# Initial Study

## Sewell Tentative Parcel Map

**Nevada County, California**

**To:**

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|---|---|
| Department of Public Works - Surveyor | CEO – Alison Lehman |
| Department of Public Works - Engineering | Deputy CFO – Erin Mettler |
| Environmental Health Department – Nicole Johnson | COB Jeff Thorsby |
| Fire Protection Planner – Dan Collins | CDA – Trisha Tillotson |
| Nevada Irrigation District | Planning Director |
| Penn Valley Fire Protection District | County Counsel - Douglas Johnson and Sims Ely |
| Supervisor Hoek - District 4 | Nevada County Assessor - Rolf Kleinhans |
| Commissioner Foley – District 4 | Economic Development – Kimberly Parker |
| Nevada County Building Department - Nicholas McBurney | Comcast |
| Northern Sierra Air Quality Mgt. Dist. | PG&E |
| CA Department of Fish and Wildlife - North Central Region | Wolf Creek Alliance |
| CA Governor's Office of Planning & Research - State Clearinghouse | Native American Heritage Commission |
| Nevada County Sheriff - Sam Brown | North Central Information Center |
| Nevada County Transit Services - Robin VanValkenburgh | Nevada City Rancheria Nisenan Tribe |
| Nevada Irrigation District (NID) | Shingle Springs Band of Miwok Indians |
| Agricultural Commissioner – Luci Wilson | Tsi Akim Maidu Tribe |
| California Native Plant Society – Redbud | United Auburn Indian Community |
| Federation of Neighborhood Associations | Colfax-Todds Valley Consolidated Tribe |
| Penn Valley Municipal Advisory Council | Central Valley Regional Water Quality Control Board |
| Sierra Club | |

**Date:** May 6, 2026

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| | |
|---|---|
| **File Number:** | PLN25-0034; TPM25-0002; EIS25-0003 |
| **Assessor Parcel Number:** | 004-081-027 |
| **Zoning Districts:** | AG-10 **(**General Agricultural, 10.00 acre minimum parcel size) |
| **General Plan Designations:** | RUR-10 (Rual) |
| **Project Location:** | 13552 Empress Road, Nevada City, CA 95949. Approximately 0.3 mile west of Newtown Road in unincorporated western Nevada County. |

## Project Site & Surrounding Land Uses:

The Project Parcel, 13552 Empress Road, (APNs: 004-081-027) is located in an unincorporated area of Nevada City, CA, approximately 0.3 mile west of Newtown Road. The Project Parcel is accessed directly off Empress Road, approximately 2.33 miles west of the City of Grass Valley. The Project Parcel is zoned AG-10 (General Agricultural with a minimum parcel size of 10.00 acres) and have a Rural (RUR) General Plan designation. The Project Parcel is surrounded by twelve (12) parcels zoned AG-10, RA-X, AG-X, and AG-5 (General Agricultural, and Residential Agricultural with various minimum, parcel sizes), that are developed with single-family residences, accessory structures, and agricultural uses. There are some undeveloped parcels to the north, east, and west. 13552 Empress Road is currently developed with an existing single-family residence, barn, shop, well, septic tank and repair area. Newtown Canal flows along the west and southern property lines. The site slopes primarily from the east to west, with no slopes over 30%. Figure 1 on page 3 below shows the subject Project Parcel, surrounding properties, and the zoning of the area.

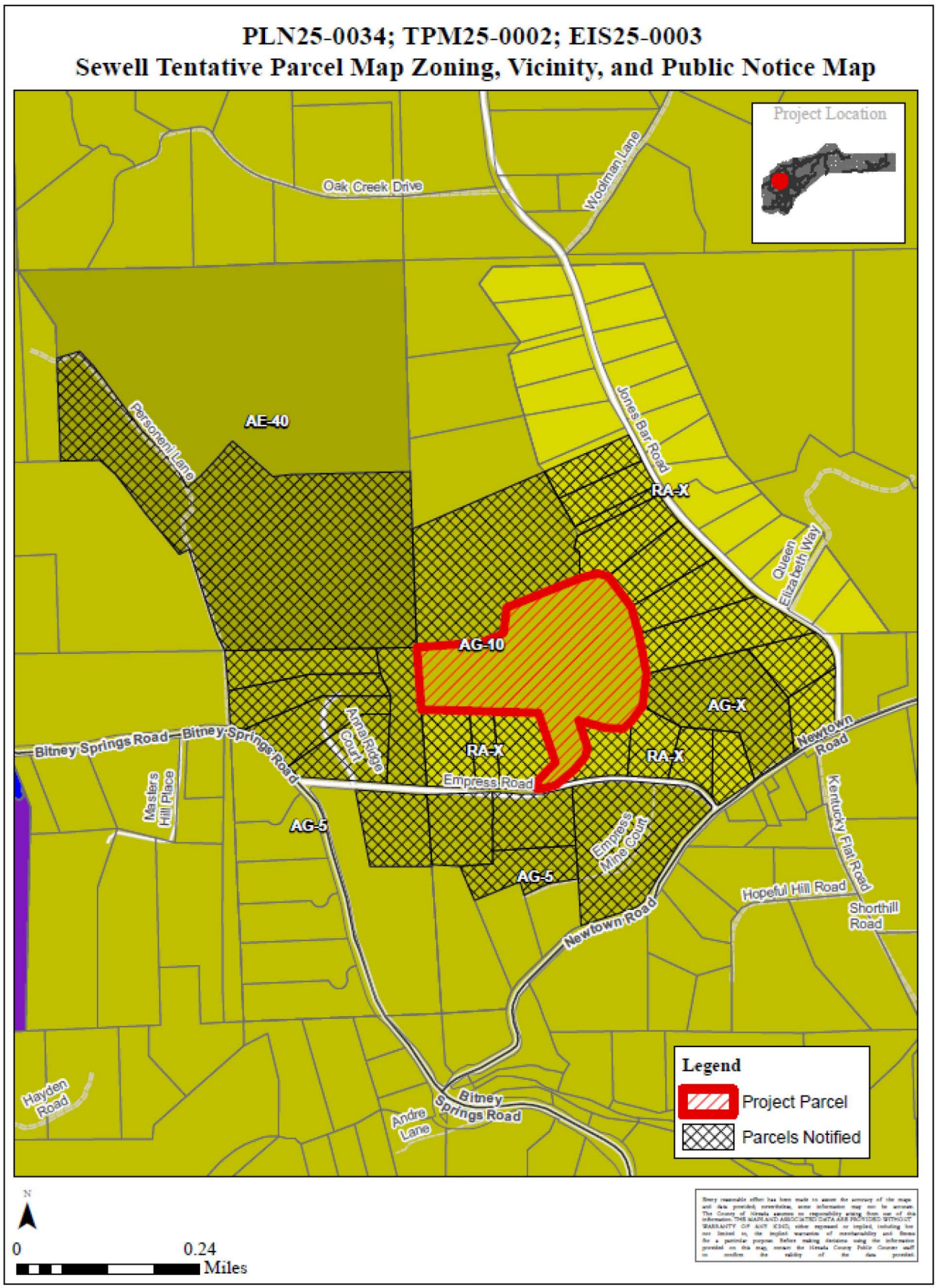



**Figure 1 – Zoning, Noticed Parcels, and Vicinity Map**

# Project Description:

PLN25-0034; TPM25-0002; EIS25-0003: The project consists of a Tentative Parcel Map to subdivide an existing ±27.75-acre parcel into two parcels: Parcel 1 (±11.77 acres) and Parcel 2 (±15.98 acres). Both parcels would be served by a shared existing 12-foot-wide paved driveway from Empress Road, a County-maintained road. The driveway ranges in grade from approximately 2% to 12%. Reciprocal access and utility easements would be established along the driveway to serve both parcels. No new development is proposed as part of this application. Parcel 1 contains an existing shop building (constructed in 1993), associated septic system, and well. Electrical service is provided crossing Parcel 2, with a utility easement to be formalized on the final map. Parcel 2 contains an existing residence, barn, and septic system. Water is provided by an off-site well located within the Empress Meadows Subdivision, conveyed via an existing easement to a cistern on the parcel. The eastern and southern project boundaries follow the centerline of the Nevada Irrigation District (NID) Newtown Canal. No encroachments into the required canal setback are proposed.

