Initial Study

Nevada County La Barr Meadows Animal Shelter Project

Nevada County, California

To:

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City of Grass Valley	County Counsel - Douglas Johnson and Sims Ely
Supervisor Swarthout- District 3	Nevada County Assessor - Rolf Kleinhans
Commissioner McAteer – District 3	Economic Development – Kimberly Parker
Nevada County Building Department - Nicholas McBurney	Comcast
Northern Sierra Air Quality Mgt. Dist.	PG&E
Central Valley Regional Water Quality Control Board	Sammis Friends
Nevada County Local Agency Formation Commission (LAFCO)	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 County Facilities	Shingle Springs Band of Miwok Indians
California Native Plant Society – Redbud	Tsi Akim Maidu Tribe
	United Auburn Indian Community
	Colfax-Todds Valley Consolidated Tribe
	CA Department of Fish and Wildlife - North Central Region

Date: October 29, 2026

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File Number: PLN26-0117; EIS26-0011

Assessor Parcel Number: 022-160-038

Zoning Districts: M-1 GV City (Light Industrial) and M-2 GV City (General Industrial)

General Plan Designations: M-I GV-City (Manufacturing Industrial)

Project Location: 2270 LA BARR MEADOWS ROAD, Grass Valley, CA 95949. Project parcel is located along the La Barr Meadows Road, approximately 2.16 driving miles from Downtown Grass Valley, next to the Nevada County Operations Center.

Project area & Surrounding Land Uses:

The Project area is within the City of Grass Valley limits. The development project address is 2270 La Barr Meadows Road in Grass Valley, Nevada County, California. The proposed development will occupy approximately 2.92 acres in the northeastern portion of Nevada County assessor's parcel number (APN) 022-160-038-000. The site is bounded by wetland to the north, an asphalt-capped mine waste consolidation area to the west, undeveloped land to the south, and La Barr Meadows Road to the east (Figure 2). Undeveloped land to the south of the site is planned to be subdivided into a separate parcel for future development. The Nevada County Fleet Services Department is located southwest of the site. MEC Builds, LLC, a roofing contractor, occupies the property east of the site, across La Barr Meadows Road. The surrounding area is generally rural and characterized by moderate to dense tree cover. A drainage swale at the western boundary of the site extends along the southern and eastern sides of the adjacent mine waste encapsulation area and is intended to convey surface water runoff around the mine waste encapsulation area to the north toward the wetland.

