcel (APN: 037-040-027) are the two properties with a Light Industrial (M1) zoning designation. The northern parcel (APN: 037-040-027) is currently vacant and undeveloped. At this point in time, the mini-storage facility is the sole developed/ M1 zoned use that uses Joe Day Ranch Road for access. The building envelope on resultant Parcel 2 is located some 800-feet away from the established storage use/ M1 zoned property. Parcel 1 is owned by the mini-storage owner. With the mini-storage having previously improved Joe Day Ranch Road, the project being conditioned to further improve the road to meet current standards (if deemed required), and the subject project use resulting in low-density housing, no significant impact to future resultant parcel occupants is expected.

To summarize potential project impacts, potential conflicts with applicable land use plans, policies, or regulations that could result in physical impacts are identified within this Initial Study and are found to be less than significant. Therefore, impacts related to land use policy inconsistency and land use incompatibility are considered ***less than significant***.

Mitigation Measures: None required.

12. Mineral Resources:

Existing Setting: 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. Mineral deposits of all types which are designated MRZ-2a or MRZ-2b, are used for areas underlain by mineral deposits where geologic data indicate that significant measured or indicated (MRZ-2a) or inferred (MRZ-2b) resources are present.

The project area is not mapped within a Mineral Resource Zone (MRZ), or area of known valuable mineral deposits.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?				✓	A, 1
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?				✓	A, 1

Impact Discussion:

12a-b The proposed project is not mapped within a known mineral resource area or MRZ and would not change existing residential agricultural land uses on the project site. None of the project parcels contain known or designated mineral resources. Therefore, the proposed project would have **no impact** on mineral resources.

Mitigation Measures: None required.

13. Noise:

Existing Setting: The subject parcel is currently developed with an existing residence, a barn, and a pole barn. Adjacent parcel sizes vary from 2.5-acres up to approximately 34.68-acres. Single-family residential and agricultural accessory improvements and uses are found on the majority of the surrounding parcels. The project site is located 1.14± driving-miles away from State Highway 49, a source of highway traffic noise. The project site is located 1.14± driving-miles away from Gracie Road, a County maintained road which is frequented by more traffic in comparison to Joe Day Ranch Road, due to the road serving multiple parcels. The project site is also located

1.90-air miles away from the Nevada County Airport, the site is located outside of airport noise contours, however, does fall with Zone E of the Nevada County Airport Land Use Compatibility Plan (NCALUCP); Zone E encompasses other airport related environs, which do not include runway zones, turning zones, approach/sideline zones, and traffic pattern zones. Residual airport noise may be expected. Noise impact is anticipated to be low per NCALUCP noise and overflight factors, Zone-E is beyond the 55-Community Noise Equivalent Level (CNEL) contour; a noise metric adopted by the State of California. Ambient noise levels in the area are generated by residual airport noise, vehicular traffic on Gracie Road, occasional vehicle use accessing the adjacent mini-storage, as well as typical noises that commonly accompany rural and residential uses.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?		✓			A, R, 17, 18, 39
b. Generation of excessive ground borne vibration or ground borne noise levels?			✓		A, R, 18, 39
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		✓			A, L, R, 39

Impact Discussion:

13a,b The subject project is requesting to subdivide a 26.59-acre parcel into two parcels; Parcel 1 is proposed at 16.1± acres in size, Parcel 2 is proposed at 10.5± acres in size. The proposed project would allow for future construction and uses consistent with those allowed within the Residential Agricultural (RA) zoning district. Generally, these land uses are compatible with other residential land uses and are not expected to generate significant noise impacts thereto. The exception to this would be noises and potential vibration generated during any future construction of additional improvements on the new individual parcels. Vibration is typically sensed at nearby properties when it causes objects within the structures to vibrate such as rattling windows. Construction noises and construction related vibration are not an ongoing land use and as they are short term in nature, they are exempt from the County noise standards. While the County's Zoning Code does not apply its noise standards to temporary construction (Nevada County 2012), nonetheless there could be a temporary exposure of nearby uses to noise in excess of County thresholds. Therefore, **Mitigation Measure 13A** is recommended to limit construction work to the hours of 7 AM to 7 PM Monday through Saturday. Ambient noise levels in the area are typical noises commonly accompanying the aforementioned uses found on and within the general area. The aforementioned mini-storage facility (APN: 037-080-048) is zoned as Light Industrial (M1). At this point in time, the mini-storage facility is the sole developed/ M1 zoned use with an established land use. The building envelope on resultant Parcel 2 is located some 800-