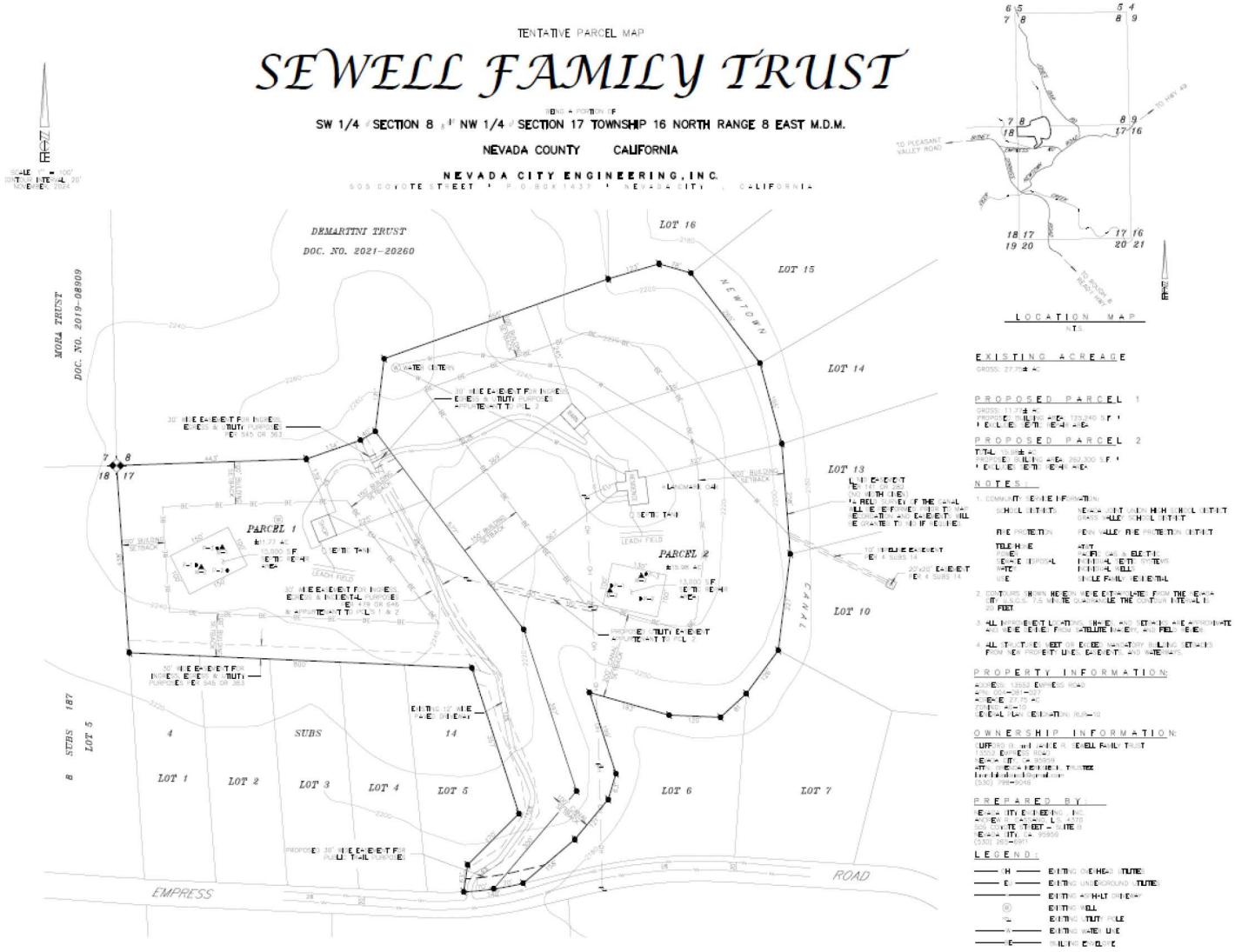



**Figure 2 – Portion of Proposed Tentative Parcel Map**

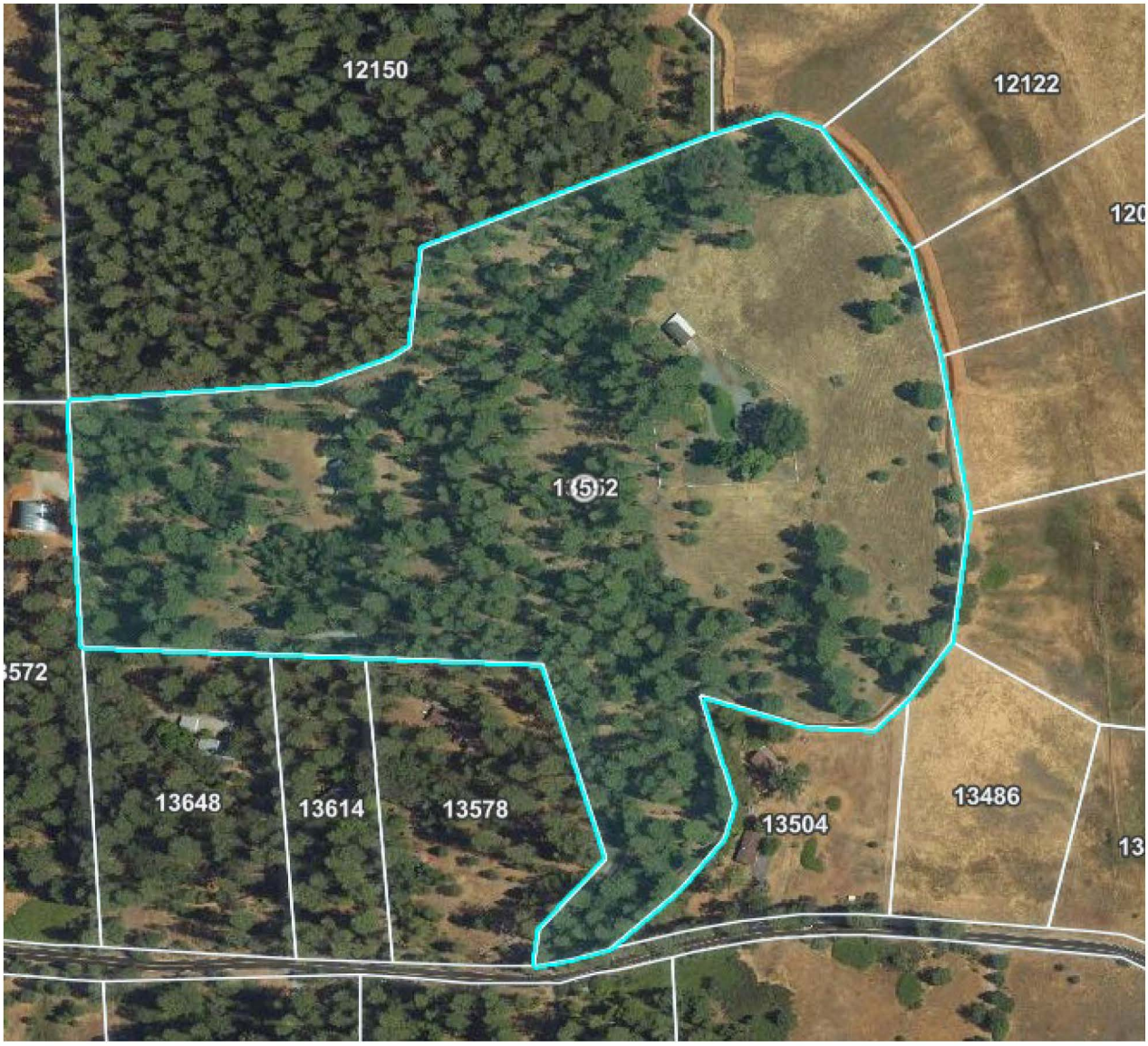



**Figure 3 – Project Site Aerial Imagery**

**Other Permits that May be Necessary:**

1. Building and Grading Permits– Nevada County Building Department

**Relationship to Other Projects:**
None

**Consultation with Native American Tribes:**
Pursuant to Assembly Bill 52, tribal consultation began April 1, 2026. Native American tribes traditionally and culturally affiliated with the Project Parcel were notified of the project and invited to consultation.

# 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. BIOLOGICAL RESOURCES:

**Mitigation Measure 4A: Avoid Impacts to Nesting Birds.**
The following note shall be added to all improvement/grading/construction plans:

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.