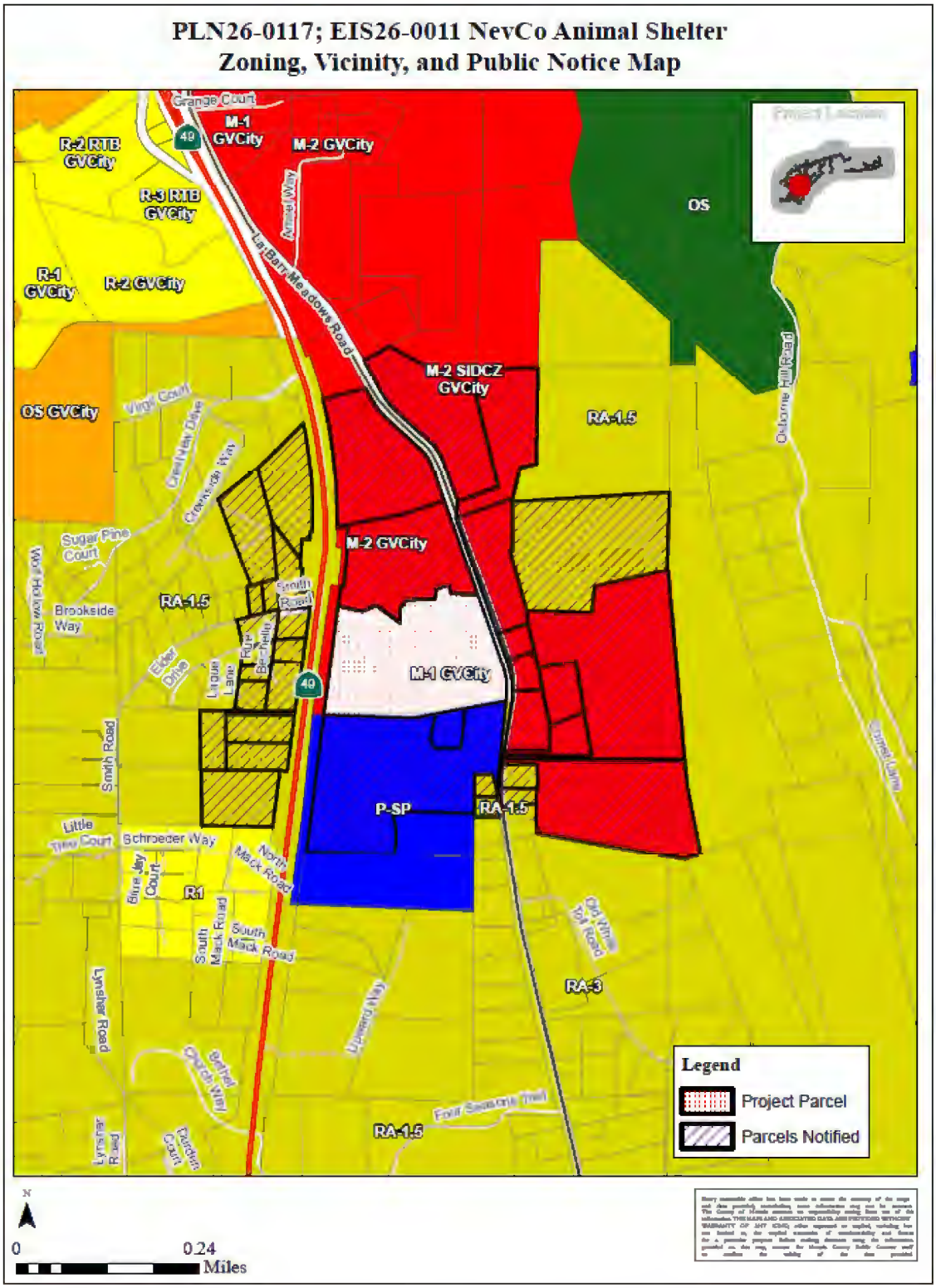


Figure 1. Project Zoning, Vicinity and Public Notice Map

Project Description

The County of Nevada proposes to construct and operate a new Nevada County Animal Shelter at 12270 La Barr Meadows Road, Grass Valley, California, on Assessor's Parcel Number (APN) 022-160-038-000. The approximately 20.22-acre County-owned parcel is located along the west side of La Barr Meadows Road. The proposed animal shelter improvements would occupy approximately 2.92 acres (127,580 square feet) within the northeastern portion of the parcel. The project would construct a new animal shelter facility to accommodate the animal housing, adoption, intake, administrative, and clinical needs of Nevada County Animal Services. The proposed site plan identifies approximately 14,819 square feet of conditioned building area, an approximately 1,032-square-foot unconditioned sallyport, and a separate approximately 1,000-square-foot barn associated with the large-animal component of the facility. The project would also include approximately 59,332 square feet of surfaced area associated with parking, access, walkways, and other site improvements.



Figure 2. Proposed Site Plan

Animal Shelter Building and Operations

The proposed shelter would be a primarily wood-frame and concrete masonry unit (CMU) structure with single-ply roofing and metal roofing at sloped roof areas. The building would reach approximately twenty seven feet eight inches (27' 8") at the highest roof elevation. The facility would contain dedicated areas for animal intake, housing, adoption, quarantine, isolation, treatment, and related animal-care activities. The building would also contain a veterinary clinic with surgery, X-ray, animal recovery, medical/gas storage, and euthanasia areas. Administrative and support spaces would include a lobby and reception area, staff offices, conference and multipurpose rooms, staff break areas, volunteer storage, restrooms, janitorial and utility areas, and other storage and operational spaces. A secured sallyport would provide an area for the controlled intake and transfer of animals. The facility is currently planned to accommodate approximately 31 dogs, and would employ a total staff of approximately 21 employees, although not all employees would be onsite simultaneously. Approximately four to seven staff members are anticipated onsite Sunday and Monday and approximately 10 to 12 staff members Tuesday through Saturday. Volunteer activity is anticipated to include approximately four to seven volunteers during morning and afternoon periods. Public operating hours are currently anticipated to be 12:00 p.m. to 5:00 p.m. Wednesday through Saturday, with the shelter closed to general public access Sunday through Tuesday.