feet away from the established storage use/ M1 zoned property. Noise impact from the mini-storage facility is anticipated to be low due to proximity and noise being generated being vehicle trips. Additional ambient noise includes noise generated by traffic along State Highway 49, Joe Day Ranch Road and Gracie Road. Anticipated noise generated by the future residential and rural use within the proposed land division are anticipated to be akin to noises generated by existing residential and rural activities in the area and to be low in intensity, resulting in **less than significant** noise impacts; and **less than significant** construction related noise impacts **with mitigation**.

- 13c The project site is located within 1.90-air miles from the Nevada County Airport. The site is located outside of any airport noise contours, per Nevada County Airport Land Use Compatibility Plan (NCALUCP). The site does fall with Zone E of the NCALUCP; Zone E encompasses other airport related environs, which do not include runway zones, turning zones, approach/sideline zones, and traffic pattern zones. Residual airport noise may be expected. The project will not expose future occupants to excessive noise levels, due to project location with respect to NCALUCP guidelines. A compatibility requirement for new development, when posed in Zone E and as required by the NCALUCP, is a real estate disclosure or Recorded Overflight Notification. A Recorded Overflight Notification is a form of buyer awareness documentation recorded in the chain of title of a property stating that the property may be subject to annoyances and inconveniences associated with the flight of aircraft to, from, and around a nearby airport. A recorded overflight notification does not convey property rights from the property owner to the airport and does not restrict the height of objects. Per Nevada County Airport Compatibility Land Use Plan, a recorded real estate disclosure is required for the property and will be imposed as a condition of approval. With an existing airport compatibility plan existing, and requirements from the local Airport Compatibility Plan for new development being a part of standard development processing, the project is anticipated to have a **less than significant impact with mitigation** related to airport noise.

Mitigation Measures: To offset potential construction related noises, the following mitigation measures shall be required and shall be included as notes on the supplemental data sheets that record concurrently with the parcel map:

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During grading and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to issuance of grading and building permits, improvement plans shall reflect hours of construction.

Timing: Prior to map recordation and prior to issuance of Grading/Improvement/Building permits

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

14. Population and Housing:

Existing Setting: The project parcel is zoned as Residential Agricultural, allowing a maximum density at one dwelling units per 5-acres (RA-5). The General Plan designation is Estate (EST). The subject parcel is currently developed with an existing residence, a barn, and a pole barn. The project is located within a residential zoning district, with over 55± parcels within this district being zoned by right for residential development.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓	A, 17, 18
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓	A, 17, 18

Impact Discussion:

14a-b The parcel proposed for land division is currently 26.59-acres, the project request is to subdivide the property into two parcels; Parcel 1 is proposed at 16.1± acres in size, Parcel 2 is proposed at 10.5± acres in size. The proposed land division would not result in an inducement of unplanned population growth or displace existing people or housing. The intent of this project is to subdivide a single parcel and create two residential parcels, which is consistent with property zoning and residential development intention of this area for the County. There is no infrastructure expansions nor expansion of services (utilities, public water, sewer) that could warrant as a nexus for potential population growth to be later facilitated as a result of the project. Due to the nature of the project being a considerably minor land division, with no involvement of or proximity to moderate/ high density housing, or demolition of housing facilities the proposed project would have **no impact** related to potential issues related to unplanned population increase, housing displacement, or the need for housing to be replaced.

Mitigation Measures: None required.

15. Public Services:

Existing Setting: The following services are provided within the project corridor:

Fire: The Nevada County Consolidated Fire Protection District provides fire protection services to the project parcel.

Police: The Nevada County Sheriff Department provides law enforcement services.

Schools: The project site is within the Grass Valley/Nevada City School District.

Parks: The project is within the Grass Valley/Nevada City Recreation Benefit Zone.