1. 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 within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.
2. 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.
3. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
4. 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.
5. 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.

**Mitigation Measure 4B: Establish Building Envelopes to Minimize Impacts to Resident and Migratory Deer Populations.** Delineate building envelopes, in accordance with the approved tentative map. The building envelopes shall be shown on the supplemental data sheets to be recorded concurrently with the parcel map and on all future grading/improvement/building permit plans with a Note stating, "All habitable structures shall be limited to the building envelopes identified on each of the parcels; this restriction does not apply to underground utility placement or driveways."

***Timing:*** *Prior to map recordation and prior to issuance of Grading/Improvement/Building permits*
***Reporting:*** *Approval of the Parcel Map for recordation and future permit issuance*

***Responsible Agency:*** *Planning Department*

**Mitigation Measure 4C: Protect and Facilitate the Free Movement of Wildlife.** The Supplemental Data Sheet for the recorded map shall include the following note: To protect agricultural and domestic use of this property while still facilitating the free movement of wildlife, no solid fence shall be placed on any parcel except around the single-family dwelling, cultivated areas and animal enclosures. Perimeter fencing shall be limited to three or four-strand barbed-wire type, open material, with the lowest strand being barb-less and a minimum of 18" from the ground.

***Timing:*** *Prior to map recordation*
***Reporting:*** *Approval of the Parcel Map for recordation*
***Responsible Agency:*** *Planning Department*

**Mitigation Measure 4D: 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 an NID Canal and two (l2) Landmark Oak Trees. The setback from the NID Canal is 100 ft uphill from the canal and 20 ft downhill from the canal. 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 map recordation and prior to issuance of Grading/Improvement/Building permits*
***Reporting:*** *Approval of the Parcel Map for recordation and future permit issuance*
***Responsible Agency:*** *Planning Department*

**Mitigation Measure 4E: Protect Landmark Oak Trees**. All grading and construction plans shall include a Note outlining the following requirement. To minimize construction impacts to preserved oak trees and oak groves, the following mitigation measures shall be implemented during the construction phase and depicted on all project construction drawings:

1. Establish the Landmark Oak trees outside the construction footprint as Environmentally Sensitive Areas (ESAs) during construction. The boundary of the oak ESAs shall be established at the drip line of the preserved oaks or oak groves. The ESA boundaries shall be shown on plans and specifications. Temporary orange construction fencing shall be erected around all landmark oaks if their dripline overlaps the trail alignment. The fencing can be limited to only the construction side of the tree and need not encompass the entire dripline.
2. Plans and specifications shall clearly state protection procedures for oaks to be preserved on the project site. The specifications should also require contractors to stay within designated work areas and shall include a provision for penalties if oak trees to be preserved are damaged.
3. No vehicles, construction equipment, mobile offices, or materials shall be parked or located within the drip lines of oaks that are to be preserved.
4. Soil surface removal shall not occur within the drip lines of oaks to be preserved. If this area cannot be avoided, then the tree shall be added to the list of oaks to be replaced through planting or restoration.

5. No compacted fill or paving shall be placed within the drip lines of oaks, and no loose earthen fill greater than one-foot-deep shall be placed within the drip lines of oaks to be preserved except for those trees marked for mitigation.
6. No irrigation or ornamental plantings requiring regular irrigation should be installed within the drip line of landmark oaks to be preserved. Mulches or drought-tolerant, non-irrigated or drip irrigated plantings are suitable within the drip line.

***Timing:*** *Prior to issuance of grading/building permits; prior to start of construction; during construction*
***Reporting:*** *Building/Grading Permits*
***Responsible Agency:*** *Planning Department*

**4. 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 the issuance of Building/Grading/Improvement permits and during construction*
***Reporting:*** *Agency approval of permits or 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**.

**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*

### 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 Parcel 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 Parcel 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 Parcel.

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)*

### 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 |
|---|---|---|
| 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 | Prior to map recordation & issuance of grading/improvement/building permits |
| 4E | Planning Department | Prior to map recordation & 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 |
| 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 subdivision will propose to subdivide APN: 004-081-027 located at 1352 Empress Road, Nevada City, CA of 27.75-acre parcel into two parcels: Parcel 1 (±11.77 acres) and Parcel 2 (±15.98 acres). Proposed Parcel 1 is currently developed with an existing single-family residence, barn, well, septic tank and repair area, and is accessed directly off Empress Road, from an existing driveway. Proposed Parcel 2 is currently developed with a shop, well, septic tank, and repair area, also accessed off Empress Road, from an existing driveway. The existing driveway enters into the Project Parcel directly off of Empress Road and it winds to the north until it reaches the Proposed Parcel 1 and then continues until it reaches Proposed Parcel 2. The average elevation in the Project Parcel is approximately 2,221 feet above mean sea level (MSL) with the highest elevation of 2,263 feet above MSL in the center of the Project Parcel and the lowest elevation of 2,180 feet above MSL within the eastern section of Proposed Parcel 2.

The Project Parcel is located in an area best characterized as ponderosa pine forest that includes ponderosa pine with some California black oak trees mixed in at low densities and an understory dominated by whiteleaf manzanita as well as non-native annual grassland. The open areas containing little to no trees and shrubs is dominated by non-native annual grassland as well as some pasture grasses. There are two (2) Landmark Oak Tress on Proposed Parcel 2. There is one NID Canal named the Newtown Canal that runs along the eastern property line of Proposed Parcel 2.

| **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? | | | ✓ | | A, L |
| 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 | | | ✓ | | A |

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| 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? | | | | | |
| 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 27.75-acre parcel zoned AG-10 into two parcels: Parcel 1 (±11.77 acres) and Parcel 2 (±15.98 acres). The project site contains existing single-family residence, a barn, shop, wells, and septic systems. Existing improvements on the Parcel are visible from the surrounding properties and visible from Jones Bar and Newtown Road. The project proposes building envelopes within each parcel to contain both existing and future improvements. Future development within the proposed building envelopes would be similarly visible, and views would be of similar rural residential type improvements to those found within other parcels in the area. 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. As a land division proposing relatively large resultant parcels that would contain existing and potential future rural residential improvements within building envelopes to allow similar rural residential type improvements to those found within other parcels in the area, 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 historic buildings within a state scenic highway. There is currently only one officially designated State Scenic Highway in Nevada County, the six miles of Highway 20 between the Skillman Flat Campground to just east of Lowell Hill Road. This is northeasterly of Nevada City, not in the vicinity of the Project Parcel. State Highway 49 is considered an eligible state scenic highway by the California Department of Transportation (2011). State Highway 49 is approximately 1.9 direct miles (as the crow flies) from the Project Parcel; 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 entirety of the parcel is designated as "Grazing Land" by the Farmland Mapping and Monitoring Program of the California Department of Conservation. Both the General Plan and Zoning designations for the parcel is Rural with a minimum parcel size of 10-acres and General Agriculture with a minimum parcel size of 10-acres. The Project Parcel has historically been used for residential and agricultural activities. The Project Parcel is currently developed with a single-family residence and accessory structures, with the existing improvements being clustered in a specific area designated as the building envelopes.

| 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 |
| 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,b The proposed two-way land division is located in an area that is entirely designated "Grazing Land" and will not result in a conversion of Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Additionally, the proposed project will not conflict with or convert existing zoning for agricultural use. 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 Project Parcel nor adjacent properties are under a Williamson Act contract. Further, 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 two proposed parcels, the proposed project is anticipated to have ***no impact*** on a Williamson Act contract(s) or conversion of farmlands to a non-agricultural use.

2c,d,e The two-parcel land division does not propose a change in zoning or result in the loss or conversion of forest land to non-forest use. The property is not zoned Forest or Timber Production Zone. The proposed two-way land division will introduce residential uses in agricultural zoning, but due to the property's designation by the Farmland Mapping and Monitoring Program of the California Department of Conservation as "Grazing Land", potential impacts to farmland uses are anticipated to have ***no impact***.