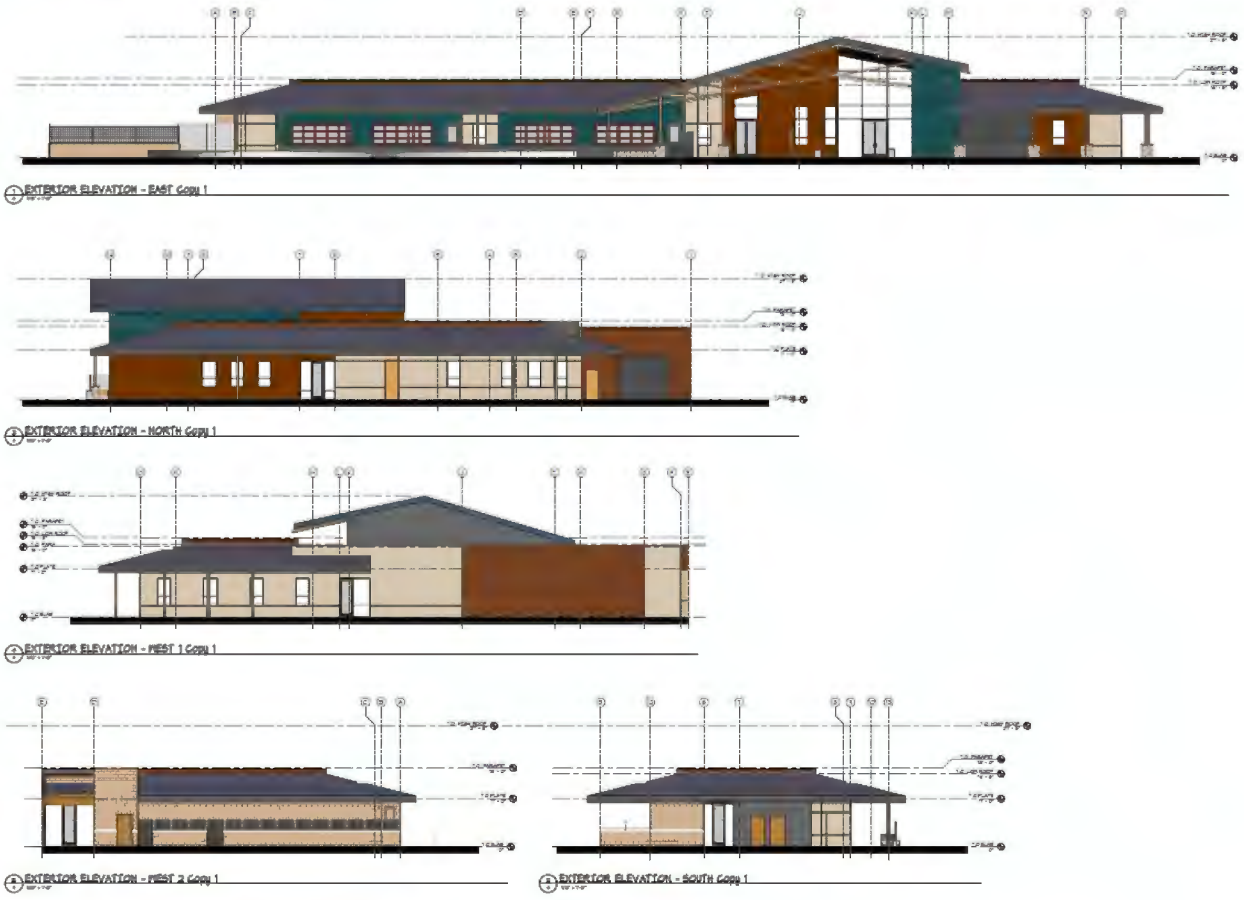


Figure 3. Building Elevations

Large-Animal Facilities

A large-animal component would be developed along the western/southwestern portion of the shelter site. Improvements would include an approximately 1,000-square-foot barn, fenced large-animal grazing/paddock area, and adjacent gravel areas designed to accommodate large vehicles and trailers used to transport animals. The landscape concept identifies natural earth within the paddock and gravel surfacing near the barn suitable for trucks, horse trailers, and animal loading and unloading.

Access, Circulation, and Parking

Vehicular access to the shelter would be provided from La Barr Meadows Road along the eastern boundary of the Project area. The proposed access is located generally opposite the existing driveway serving the commercial property east of La Barr Meadows Road. Road improvements to La Barr Meadows Road, including a turn lane is proposed as part of the project. Internal circulation would provide access to public parking, staff parking, the shelter sallyport, service areas, the large-animal facilities, and large-vehicle parking areas. The site plan provides 31 public parking spaces, including one accessible space, and 13 staff parking spaces, including one accessible space, for a total of 44 designated parking spaces. The public parking area may also accommodate staff overflow parking. Additional areas would accommodate large vehicles and trailers associated with Animal Services and the large-animal facilities.