Water: The project site is served by private well for water.

Sewer: Sewage disposal is by private septic system.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in substantial adverse physical impacts associated with the provision of or 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 following the public services:					
i) Fire protection?			✓		H, M
ii) Police protection?			✓		A
iii) Schools?			✓		A, L
iv) Parks?			✓		A, L
v) Other public services or facilities?			✓		A, B, L

Impact Discussion:

15a The proposed land division is not anticipated to have significant impacts on fire protection or law enforcement services because of the low-density nature of this project, which is anticipated with the zoning and General Plan designations and therefore, this impact is considered ***less than significant***. The proposed land division would not impact schools, or public recreational facilities because the project would not result in a *substantial* increase in population that would require schools, parks, and other public services and facilities. School, fire mitigation, and recreation impact fees are in place and applicable at the time of building permit issuance to offset the incremental impact on these services. These impact fees would be collected for any new/proposed residences during the permitting process. School and fire mitigation impact fees would also be applied to proposed dwelling units, to further capture necessary funds to for anticipated/potential public services. Recreation impact fees would apply to new homes proposed through the permitting process as well and would also be applicable to additions to an existing residence. Fees are assessed and charged based on square footage of the respective structures.

The properties are intended for single-family residential improvements and will be served by private well for water. The newly created proposed Parcels 1 and 2 will each be required to provide individual water systems for private use. The project would not impact sewer services because the project does not require these services, as new parcels will be served by private on-site septic systems. Therefore, there would be a ***less than significant impact*** as a result of the project approval of this land division.

Mitigation Measures: None required.

16. Recreation:

Existing Setting: The project parcels are located within the Grass Valley/Nevada City Recreation Benefit Zone. The District provides a variety of recreation programs and cooperative management of several recreation facilities in the related County region. No recreational facilities exist on the

subject parcel. The Nevada County General Plan recommends the level of service for recreation needs as three acres per each 1,000 persons, countywide.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. 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?			✓		A
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			✓		A
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?			✓		A, L

Impact Discussion:

16a-c The proposed land division is not anticipated to result in negative impacts to recreational facilities, trigger the need for new facilities, or conflict with established facilities. There are no existing recreational facilities on the subject parcel. The potential increase in population, as a result from the proposed land division, would be considered insignificant. The residential density established by the General Plan for the area allows for five parcels, however, the proposed land division proposes a total of two lots, consistent with the currently adopted Nevada County General Plan and Zoning Ordinance. The reality of the parcel development would be, at a maximum, one single-family home, with the ability to construct Accessory Dwelling Units as State law allows, on each parcel with the potential for accessory structures, akin to the existing surrounding community. Although more people in potential homes could add to the potential use of recreational trails and parks, the potential quantity that may be increased is insignificant in that effects from the increase would not be detrimental to, nor be the cause of expedited deterioration to, recreational facilities. Due to the potential increase of use on recreational facilities being insignificant, there is no requirement for the construction or expansion of existing recreational activities associated with this project. Additionally, there are no existing recreational facilities on the subject parcel. Based upon the objectives established in the General Plan, recreation impacts associated with residential growth are offset by a funding program via development fees. Fees will be collected and put towards funding for the Grass Valley/Nevada City Recreation Benefit Zone that the project parcel falls within; see impact fee discussion in 15a above. There will be a less than significant impact to existing local biking, equestrian, or hiking trails caused by the project. Due to the minimal potential increase to population, the lack of existing facilities onsite or in close proximity, the proposed project would have a **less than significant impact** related to recreational facilities and established recreational uses of the area.

Mitigation Measures: None required.