**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 PM2.5, and ozone) and the fire station in downtown Truckee (PM2.5 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 PM2.5. 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/$m^3$, respectively. (The notation "µg/$m^3$" means micrograms of pollutant per cubic meter of ambient air.) For PM2.5, California only has a standard for average PM2.5 concentrations over a year, set at 12 µg/$m^3$, 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 PM2.5 or PM10. PM2.5, 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 $NO_2$, $SO_2$, Pb, $H_2S$, visibility reducing particles, sulfates, and vinyl chloride standards.

| Pollutant | State Designation | Federal Designation |
|---|---|---|
| Ozone ($O_3$) | Nevada County: Non-attainment (due to overwhelming transport) | 2008 $O_3$ Standard (75 ppb)<br>Western Nevada County: Serious Non-attainment; |
| | | 2015 $O_3$ Standard (70 ppb)<br>Western Nevada County: Serious Non-attainment; |
| *$PM_{10}$* | Nevada County: Non-attainment | Unclassified |
| *PM2.5* | Nevada County: Unclassified | 2012 Annual Standard (12µg/$m^3$)<br>Nevada County: Unclassifiable/Attainment |
| | | 2012 24-hour Standard (35µg/$m^3$)<br>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 Empress Road. Driveway improvements serving the proposed parcels are not anticipated to exceed one acre, thus not trigger the requirement for a Dust Control Plan. Therefore, a dust control plan is not required by the NSAQMD. Reasonable precautions may include watering vehicle traffic areas, as well as any stockpiled material, and limiting traffic speeds during construction. Such methods will be required to be noted on the improvement plans prior to approval.

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 | 0.1 lbs/day (0.1 tons/yr) |
| **ROG** | < 24 lbs/day | 0.1 lbs/day (0.1 tons/yr) |
| **PM10** | < 79 lbs/day | 0.1 lbs/day (0.1 tons/yr) |
| **CO** | N/A | 0.1 lbs/day (0.1 tons/yr) |
| *These thresholds are "Level A" in NSAQMD's *Guidelines*. CalEEMod Version 2026.1 | | |

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 | 0.1 lbs/day (0.1 tons/yr) |
| **ROG** | < 24 lbs/day | 0.1 lbs/day (0.1 tons/yr) |
| **PM10** | < 79 lbs/day | 0.1 lbs/day (0.1 tons/yr) |
| **CO** | N/A | 0.1 lbs/day (0.1 tons/yr) |
| *These thresholds are "Level A" in NSAQMD's Guidelines. CalEEMod Version 2022.1 | | |

The construction and operational Air Quality Impacts will not exceed thresholds due to the fact that the project is a two-lot subdivision and there is no construction proposed as part of the project. Therefore, the potential for this project to violate any air quality standards during either the construction or the operational phases would be ***less than significant***.

3c,d The proposed land division would divide a 27.75-acre parcel into two (2) legal parcels that would each contain rural residential and agricultural 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, nor are there sensitive receptors in the immediate area of the proposed parcels. The Nevada City School of the Arts appears to be the closest sensitive receptor, located approximately 1.4 miles to the west from the closest proposed building envelope site. The proposed land division would result in parcels that contain rural residential improvements and uses similar to those currently found both on- and offsite. Therefore, ***no impacts*** related 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 that could affect a substantial amount of people are anticipated.

**Mitigation**: None required.

## 4. Biological Resources:

**Existing Setting:** The 27.75-acre Project Parcel lies in the Sierra Nevada foothills. The general topography of the property is characterized as gently sloped from east to west within the overall Project Parcel. The average elevation in the Project Parcel is approximately 2,221 feet above mean sea level (MSL) with the highest elevation of 2,263 feet above MSL in the center of the Project Parcel and the lowest elevation of 2,180 feet above MSL within the eastern section of Proposed Parcel 2.

The project biologist, Greg Matuzak, describes the project as best characterized as ponderosa pine forest that includes ponderosa pine with some California black oak trees mixed in at low densities and an understory dominated by whiteleaf manzanita as well as non-native annual grassland. The open areas containing little to no trees and shrubs is dominated by non-native annual grassland as well as some pasture grasses. There are two (2) Landmark Oak Trees on Proposed Parcel 2. There is one NID Canal named the Newtown Canal that runs along the eastern property line of Proposed Parcel 2. The ponderosa pine forest habitat that dominates the undeveloped portions of the overall Project Parcel type includes both conifers and hardwoods. Relatively little understory occurs under the pronounced woodland tree layer with some areas of whiteleaf manzanita (*Arctostaphylos viscida*) within the shrub layer. Ponderosa pine (*Pinus ponderosa*) is the most dominant trees species within the overall Project Parcel with low densities of California black oak (*Quercus kelloggii*) scattered within the tree layer within the Project Parcel.

**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 were used for special status species consideration, as part of the Biological Resources Inventory. A total of eight (8) special status species have been identified within three-miles of the Project Parcel:

- Chaparral sedge *(Carex xerophila)*
- Sierra arching sedge *(Carex cyrtostachya)*
- Cantelow's lewisia *(Lewisia cantelovii)*
- Coast Horned Lizard (*Phrynosoma blainvillii*)
- California Spotted Owl (*Strix occidentalis occidentalis*)
- Great Gray Owl (*Strix nebulosa*)
- Golden Eagle (*Aquila chrysaetos*)
- Western bumble bee (*Bombus 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 |

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| 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 A project specific biological report was prepared by Greg Matuzak, based on field review of the property in February 2026, a review of the California Natural Diversity Data Base (CNDDB), and database information provided by the United States Fish and Wildlife Service for the Project Parcel. The database searches did reveal eight (8) special-status species, including Chaparral sedge *(Carex xerophila),* Sierra arching sedge *(Carex cyrtostachya),* Cantelow's lewisia *(Lewisia cantelovii),* Coast Horned Lizard (*Phrynosoma blainvillii*), California Spotted Owl (*Strix occidentalis occidentalis*), Great Gray Owl (*Strix nebulosa*), Golden Eagle (*Aquila chrysaetos*), and the Western bumble bee (*Bombus occidentalis*) that have been previously identified within 3 miles of the Project Parcel. None of these species were observed during field surveys. Additionally, the Project Parcel does not contain suitable habitat for these species or any other special-status plant species and therefore, the proposed Project would not have an impact on any special-status species.

Additionally, 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. Due to the potential habitat for migratory birds, raptors, and Birds of Conservation Concern, Mitigation Measure 4A is proposed to require pre-construction surveys prior to any disturbance to minimize impacts to potential nesting raptors, Birds of Conservation Concern, and migratory birds by only allowing the removal of vegetation after it has been determined that there are no active nests. Alternatively, Mitigation 4A would allow the removal of vegetation before the start of the nesting season, or removal after the end of the nesting season. This is necessary due to trees that offer potential habitat existing within the proposed building envelopes. With implementation of these mitigation measures, the impact of proposed project is anticipated to be ***less than significant with mitigation*** on the loss of any special-status plant or animal species in this area,

4b,c The proposed land division is anticipated to result in a less than significant impact on riparian habitat, wetlands or other sensitive natural communities. The field survey conducted by the project biologist identified that the Project Parcel contains one Nevada Irrigation District (NID) canal named the Newtown Canal. However, the applicant has developed the proposed project to avoid any development or disturbance within the Nevada County Code 100-ft and 20-ft non-disturbance buffers for the canal. Therefore, aquatic resources will be avoided as part of any proposed development within the Project Parcel. Additionally, the potential direct and indirect impacts to the canal will be avoided completely with the maintenance of the non-disturbance buffers around each aquatic resource as required by Mitigation Measures 4D. As a result, no impact would be expected to special-status species that associate with aquatic and other wet habitats, or fisheries based on the avoidance of such aquatic resources within the Project Parcel by the proposed project.

Therefore, the proposed Project is in compliance with the Nevada County Code, Chapter 12; Zoning Regulations, Section 12.04.207 (Ordinance Number 2033), which requires a Management Plan be prepared for projects in non-disturbance buffers, Within one hundred (100') feet of the canal water surface on the uphill side of a canal; and within twenty (20') feet on the water surface on the downhill side of a canal. No Aquatic Resources Management Plan is required for protected aquatic resources given the appropriate non-disturbance buffer for each type of aquatic resource mapped within the Project Parcel. Further, Mitigation Measure 4D is proposed, requiring aquatic resources to be delineated as Environmentally Sensitive Areas with non-disturbance buffers (Within one hundred (100') feet of the canal water surface on the uphill side of a canal; and within twenty (20') feet on the water surface on the downhill side of a canal) on the supplemental data sheets that will record with the parcel map. With the implementation of standard conditions of approval in combination with Mitigation Measure 4D, project impacts to riparian habitat, wetlands or other sensitive natural communities are anticipated to be ***less than significant with mitigation***. There is no proposed work within the buffers of the canal, therefore the project will have ***no impact*** through direct removal, filling, or hydrological interruption of these resources.