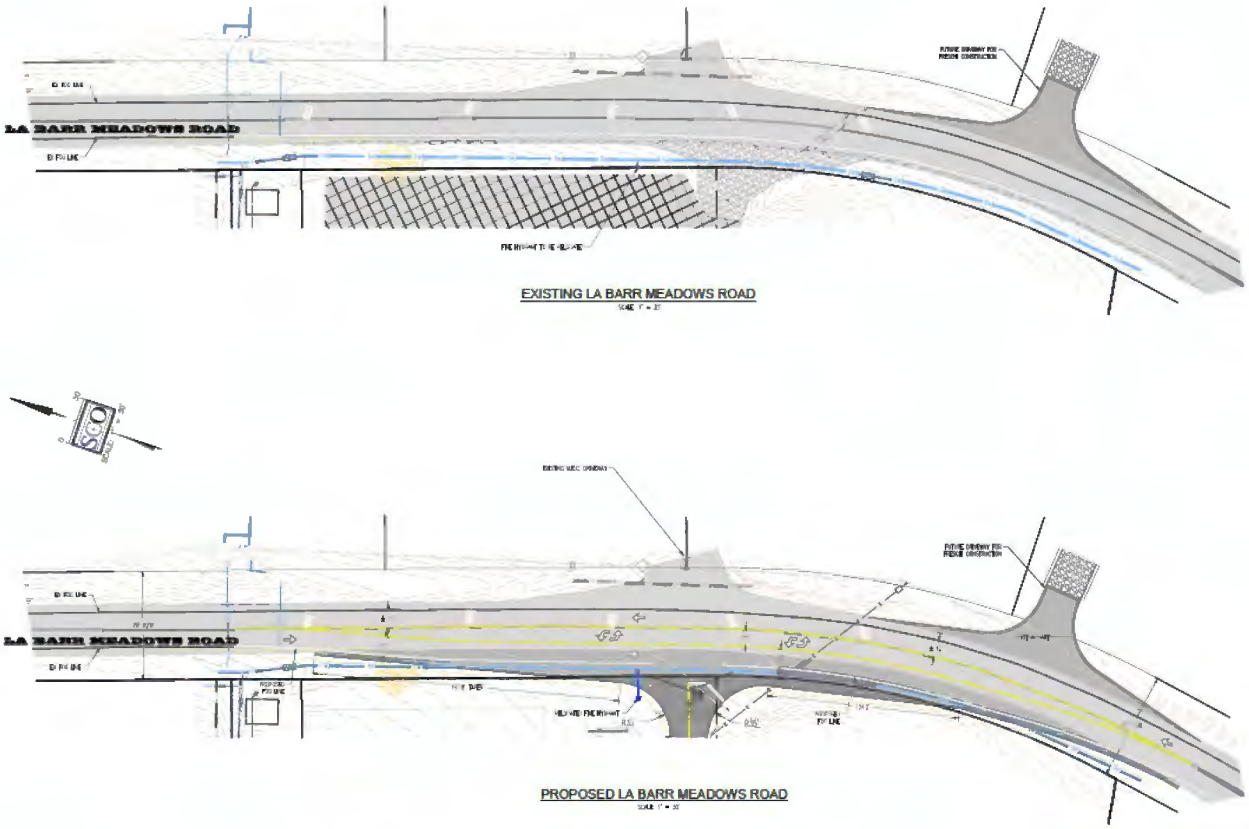


Figure 4. Proposed La Barr Meadows Road Improvements

Landscaping and Site Improvements

Site improvements would include landscaping, fencing, concrete sidewalks and flatwork, paved and gravel circulation areas, turf, bioswales, a staff patio and shade structure, an entry monument sign, trash and freezer areas, and other improvements necessary to support shelter operations. Preliminary landscape plans identify approximately 23,670 square feet of landscape area, approximately 2,446 square feet of accent planting, approximately 7,105 square feet of inert-material landscaping, approximately 1,745 square feet of bioswale area, and approximately 4,355 square feet of lawn or synthetic turf. Proposed landscaping includes native oak trees, accent trees, shade trees, shrubs, grasses, groundcover, and planting concentrated around the facility entrance and other focal areas.

An approximately six-foot-high monument sign is proposed near the project entrance along La Barr Meadows Road. The sign would incorporate board-form concrete, prefinished/fluted metal panels, and brushed anodized aluminum lettering, with associated accent landscaping.