17. Transportation:

Existing Setting: The subject parcel is currently developed with an existing residence, a barn, and a pole barn. All of the mentioned improvements are located on proposed Parcel 1, the most northern parcel. The site is currently served by an existing and singular access point, a private driveway, Joe Day Ranch Road; stemming from the County maintained road of Gracie Road. Parcel 2 is currently undeveloped and is intended to facilitate a residence in the future. Parcel 2 configurations are designed so that proposed future access into Parcel 2 can be entirely private to the future Parcel 2 owners, contained onsite, and to stem directly off Joe Day Ranch Road.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle or pedestrian facilities?				✓	A, B, 37
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				✓	A, B, 37, 38
c. Substantially increase hazards due to a geometric design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?			✓		A, H, B
d. Result in inadequate emergency access?			✓		H,
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?			✓		A, B, H

Impact Discussion

17a,e The proposed project would not conflict with any program plan, ordinance, or policies regarding transit, roadway, bicycle, or pedestrian facilities. Proposed Lot 1 is currently accessed directly off of Joe Day Ranch Road, a private residential road. Joe Day Ranch Road is roughly 0.13 of a mile (706-feet) in length from the direct access point into the parcel, up to Gracie Road, a County maintained road that Joe Day Ranch Road stems off from. Joe Day Ranch Road leads into the private residential driveway that is existing on the project parcel, the residential driveway is 10-feet in width. Gold Run/Hiscox Ravine seasonal stream runs through the middle of the property and continues to an onsite reservoir. The seasonal stream begins from the western property line, running down and through the south east corner of the property. The setbacks shall be delineated as a 50-foot setback from seasonal streams and a 100-foot setback from wetlands/riparian areas within the project area. A portion of the proposed private driveway, to serve proposed Parcel 2, is proposed to cross over Gold Run seasonal stream. Figure 2 (see document Page 5) shows the project property, the proposed new property lines, and existing private driveway configurations, located on Parcel 1. Appropriate protected watercourse management plan applications have been processed alongside the project request to ensure no conflicts with resources and ordinances are existing.

Transit services, such as bus stops, are not currently available in this area and would not be affected by the proposed project. Per the Nevada County Non-Motorized Transportation Master Plan, there are no planned pedestrian facilities, safe route to school, or rural recreational trails that are planned on or near the project parcel. Similarly, there are no trails that currently pass through the project area, so any current bicycle and pedestrian movement would not be affected. As mentioned, transit services are not currently available in this area and would not be affected by the project. With the aforementioned transit facilities, pre-planned non-vehicular routes, and recreational trails being non-existent on the project parcel, the project would have a **no impact** with any policies regarding transit, roadway, bicycle, or pedestrian facilities.

Additionally, associated increase in traffic hazards to motor vehicles, bicyclists, and pedestrians would also not be a potential, due to the fact that Joe Day Ranch Road is recessed some 700-feet away from the arterial County maintained Gracie Road. Gracie Road is a two-lane road with no existing bike path and has a clear line of site some 400± feet, both north west and north east from the intersection of Joe Day Ranch and Gracie road. Due to the nature of the surrounding area, the lack of bicycle lanes, transit stops, and the nearest services being located within Nevada City, crossing over State Highway 49, many pedestrians and cyclists alike do not use the immediate roads. Joe Day Ranch Road, a private road, is utilized for access from only four parcels. All of which are residentially used, with exception of one parcel being utilized for the adjacent light-industrial mini-storage facility to the west. When the facility was constructed (Project Number: SP98-001), Joe Day Ranch Road was improved to Class 2 road standards for the new use. Appropriate road shoulders, encroachments, signage, and visibility when entering onto Joe Day Ranch road are all existing. With a recessed private residential road and a clear line of site for ingress/egress from the project site and access roads, the project poses a **less than significant impact** to creating an increase in traffic hazards to motor-vehicles, bicyclists, or pedestrians

- 17b CEQA Guidelines Section 15064.3, subdivision (b) focuses on determining impacts in the context of environmental quality, providing guidance on evaluating project transportation impacts with emphasis of vehicle-miles traveled (VMT) being the most appropriate unit of measurement. For the purposes of this section, VMT refers to the amount and distance of automobile travel attributable to a project. According to the Senate Bill 743 Vehicle Miles Traveled Implementation, adopted by the Nevada County Transportation Commission, a project's or plan's VMT impact may be considered less than significant if "the project or plan total weekday VMT per service population is equal to or less than "X" percent below the subarea mean under baseline conditions" and "the project or plan is consistent with the jurisdiction's general plan and the Nevada County Regional Transportation Plan."