4d According to the Nevada County Geographic Information System, the Project Parcel 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 Parcel is located in an area identified as containing Deer Winter Range. The field survey did not record any observations of deer. The Project Parcel does not contain any known major deer migration corridor, known deer holding area, nor any known critical deer fawning area. Mitigation Measure 4B would require clustered development through the prescribed building envelopes to minimize the potential impacts to resident and migratory deer population in the surrounding area. Mitigation Measure 4C would prohibit solid fencing except around a dwelling, cultivated areas and animal enclosures to continue to allow free movement of deer through the area. With implementation of these mitigation measures, the impacts related to wildlife movement and disturbance of local wildlife would be ***less than significant with mitigation.***

4e The proposed two-way 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 sensitive resources, including deer habitat; rare, threatened, and endangered species and their habitats; timber resources; and watercourses, wetlands, and riparian areas and steep slopes. Several of these protected resources are present in the Project Parcel: migratory birds would be protected through proposed Mitigation Measure 4A and special status species would be protected through proposed Mitigation Measure 4E as discussed above (4a); Mitigation Measures 4B and 4C as discussed above (4d) are proposed to protect the resident deer herd and the movement of other wildlife; and, watercourses, wetlands, and riparian areas would be protected through proposed Mitigation Measure 4D, as discussed above (4b,c).

The Project Parcel does contain two (2) landmark oak trees. Section 12.04.215 of the Nevada County Code Resource Standards require that sensitive resources be protected to the greatest extent possible while allowing reasonable development of the land. Avoidance of a resource is the preferred method of protection with impact minimization and impact compensation following in successive order. The building envelopes were designed around existing development and avoided protected Landmark Oak trees as much as possible. However, the building envelopes could not entirely avoid one of the Landmark Oaks on Proposed Parcel 2 while still offering space for reasonable use of the property due to the oak located closely to the existing residence. Although, one of the Landmark Oaks is within one of the building envelopes the oaks will be protected by Mitigation Measure 4D to map the oaks on the supplemental data sheet and site plan. Additionally, the oaks will be protected by Mitigation Measure 4E that will ensure each oak is fenced with temporary orange construction fencing. Mitigation Measure 4E is only required if a building permit for development within the area that has an identified Landmark Oak is applied for. Therefore, conflicts with local policies and ordinances are expected 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.**
The following note shall be added to all improvement/grading/construction plans:

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.

6. 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 within 7 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist and in accordance with California and Federal requirements.

7. 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.
8. If active nests are found, temporary nest disturbance buffers shall be established; a quarter-mile buffer for nesting raptors and, a 200-foot buffer if active migratory bird nests are found.
9. 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.
10. 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.

**Mitigation Measure 4B: Establish Building Envelopes to Minimize Impacts to Resident and Migratory Deer Populations.** Delineate building envelopes, in accordance with the approved tentative map. The building envelopes shall be shown on the supplemental data sheets to be recorded concurrently with the parcel map and on all future grading/improvement/building permit plans with a Note stating, "All habitable structures shall be limited to the building envelopes identified on each of the parcels; this restriction does not apply to underground utility placement or driveways."

***Timing:*** *Prior to map recordation and prior to issuance of Grading/Improvement/Building permits*
***Reporting:*** *Approval of the Parcel Map for recordation and future permit issuance*
***Responsible Agency:*** *Planning Department*

**Mitigation Measure 4C: Protect and Facilitate the Free Movement of Wildlife.** The Supplemental Data Sheet for the recorded map shall include the following note: To protect agricultural and domestic use of this property while still facilitating the free movement of wildlife, no solid fence shall be placed on any parcel except around the single-family dwelling, cultivated areas and animal enclosures. Perimeter fencing shall be limited to three or four-strand barbed-wire type, open material, with the lowest strand being barb-less and a minimum of 18" from the ground.

***Timing:*** *Prior to map recordation*
***Reporting:*** *Approval of the Parcel Map for recordation*
***Responsible Agency:*** *Planning Department*

**Mitigation Measure 4D: 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 an NID Canal and two (l2) Landmark Oak Trees. The setback from the NID Canal is 100 ft uphill from the canal and 20 ft downhill from the canal. 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 map recordation and prior to issuance of Grading/Improvement/Building permits*
***Reporting:*** *Approval of the Parcel Map for recordation and future permit issuance*
***Responsible Agency:*** *Planning Department*

**Mitigation Measure 4E: Protect Landmark Oak Trees**. All grading and construction plans shall include a Note outlining the following requirement. To minimize construction impacts to preserved oak trees and oak groves, the following mitigation measures shall be implemented during the construction phase and depicted on all project construction drawings:

7. Establish the Landmark Oak trees outside the construction footprint as Environmentally Sensitive Areas (ESAs) during construction. The boundary of the oak ESAs shall be established at the drip line of the preserved oaks or oak groves. The ESA boundaries shall be shown on plans and specifications. Temporary orange construction fencing shall be erected around all landmark oaks if their dripline overlaps the trail alignment. The fencing can be limited to only the construction side of the tree and need not encompass the entire dripline.
8. Plans and specifications shall clearly state protection procedures for oaks to be preserved on the project site. The specifications should also require contractors to stay within designated work areas and shall include a provision for penalties if oak trees to be preserved are damaged.
9. No vehicles, construction equipment, mobile offices, or materials shall be parked or located within the drip lines of oaks that are to be preserved.
10. Soil surface removal shall not occur within the drip lines of oaks to be preserved. If this area cannot be avoided, then the tree shall be added to the list of oaks to be replaced through planting or restoration.
11. No compacted fill or paving shall be placed within the drip lines of oaks, and no loose earthen fill greater than one-foot-deep shall be placed within the drip lines of oaks to be preserved except for those trees marked for mitigation.
12. No irrigation or ornamental plantings requiring regular irrigation should be installed within the drip line of landmark oaks to be preserved. Mulches or drought-tolerant, non-irrigated or drip irrigated plantings are suitable within the drip line.

***Timing:*** *Prior to issuance of grading/building permits; prior to start of construction; during construction*
***Reporting:*** *Building/Grading Permits*

***Responsible Agency:*** *Planning Department*

## 5. Cultural Resources:

**Existing Setting:** The project site incorporates approximately 27.75-acres of land situated adjacent to the north side of Empress Road, approximately 4-miles northwest of Grass Valley and approximately 6-miles west of Nevada City, within the western portion of Nevada County, California.

Existing records at the North Central Information Center (NCIC) document that none of the present area of potential effects (APE) had been subjected to previous archaeological investigation, and that no prehistoric or historic-era sites had been documented within the APE. As well, the present effort included an intensive-level pedestrian survey. The pedestrian survey failed to identify any prehistoric resources within the APE. One historic-era resource, designated "13552 Empress Road," was identified, recorded and recommended not eligible for inclusion on the California Register of Historical Resources (CRHR) under any of the relevant criteria.

| 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-c Fieldwork was undertaken on December 18, 2024, by Principal Investigator, Sean Michael Jensen, M.A. Mr. Jensen is a professional archaeologist, historian and architectural historian, with 38 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 special problems were encountered and all survey objectives were satisfactorily achieved. No evidence of prehistoric use or occupation was observed within the present area of potential effects. The absence of such materials might best be explained by more suitable habitation locales situated near, but outside of the subject property.

With the potential construction of a single-family home or agricultural structures and that 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 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 project proposes to divide 27.75 acres into a total of two parcels. Proposed Parcel 2 is developed with an existing single-family residence, barn, well, septic tank and repair area. Proposed Parcel 1 is currently developed with a shop, well, and associated septic tank. The

property currently has electrical service from PG&E, which would also provide for future development of the created parcel.

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant with Mitigation** | **Less Than Significant Impact** | **No Impact** | **Reference Source (Appendix A)** |
|---|---|---|---|---|---|
| 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 are provided to the Project Parcel via overhead wires from Empress Road through Parcel 2 to a drop pole within the proposed Parcel. The utilities then serve the shop building underground, as shown on the Tentative Map. A Utility Easement will be provided on the final Parcel Map for the overhead utilities within Parcel 2. Operationally, energy needs for two agricultural parcels are low. Future improvements, if any, would be required to meet energy standards in place at the time of their construction. Parcel 2 has the potential to add an ADU on the property and Parcel 1 has the potential to add a single-family residence and ADU, along with agricultural accessory structures. 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 both parcels as they both have adequate room for additional residential and accessory structures. 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 subdivision will propose to subdivide APN: 004-081-027 located at 1352 Empress Road, Nevada City, CA of 27.75-acre parcel into two parcels: Parcel 1 (±11.77 acres) and

Parcel 2 (±15.98 acres). The average elevation in the Project Parcel is approximately 2,221 feet above mean sea level (MSL) with the highest elevation of 2,263 feet above MSL in the center of the Project Parcel and the lowest elevation of 2,180 feet above MSL within the eastern section of Proposed Parcel 2. The USDA identifies three (3) soil types within the Project Parcel. USDA soil mapping for the Project Parcel is included in Appendix D. The USDA Soil Survey Mapper (USDA, 2025)
indicates that the Project Parcel includes 3 soil types: Secca-Rock outcrop complex on 2 to 50 percent slopes (ScE), Sites loam on 15 to 30 percent slopes (SID), Sites very stony loam on 15 to 50 percent slopes (SmE), and Alluvial land, clayey (Ao).

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; however, the project site is located near the Grass Valley Fault and a Pre-Quaternary Fault crosses over the property. Pre-Quaternary faults are generally considered inactive and are not subject to the Alquist-Priolo Earthquake Fault Zoning Act. Development associated with future construction on the proposed parcels would remain subject to applicable California Building Code requirements and site-specific geotechnical review, as required at the time of building permit issuance.

| **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:<br>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.<br>ii. Strong seismic ground shaking?<br>iii. Seismic-related ground failure including liquefaction?<br>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 |

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant with Mitigation** | **Less Than Significant Impact** | **No Impact** | **Reference Source (Appendix A)** |
|---|---|---|---|---|---|
| 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 the Pre-Quaternary faults are generally referred to as inactive faults. 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, silt loam on 9 to 15 percent slopes, N low montane (SIC), Sites silt loam on 15 to 30 percent slopes, N low montane (SID), and Sites very stony loam on 15 to 50 percent slopes (SmE), which are found on the Project Parcel, are described by the USDA Soil Conservation Service as being unstable or expansive and are all classified as well drained. Building permits will be required for all earthwork, which would require compliance with the Nevada County grading standards outlined in Chapter 12 of the Nevada County Code. 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 proposing to subdivide one lot into two legal lots in Nevada City, CA. Work to improve the driveway to Proposed Parcel 1 to meet Nevada County Fire Safety 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. All work would be required to be in compliance with Nevada County grading standards and/or 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. Further, any future non-habitable structures will require building permits and will not be able to be constructed on slopes steeper than 30% without a management plan. Therefore, impacts relative to soils erosion, or to disturbance within steep slopes resulting from the proposed two-way land division to separate existing improvements are 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's utilize an individual septic system. Additionally, recent soils testing for Proposed Parcel 1 has confirmed onsite soils are capable of adequate sewage disposal. 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 system 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 ($CO_2$), methane ($CH_4$), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride ($SF_6$) and nitrous oxide ($NO_2$). 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. $CO_2$ emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and $NO_2$, 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 $CO_2$. 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 ($CO_2$) is the main component of greenhouse gases, and vehicles are a primary generator of $CO_2$. 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. 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 $CO_2e$/yr). A De Minimis Level for the operational phases of 1,100 MT $CO_2e$/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis.

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: the proposed land division and residential or agricultural improvements will not increase density set forth by Nevada County Zoning and General Plan designation and will align with zoning allowances. GHG emissions from two parcels zoned for residential and agricultural uses are generally considered low and should not exceed emission thresholds. Standard building permit requirements will ensure that any new structures meet energy efficiency standards.

**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 Parcel is in a very high fire hazard severity zone as designated by Cal Fire. The Nevada City School of the Arts appears to be the closest sensitive receptor, located approximately 1.4 miles to the west from the closest proposed building envelope site. The project is located approximately 8.8 driving miles from the nearest airport, the Nevada County Airport.

| **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 |

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant with Mitigation** | **Less Than Significant Impact** | **No Impact** | **Reference Source (Appendix A)** |
|---|---|---|---|---|---|
| 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 Parcel? | | | | ✓ | A, L |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | ✓ | H, M |
| 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 Nevada City School of the Arts appears to be the closest sensitive receptor, located approximately 1.8 miles to the west from the closest proposed building envelope site on Proposed Parcel 1. The closest neighboring residence to Proposed Parcel 1 is approximately 421-feet away. 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 Parcel is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, there would be ***no impact.***

9e The project site is not located within an airport land use plan and is approximately 8.8 driving miles from the nearest airport, the Nevada County Airport, located east of the project site. Because the potential rural residential use of 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 Parcel are anticipated to have ***no 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. The Nevada County Office of the 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 Parcel. 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 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 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 Measures:** None required.

## 10. Hydrology and Water Quality:

**Existing Setting:** The average elevation in the Project Parcel is approximately 2,221 feet above mean sea level (MSL) with the highest elevation of 2,263 feet above MSL in the center of the Project Parcel and the lowest elevation of 2,180 feet above MSL within the eastern section of Proposed Parcel 2. The only aquatic resource within the Project Parcel is the NID Canal named the Newtown Canal, which is mapped aquatic features within the National Wetland Inventory (NWI) or National Hydrography Database (NHD). The NID Canal runs along the eastern property line of Proposed Parcel 2.

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 15 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 |
| 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:<br>i) Result in substantial erosion or siltation on- or off-site;<br>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;<br>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<br>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 |

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| 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 agricultural accessory structures into two (2) legal standalone parcels. Proposed Parcel 1 and 2 currently takes access from a private driveway off Empress Road. Any work conducted within the right of way will require an encroachment permit from the Nevada County Department of Public Works. 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.

The NID Canal that runs along the eastern property line of Proposed Parcel 2 will be protected by the implementation of Mitigation Measure 4D to ensure that non-disturbance buffers are placed the aquatic resource located within the Project Parcel; therefore, no direct or indirect impacts will occur to these aquatic resources and the proposed project will have no impact on protected aquatic resources. Building envelopes on the proposed parcel map are designed to keep the construction of habitable structures outside of the non-disturbance buffers of waterways and waterbodies. The limited amount of work would not alter drainage patterns, degrade water quality, or violate water quality standards. Additionally, development of the relatively small building envelopes on the relatively large parcels would not result in a substantial increase in surface runoff that could result in flooding. Proposed Parcel 2 is currently already developed with single-family residential and agricultural accessory improvements, and Proposed Parcel 1 is developed with a shop. 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.

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***.

10b The proposed two lot land division would not result in a substantial decrease in groundwater supplies, interfere with groundwater recharge or conflict with water quality/groundwater management plans. Existing improvements will continue to rely on existing NID water service and wells. 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, 13552 Empress Road, (APN: 004-081-027) is located in an unincorporated area of Nevada City, CA, approximately 0.2-mile west of Newtown Road and 0.3-mile east of Bitney Springs Road. The Project Parcel is accessed directly off Empress Road, a county-maintained road. The Project Parcel is located in an area best characterized ponderosa pine forest habitat that includes ponderosa pine with some California black oak trees mixed in at low densities and an understory dominated by whiteleaf manzanita as well as non-native annual grassland. This Biological Resources Assessment and site visit concluded that Project Parcel does not contain Landmark Groves, but it does contain two (2) Landmark Oak trees.

The parcel in its current delineation contain a single-family residence and agricultural accessory structures which are served by existing an septic system and a well. The average elevation in the Project Parcel is approximately 2,221 feet above mean sea level (MSL) with the highest elevation of 2,263 feet above MSL in the center of the Project Parcel and the lowest elevation of 2,180 feet above MSL within the eastern section of Proposed Parcel 2. The only aquatic resource within the Project Parcel is the NID Canal named the Newtown Canal, which is mapped aquatic features within the National Wetland Inventory (NWI) or National Hydrography Database (NHD). The site slopes primarily from the north to south, with no slopes 30% or greater.