A specific reduction "X" below subarea baseline VMT may be selected by each jurisdiction based on key factors such as the setting (as noted in CEQA Guidelines Section 15064(b)(1)), evidence related to VMT performance, and policies related to VMT reduction.) However, analysis of smaller, less complex projects can be simplified by using screening criteria. The Office of Planning and Research suggests that screening thresholds may be used to identify when land use projects should be expected to cause a less than-significant impact without conducting a detailed study. The Office of Planning and Research recommends using a threshold of 15% below regional average for VMT as a reasonable standard for determining significance of transportation impacts. A quantitative VMT measure was not required for the subject project due to the non-intense nature of the subdivision request and the fact that the project would not create more than 15% less than

the regional average for generated VMT. The surrounding community is identical to the results of the requested subdivision, residential lots facilitating low-density single-family homes. With the project falling within CEQA transportation guideline criteria and not triggering the need for a VMT study, nor the potential to generate VMT above the recommended threshold measure, the project would have **no impacts** related to CEQA Guidelines Section 15064.3, subdivision (b).

- 17c As mentioned, appropriate road shoulders, encroachments, signage, and visibility when entering onto Joe Day Ranch Road, from the project site driveway, are all existing. Joe Day Ranch Road is recessed some 700 feet away from the arterial County maintained Gracie Road. Gracie Road is a two-lane road with a clear line of site some 400± feet, both north west and north east from the intersection of Joe Day Ranch and Gracie Road. No existing, or new road improvements, related to sharp curves are proposed. There is also no existing or adjacent land uses that could pose incompatibility of road use, such as slow farm equipment crossings or cattle steering, using the roadways that could pose as a hazard. With the project not utilizing any existing, nor proposing any new road improvements that would create sharp curves or dangerous intersections, the proposed project would not result in an increase in hazards due to incompatible uses, or due to a geometric design feature either during construction or during future occupation of the properties.

Additionally, the Department of Public Works (DPW) included a condition of approval that the applicant shall provide improvements to Joe Day Ranch Road, bringing the road up to minimum current Fire Standard Access Road requirements, per County Standard Drawing C-1, if the road does not currently meet standards. The requirement outlines that an engineer shall certify all improvements to be in conformance with applicable standards. DPW has also conditioned the project to obtain an encroachment permit for an improved driveway access. Encroachment permits include review of Traffic Control Plans and/or other safety measures to ensure the related construction does not result in hazards during work. The Traffic Control Plan is reviewed and approved by the County prior to commencement of work. Lastly, a condition of approval regarding the traffic mitigation fees will be required to be complied with, at the issuance of building permits for new homes for each parcel created by the map. With the application of these standard conditions of approval, project impacts due to geometric design and traffic hazards for both short-term construction and long-term operational traffic would be a **less than significant impact**.

- 17d The proposed land division would not result in inadequate emergency access. A condition of approval for the proposed private access driveways would require improvements to meet respective current standards, if deemed necessary per engineer. Currently, a Public Works Department condition of approval for the subject project includes the requirement to improve Joe Day Ranch Road to meet current standards for Fire Standard Access Roads, if deemed necessary. An engineer shall provide verification of the road meeting current standards or will provide improvement plans if Joe Day Ranch requires improvements. These improvements would provide better access for emergency personnel in that adequate facilities for emergency personnel to arrive and for occupants to exit. Any changes with the current design or modifications to existing structures will yield upgrading driveways to current standards. Therefore, the project would have **less than significant impact** relative to resulting in inadequate emergency access.

Mitigation Measures: None required.

18. Tribal Cultural Resources:

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. See Section 5 for additional information regarding tribal resources.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. 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: i. 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), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			J, 22

Impact Discussion:

- 18a The land division project proposes to divide the existing parcel into two low-density residential parcels, an act that could be followed by grading and land recontouring, construction of new residences, installation of utilities, and general landscaping. Existing records at the North Central Information Center (NCIC) document (NCIC File No. NEV-23-67) that none of the present project area had been subjected to previous archaeological investigation, and that no prehistoric or historic-era sites had been documented within the project area. The present effort included an intensive-level pedestrian survey. The pedestrian survey failed to identify any prehistoric resources within the project area.