The Project Parcel is zoned General Agricultural, allowing density at one unit per 10.00-acres (AG-10) and has a Rural General Plan designation, also allowing density at one unit per 10.00-acres (RUR-10). The Project Parcel is surrounded by twelve (12) parcels zoned AG-10, RA-X, AG-X, and AG-5 (General Agricultural, and Residential Agricultural with various minimum, parcel sizes), that are developed with single-family residences, accessory structures, and agricultural uses. There are some undeveloped parcels to the north, east, and west.

| **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 Project Parcel is located in a rural community off Empress Road near Bitney Springs and Newtown Road. The project, a proposal to subdivide a 27.75-acre parcel into two parcels: Parcel 1 (±11.77 acres) and Parcel 2 (±15.98 acres) in a rural residential part of Nevada County would not physically divide an established community, and thus ***no impact*** is anticipated.

11b The Project Parcels are designated as AG-10, with a RUR General Plan designation. The General Agricultural (AG-10) zoning district allows single-family residential improvements and agricultural uses, along with a variety of other uses. There is an existing single-family residential and agricultural accessory improvements on both Proposed Parcel 2 as is allowed by the zoning. The proposed land division would result in two (2) legal parcels larger than 10.00-acres, which 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 Count Code. 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:** Mineral resources, particularly gold, have played a major role in the history of Nevada County. Since 1849, when gold was first discovered in the area, to the years preceding World War II, most of the County's population was economically supported, directly or indirectly, by the local gold mining industry. Other metals produced in the County since 1880 include silver, copper, lead, zinc, chromite, and small amounts of tungsten and manganese. Industrial minerals include barite, quartz for silicon production, and small amounts of limestone, asbestos, clay, and mineral paint. Also, significant deposits of sand, gravel, and rock types suitable for construction aggregate are exposed throughout the County. (Mineral Land Classification of Nevada County, State Division of Mines and Geology, 1990).

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 Parcel 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 Project Parcel is located in an unincorporated area of Nevada City, CA, near Bitney Springs and Newtown Road. The Project Parcel is accessed directly off Empress Road, approximately 5.4-miles south of the City of Grass Valley. Proposed Parcel 2 is developed with single-family residential and agricultural accessory improvements which are served by an existing septic system and well. Proposed Parcel 1 is developed with a barn and served by a septic system and well.

Adjacent parcel sizes vary from 2-acres up to approximately 22.06-acres in size. Single-family residential and agricultural accessory improvements and uses are found on all the surrounding parcels. Ambient noise levels in the area are generally those generated by the traffic on Empress, Newtown, and Bitney Springs Roads, and those 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, 17, 18 |
| b. Generation of excessive ground borne vibration or ground borne noise levels? | | | ✓ | | A, 18 |
| 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 Parcel to excessive noise levels? | | | | ✓ | A, L |

**Impact Discussion:**

13a,b The proposed project would allow for future construction and uses consistent with those allowed within the General Agricultural (AG-10) zoning district. Generally, these land uses are compatible with other residential or agricultural 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 those typical noises commonly accompanying the aforementioned uses found on and within the general area along with the noise generated by traffic along Empress, Newtown, and Bitney Springs Roads. Anticipated noise generated by the future residential and rural use within the proposed land division are anticipated to be in keeping with the noises generated by existing residential and rural activities and thus result in ***less than significant*** noise impacts; and ***less than significant*** construction related noise impacts ***with mitigation.***

13c The project site is not located within an airport land use plan and is approximately 8.8 driving miles from the nearest airport - the Nevada County Airport, located east of the Project Parcel. Given the distance to the Nevada County Airport and the nature of the project being a two lot residential subdivision, the project would result in ***no impacts*** 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 General Agricultural, allowing density at one unit per 10 acres (AG-10) and has a Rual General Plan designation, also allowing density at 1 unit per 5 acres (RUR). All the surrounding parcels have the same zoning of General Agricultural, allowing density at one unit per 5 and 10 acres, and some that have met their density requirements (AG-5; AG-10; RA-X). Proposed Parcels 1 & 2 currently take access from Empress Road. Proposed Parcel 2 is currently developed with an existing single-family residence and agricultural accessory structures. Proposed Parcel 1 is currently developed with a shop.

| 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 proposed land division would not result in an inducement of unplanned population growth or to displace existing people or housing. Property zoning and General Plan designations allow a minimum density of one parcel per 10 acres. The parcel proposed for land division is currently subdivide a 27.75-acre parcel into two parcels: Parcel 1 (±11.77 acres) and Parcel 2 (±15.98 acres), therefore meeting the minimum parcel size and maxing the allowable density per proposed parcel. As an adjusted 27.75-acre parcel, the property could support two units. The proposed subdivision proposes to split the parcel into two (2) parcels that have a minimum of 10-acres. Resulting in the same number of allowable units. Therefore, the proposed project would have ***no impact*** related to these potential issues.

**Mitigation Measures:** None required.

## 15. Public Services:

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

Fire: The Penn Valley 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 Elementary School District and Nevada Joint Union High School District 1.

Parks: The Western Gateway recreation district provides services to the Project Parcel.

Water: The project site is served by private wells.

Sewer: Sewage disposal is by individual septic systems.

| **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, P |
| 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 were collected for existing residences during the permitting process. School and fire mitigation impact fees would also be applied to dwelling units on all parcels if future owners choose to develop them. Recreation impact fees would apply to new homes proposed on any parcel and would also be applicable to additions to an existing residence, based on square footage of the addition.

The properties are intended for single-family residential and agricultural improvements. The project would not impact sewer or water services because the project does not require these services, as new parcels will be served by private on-site septic and well 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 Western Gateway Recreation District. The district provides a variety of recreation programs and cooperative management of the Western Gateway Park in Penn Valley, CA. No recreational facilities exist on the Project Parcels. 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. The minimal potential increase in population resulting from the proposed land division would not result in negative impacts to existing recreational facilities, nor trigger the need for new facilities. Based upon the objectives established in the General Plan, recreation impacts associated with residential growth are offset by a funding program via development fees; see impact fee discussion in 15a above. There are no existing recreational facilities on the Project Parcel. The Western Nevada County Non-Motorized Recreational Trails Master Plan was developed to create a comprehensive, and where possible integrated, regional recreational trails system within Western Nevada County. There will be no 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 proposed land division would result in two (2) Proposed Parcels. The property is located off Empress Road, which is a paved County maintained road and has a 60 foot Right-A-Way.

| **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 |
| b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | | | ✓ | | A, B, 37 |
| 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, M |
| d. Result in inadequate emergency access? | | | | ✓ | H, M |
| e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic? | | | ✓ | | A, H, M |

**Impact Discussion**

17a The proposed two-way land division would not conflict with any policies regarding transit, roadway, bicycle or pedestrian facilities. There are no pedestrian or bicycle facilities in the area to be impacted by the subdivision. The Nevada County Non-Motorized Transportation Master Plan does not identify the parcel being within a trail corridor and no trails pass through the parcel so bicycle and pedestrian movement will not be affected. Transit services are not currently available within a reasonable walking distance from the parcel and would not be affected by the project. The project would not conflict with any policies regarding transit, roadway, bicycle or pedestrian facilities so therefore there would be ***no impact.***

17b The CEQA Section 15064.3 - Determining the Significance of Transportation Impacts describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, "vehicle miles traveled" 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 suggest 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. Screening thresholds identified by the Nevada County Transportation Commission (NCTC) Senate Bill 743 Vehicle Miles Traveled Implementation document include:

Projects in western Nevada County consistent with a Regional Transportation Plan (RTP) or General Plan that generate less than 630 VMT per day. This value is based on the CEQA Exceptions allowed for projects up to 10,000 square feet as described in CEQA Guidelines Sections 15303. The specific VMT estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for western Nevada County using the travel forecasting model The potential increase in traffic resulting from the proposed two-way land division would be insignificant in nature so therefore there would be ***less than significant*** relative to conflicts with traffic review.

17c-e 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. Proposed Parcels 1 & 2 are currently accessed directly off Empress Road, a County maintained road with a 60-foot right-of-way. The private driveway off Empress Road meets dead-end road standards. If any work is proposed to improve the driveway directly off Empress Road the Department of Public Works would require an encroachment permit for sight distance improvements, if required for the new encroachment. Encroachment permits include review of Traffic Control Plans and/or other safety measures to ensure the work does not result in hazards during construction, and the Traffic Control Plan shall be approved by the County prior to commencement of work. Any future Accessory Dwelling Units will be required to be served by driveways that meet fire safe driveway standards. The use of the parcels will be consistent with the other surrounding rural/residential uses.

Additionally, the Department of Public Works requires that any driveway improvements comply with Fire Safe Driveway Standard C2. The proposed access must provide a minimum 32-foot-wide ingress and egress and utility easement along the driveway alignment, including sufficient area for a fire turnout and hammerhead turnaround, to ensure adequate emergency vehicle access and support potential access improvements.

Therefore, impacts due to geometric design or related to incompatible uses would have a ***less than significant impact.***

**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:<br>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<br>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 General Agricultural parcels, an act that could be followed by grading and land recontouring, and potential construction of new residence and ADU, installation of utilities, and general landscaping. From a Cultural Resources Inventory Survey conducted by Sean Michael Jensen M.A Existing records at the North Central Information Center (NCIC) document that none of the

present area of potential effects (APE) had been subjected to previous archaeological investigation, and that no prehistoric or historic-era sites had been documented within the APE. As well, the present effort included an intensive-level pedestrian survey. The pedestrian survey failed to identify any prehistoric resources within the APE. One historic-era resource, designated "13552 Empress Road," was identified, recorded and recommended not eligible for inclusion on the California Register of Historical Resources (CRHR) under any of the relevant criteria.

Pursuant to Assembly Bill 52 (AB 52), the United Auburn Indian Community (UAIC) exercised its right to request and conduct a Tribal Cultural Resources survey on April 8, 2026. The purpose of the survey was to evaluate the Project Parcel for the presence of Tribal Cultural Resources that may be affected by the proposed project and to ensure that appropriate consultation and consideration were completed in accordance with AB 52 requirements. Following the completion of the field survey and associated review, UAIC did not identify or document any Tribal Cultural Resources within the Project Parcel.

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 Parcel 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 Parcel 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 Parcel 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 Parcel.

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*

**Mitigation:** See **Mitigation Measures 5A.**

## 19. Utilities and Service Systems:

**Existing Setting:** The Project Parcel is currently developed with an existing single-family residence, barn, and shop building with associated utility infrastructure. Proposed Parcel 1 will contain the existing shop building, associated septic system, and an existing well. Electrical service is currently provided via overhead utility lines extending from Empress Road through Proposed Parcel 2 to a drop pole located within Proposed Parcel 1, with underground service extending to the shop building. A utility easement for the overhead electrical infrastructure will be provided on the final Parcel Map.

Proposed Parcel 2 will contain the existing residence, existing barn, and associated septic system. Water service for Proposed Parcel 2 is currently provided by an existing off-site well located within Lot 10 of the Empress Meadows Subdivision through an existing easement. Water is conveyed through the easement and Proposed Parcel 2 to an existing cistern located in the northeastern corner of the parcel, as shown on the Tentative Map.

| **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 is anticipated to result in less than significant impacts related to utilities and service systems. The project consists of a two-lot subdivision of an already developed parcel and would continue to rely on existing utility infrastructure, including existing wells, septic systems, and electrical service. Proposed Parcel 1 would continue to utilize the existing well, septic system, and overhead electrical service extending from Empress Road through Proposed Parcel 2 to the existing shop building. A utility easement would be recorded on the final Parcel Map to ensure continued legal access to utility infrastructure.

Proposed Parcel 2 would continue to be served by the existing off-site well located within Lot 10 of the Empress Meadows Subdivision through an existing easement, in addition to the existing septic system serving the residence and barn. No expansion of wastewater treatment facilities, natural gas infrastructure, or major utility extensions are proposed as part of the subdivision. Any future development on the parcels would be subject to separate review and permitting, including verification of adequate water and septic service. Any stormwater runoff generated by future improvements would be required to comply with County drainage and grading standards and be managed on-site. Therefore, impacts related to utilities, water supply, wastewater treatment, and storm drainage facilities would be **less than significant**.

19d,e The proposed subdivision would not generate solid waste in excess of State or local standards or exceed the capacity of local solid waste infrastructure. Minor construction activities associated with preparation of the Parcel Map or future development could result in limited amounts of construction debris, vegetation waste, and standard construction-related materials. Solid waste generated within Nevada County is collected and disposed of through existing franchised waste management services, including disposal at the McCourtney Road Transfer Station. There are no known capacity constraints associated with the existing solid waste disposal system serving the Project Parcel. Any future construction or development activities would be required to comply with all applicable federal, State, and local statutes and regulations related to solid waste handling, recycling, and disposal. Therefore, impacts related to solid waste generation and compliance with solid waste regulations would be less than significant.

Due to the fact that the project has the potential to result in vegetation clearance, grading, or construction of a new residence on Proposed Parcel 1 as well as the potential for an ADU construction on Proposed Parcel 2, results, in the potential generation of solid waste in the form of vegetation and standard toxic materials. 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 Project Parcel is within Penn Valley Fire District and falls within a Very High Fire Hazard Severity Zone as designated by CalFire. Proposed Parcels 1 & 2 are both accessed off of Empress Road, a county maintained road. The Project Parcel is also located approximately 0.79 miles east of the Penn Valley 45 Fire Station located off Bitney Springs Road. The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. Nevada County has also adopted a Local Hazard Mitigation Plan

(LHMP) that was updated in May 2018. Additionally, there is a Community Wildfire Protection Plan for Nevada County that was updated in April 2016.

The Nevada County Office of Emergency Services published a Wildfire Evacuation Preparedness Action Plan in 2020. The plan highlights five initiatives to reduce wildfire risk in Nevada County:

1. Create safer evacuation routes countywide to save lives.
2. Improve early warning systems and emergency communications to reach everyone.
3. Establish defensible space around our homes and neighborhoods by reducing hazardous vegetation and encouraging voluntary compliance with defensible space standards.
4. Provide a coordinated approach to wildfire response preparedness through planning, community engagement, and project implementation.
5. Enhance critical infrastructure needed to respond to wildfires such as evacuation route improvements, water storage, fire hydrants, communication systems, and green waste facilities.

| **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, 18, 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. A condition of approval from the Nevada County Deputy Fire Marshal will require vegetation clearance around structures that meets the minimum requirements of Public Resources Code Section 4291. Therefore, project 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 project is proposing to two-lot subdivision. The two-way 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. Additionally, all future improvements would require building permits and conformance with requirements including but not limited to building to the Wildland-Urban Interface (WUI) code which is designed to build community resilience through fire-resistant construction and fire-adapted landscapes, maximum impervious surface coverage on each of the parcels, the prohibition of increasing stormflow onto offsite parcels, and adequate erosion control measures. Therefore, the proposed two-way land division that would result in two large parcels to contain existing improvements 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? | | ✓ | | | |

| | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|---|---|---|---|---|
| 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. 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 biological resources, cultural resources, 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 Parcel, mitigation has been added to halt work if resources are discovered. To minimize the disruption to surrounding parcels during the construction, mitigation has 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 4A-4E, 5A,9A, 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.

__X__ 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.

Aleena Church
_____
Aleena Church, Assistant Planner

6/6/2026
_____
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. Penn Valley 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
P. Grass Valley School District/Nevada Joint Union School District (D-1)
Q. Nevada County Connects

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21. US Environmental Protection Agency. *Current Nonattainment Counties for All Criteria Pollutants.* January 31, 2015. www.epa.gov/oaqps001/greenbk/ancl.html.
22. Jensen, Sean Michael, M.A. 2024. Cultural Resources Inventory Survey: Sewell Parcel Split Project, c. 28-Acres, Nevada County, California. Prepared for Nevada City Engineering, Inc., 15671 Stanton Road, Grass Valley, CA 95949. December 31, 2024.
23. Anna Starkey UAIC, *Pedestrian Survey*, April 8, 2026
24. Nevada County. *Local Hazard Mitigation Plan Update*. August 2017. https://www.mynevadacounty.com/DocumentCenter/View/19365/Nevada-County-LHMP-Update-Complete-PDF?bidId=.
25. California Department of Toxic Substances Control. Accessed May 2026: http://www.envirotor.dtsc.ca.gov/public/.
26. USDA Soil Conservation Service. "Soil Survey of Nevada County Area, California." Soil Survey, Reissued 1993.
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