Fieldwork was undertaken on October 31, 2023, by Principal Investigator, Sean Michael Jensen, M.A. Mr. Jensen is a professional archaeologist, historian and architectural historian, with 37 years of experience in archaeology, architectural history and history, who

meets the professional requirements of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (Federal Register, Vol. 48, No. 190), as demonstrated in his listing on the California Historical Resources Information System list of qualified archaeologists, architectural historians and historians. No areas of concern were encountered, and all survey objectives were satisfactorily achieved. Based on the absence of significant historical resources/unique archaeological resources within the project area, archaeological clearance is recommended for the project/undertaking as presently proposed.

While cultural resource discovery has been determined to be unlikely, **Mitigation Measure 5A** is proposed that would require construction to be halted and local tribes to be notified in the unlikely event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. Additionally, **Mitigation Measure 18A** is proposed which would require that a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area be immediately notified if any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities. All work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. With these protections in place, impacts to Tribal Cultural Resources would be ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measures shall be required and shall be included as notes on all future site plans.

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: Prior to issuance of Grading/Improvement/Building permits and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits

Responsible Agency: Planning Department

19. Utilities and Service Systems:

Existing Setting: The project parcels is currently developed with an existing residence, a barn, and a pole barn (Proposed Parcel 1). Electricity (PG&E) is currently provided to the project parcel, the project parcel is also served by private well for water service and private septic for wastewater services. Current improvements do rely on an existing septic system, proposed parcels do have minimum useable sewage disposal area (MUSDA) areas specifically designated on each parcel for future improvements.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Require or result in the relocation or the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?				✓	A, D
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓	A
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?				✓	C
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 goals?		✓			A, C
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?		✓			B, C

Impact Discussion:

19a-c The proposed project requests to subdivide a 26.59-acre parcel into two parcels; Parcel 1 is proposed at 16.1± acres in size, Parcel 2 is proposed at 10.5± acres in size. The proposed project is anticipated to have no impact relative to extension of utilities to serve the project. The project will comply with federal, State, and local management related to solid waste and standards for this will be ensured through respective permitting requirements and review. Currently the existing improvements rely on existing private

well/septic system onsite. The proposed parcels are intended for single-family residential homes and will be served by private well for water service and private septic for wastewater services. Electrical service will be provided by PG&E. No extension of natural gas, wastewater treatment facilities, or the expansion of existing facilities are proposed or required for the proposed project. Any additional storm drainage runoff generated by the project would be required to be kept on site, reviewed by the Department of Public Works through respective permitting processing, and would not affect any off-site drainage facilities. In regard to sufficient water supply, wells are monitored through the Environmental Health Department to ensure long-term service needs. In regard to the potential determination from a wastewater treatment provider ensuring the project can be taken in to existing commitments/service area, since there is no public service provider for water/waste water in the area, there is no requirement ensuring the project can be accepted into the service area. Due to the project not increasing or expanding public services, such as waste water treatments facilities or telecommunication facilities, the project providing private and sufficient water supply that is regulated through the Environmental Health Department, and the project not negating the need for local wastewater treatment services, due to private onsite water systems, the project will have **no impact** related to utility/service extension.

- 19d,e The proposed project would not result in an increase in solid waste that would be in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste goals. There are no plans to demolish any structures onsite that would create additional solid waste. An improved driveway access will be required on proposed Parcel 1. Anticipated construction to provide the required private driveway access, compliant with Fire Safe Driveway Standards to proposed Parcels 1-2, could result in solid waste in the form of construction materials or vegetative debris. Nevada County provides solid waste collection through a franchise for collection and disposal of waste and recyclables for both residential and non-residential areas. Waste Management is the current holder of this contract; refuse and recyclables in this area of the County are typically hauled to the McCourtney Road Transfer Station, located at 14741 Wolf Mountain Road. All solid waste refuse is later hauled to out-of-County landfills, most of which are in the State of Nevada under contract with Waste Management Systems, Inc. There are no known capacity issues with any Waste Management facilities. Any waste generated would be required to comply with federal, state, and local statutes, and regulations related to solid waste. **Mitigation Measure 19A** requires solid waste debris generated during construction activities including vegetation and industrial waste such as glues, paint, and petroleum products to be appropriately disposed of to avoid potentially adverse landfill and solid waste disposal impacts. Therefore, impacts related to disposal of construction debris would be **less than significant with mitigation**.

Mitigation Measures: To offset potentially adverse impacts related to construction waste, the following mitigation measure is recommended:

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of Building/Grading/Improvement permits and during construction*

Reporting: Agency approval of permits or plans

Responsible Agency: Nevada County Planning Department

20. Wildfire:

Existing Setting: The existing property is currently accessed directly off of Joe Day Ranch Road, a private non-County maintained road. The project parcel is in the Nevada County Consolidated Fire District and is in a very high fire severity zone. The existing private residential driveway is paved and has been constructed to appropriate residential driveway requirements. Joe Day Ranch Road is an asphalt two-lane road, with an existing 30-foot right-of-way, that is roughly 880± feet in length, stemming from the County maintained road of Gracie Road. Gracie Road is a local collector road that would be used by vehicular traffic to travel to and from the site.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓		A, H, M, 23
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?			✓		A, B, H, M, 19
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?			✓		A, H, M
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓		A, H, M, 9, 31

Impact Discussion

20a,c The proposed project is not anticipated to conflict with emergency plans or result in negative environmental impacts due to infrastructure installation. The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. The Safety Element discusses the importance of ingress and egress by roadways, and Policy FP-10.7.3 requires that a condition of development is to maintain private roads, including the roadside vegetation. Nevada County has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in May 2018. Objective 3.6 of the LHMP is to improve communities' capabilities to prevent/mitigate hazards by increasing the use of technologies. Goal 4 of the LHMP is to reduce fire severity and intensity, with Objective 4.4 to promote the implementation of fuel management on private and public lands.

The subject property is served by the Nevada County Consolidated Fire District, in an area designated by CalFire as a Very High Fire Severity Zone area. Per Nevada County Code, section 12.04.218, Wildland Fire, all discretionary permits with a Very High Fire zone will comply with the following standards: create defensible space for all new structures, a fire protection plan to be approved by the Nevada County Fire Marshal, and appropriate fire prevention measures to be incorporated into the project findings. The fire protection plan (FPP) that will be required is prepared by the Nevada County Fire Marshal upon building permit submittal. The FPP will entail an evacuation plan with identified routes for property occupant exit. Additional fire prevention measures will include a fuel management plan, outlining appropriate vegetative clearance and clearing needed for defensible space. The outlined criteria will be implemented through a condition of approval.

Proposed Lot 1 has an existing private asphalt driveway for access, there is an additional informal residential driveway entrance existing on Parcel 1 which will be required to obtain an encroachment permit and be improved to meet current standards for a private residential driveway, providing greater fire safety; this driveway will be extended south bound to reach Parcel 2. A proposed Condition of Approval will require Joe Day Ranch Road to be improved to meet current Fire Standard Access road standards, if deemed necessary to do so by a licensed engineer. In addition, any new residences that are proposed to be built are required to have fire sprinklers installed and would be reviewed for compliance at time of building permit review. Similarly, the wells that are onsite are tested for well yield (GPM) and water pressure (PSI). If appropriate well GPM/PSI is not met the requirement of an above ground water storage tank for potential fire response is required. With proposed road improvements made solely to private residential driveways, impacts relative to compliance with emergency plans, impacts relative to increased fire risk, and impacts to the environment through the minimal work along these existing routes would be a ***less than significant impact***.

- 20b,d The proposed project requests to subdivide a 26.59-acre parcel into two parcels; Parcel 1 is proposed at 16.1± acres in size, Parcel 2 is proposed at 10.5± acres in size. The resultant two-lot land division would not result in altered slopes that would increase wildfire risks or expose people or structures to significant risks such as landslides or flooding. Proposed building envelopes, which would contain existing and any future structures, avoid areas mapped as steep slopes or areas containing saddles where winds and fire can be swept upwards. Additionally, all future improvements would require building permits and conformance with requirements including but not limited to maximum impervious surface coverage on each of the parcels, the prohibition of increasing stormflow onto offsite parcels, and adequate erosion control measures. With every permit that is submitted, appropriate review and requirements for respective vegetative clearance will be applied to applicable permit plans. Due to the aforementioned protective and review measures for new development, the proposed two-way land division is anticipated to have a ***less than significant*** relative to the spread of wildfire and fire risks.

Mitigation Measures: None required.

21. Mandatory Findings of Significance:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?		✓			
b. Does the project have environmental effects that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)			✓		
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			

Impact Discussion:

21a,c This draft Initial Study/Mitigated Negative Declaration evaluates the potential impact the proposed project could have on the environment. Compliance with existing federal, state, and local regulations and mitigation measures identified in this Initial Study will reduce all potential impacts of the proposed project to a less than significant level. Parcel 2 is proposing a new residential driveway to provide access to the resultant residential parcel. The proposed driveway and culvert that will be needed will cross over Gold Run Creek, a seasonal drainage that crosses through the subject property. The future driveway construction requires a Biological Management plan, a requirement per local criteria, which has been prepared and integrated into this document. An analysis of potential impacts and applicable mitigation measures has been prepared, see Section 4 above. Mitigation measures and Management Plan best practices will be implemented at time of improvement plan submittal for the future driveway. Additionally, as discussed in Sections 1 through 20 above, the proposed land division would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to air quality, biological resources, cultural resources, geology/soils, noise, tribal cultural resources, and utilities/service systems. Due to the possible impacts to nesting birds, mitigation has been added to reduce potential impacts if construction occurs during

nesting season. Although cultural, tribal cultural, and paleontological resources are not known in the project area, mitigation has been added to halt work if resources are discovered. To minimize disruption and/or potential impact to surrounding parcels during construction, mitigation measures have been included to limit construction to daytime hours on Monday through Saturday and mitigation has been added to reduce potentially adverse impacts related to construction waste. Each of the potential adverse impacts are mitigated to levels that are ***less than significant levels with mitigation***, as outlined in each section.

- 21b A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. Reasonably foreseeable projects that could have similar impacts to the proposed project include other anticipated projects within the project vicinity that could be constructed or operated within the same timeframe as the project. All of the proposed project's impacts, including operational impacts, can be reduced to a less-than-significant level with implementation of the mitigation measures identified in this Initial Study and compliance with existing federal, state, and local regulations. Therefore, the proposed project would have ***less than significant*** environmental effects that are individually limited but cumulatively considerable.

Mitigation Measures: To offset potentially adverse impacts to air quality, biological and cultural resources, geological resources, noise, tribal cultural resources, and possible impacts utilities/services systems, see **Mitigation Measures 3A-3B, 4A-4G, 5A, 13A, 18A and 19A.**

Recommendation of the Project Planner

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 a "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.



Vanessa Franken, Senior Planner

8/16/2024
Date

Appendix A – Reference Sources

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Nevada Irrigation District
 - F. Natural Resource Conservation Service/Resource Conservation District
 - G. Northern Sierra Air Quality Management District
 - H. Nevada County Consolidated Fire District
 - I. Regional Water Quality Control Board (Central Valley Region)
 - J. North Central Information Service, Anthropology Department, CSU Sacramento
 - K. California Department of Fish & Wildlife
 - L. Nevada County Geographic Information Systems
 - M. California Department of Forestry and Fire Protection (Cal Fire)
 - N. Nevada County Transportation Commission
 - O. Nevada County Agricultural Advisory Commission
 - Q. Nevada County Connects
 - R. Nevada County Airport Compatibility Land Use Plan
-
- 1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 - 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 - 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 - 4. Cal Fire. *Fire Hazard Severity Zone Map for Nevada County*, 2007. Adopted by CalFire on November 7, 2007. Available at: <http://www.fire.ca.gov/wildland_zones_maps.php>.
 - 5. State Division of Mines and Geology. *Geologic Map of the Chico, California Quadrangle*, 1992.
 - 6. State Division of Mines and Geology. *Fault Map of California*, 1990.
 - 7. California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/dlrp/ciff/>
 - 8. State Dept. of Forestry & Fire Protection. *Nevada County Hardwood Rangelands*, 1993.
 - 9. U.S.G.S, *7.5 Quadrangle Topographic Maps*, as updated.
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