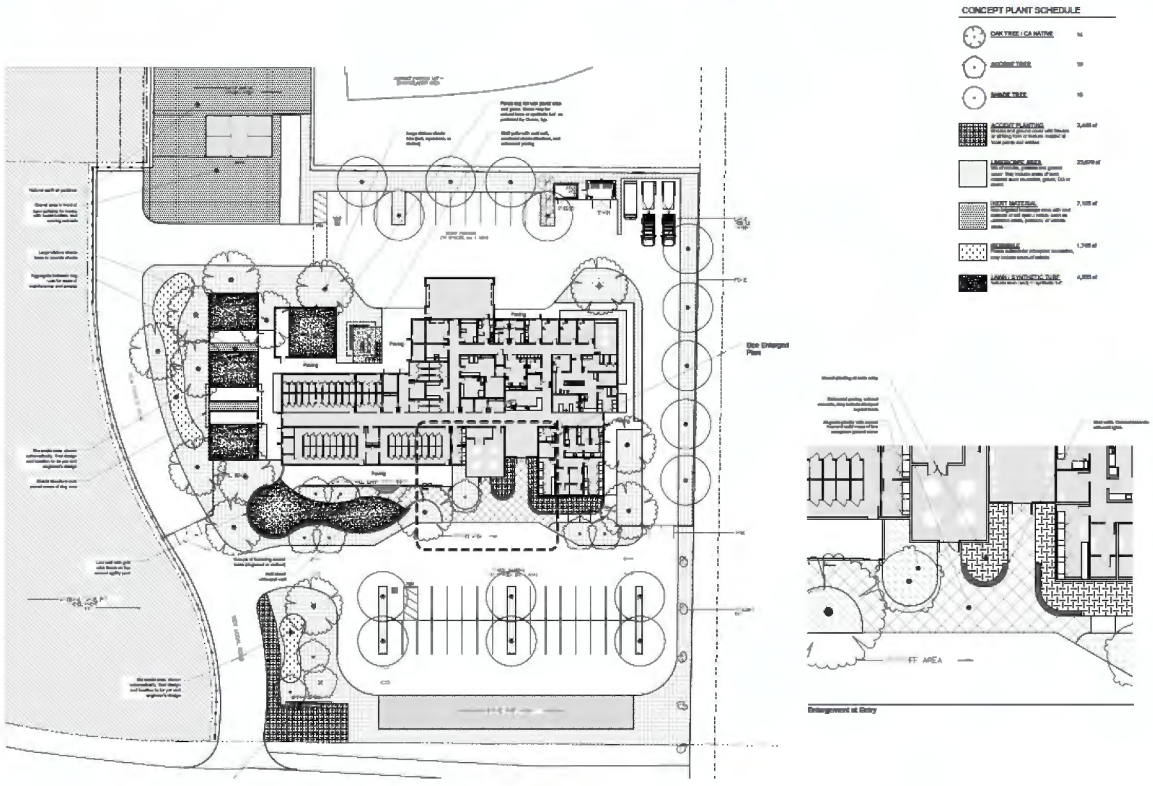


Figure 5. Landscape Design Plan

Utilities and Site Development

The project application identifies Nevada Irrigation District (NID) as the proposed water source and onsite septic as the proposed method of wastewater disposal. The development area is generally level to gently sloping, with the site descending generally toward the northwest. Based on preliminary geotechnical review, grading is anticipated to consist primarily of relatively shallow cuts and fills, generally on the order of approximately five feet or less, although deeper excavation may be necessary for underground utilities.

Existing Site Conditions and Hazardous-Materials Areas
The approximately 20.22-acre parcel is partially developed and has been substantially disturbed by historical grading and land uses. Existing improvements include a paved and fenced vehicle/equipment storage area. The central and eastern portions of the parcel are generally flat, while the western portion slopes toward State Route 49. Biological surveys characterize the project area primarily as non-native annual grassland and developed/disturbed habitat.

The property has a history of industrial activity associated with the Grass Valley mining district and former lumber operations. The prior Bear River DMS staff report identified historic mining activities and lumber-company use of the property dating to the 1950s, with former lumber-mill structures subsequently removed.

Two areas in the vicinity of the proposed shelter are subject to existing Department of Toxic Substances Control (DTSC) land use covenants because hazardous substances remain in soil at concentrations above levels acceptable for unrestricted or sensitive uses. The approximately 1.7-acre Rare Earth Mine Waste Encapsulation Area is located immediately west/northwest of the proposed development and consists of mine waste and contaminated soil contained beneath an engineered soil, aggregate-base, and asphalt cap. A separate approximately 1.25-acre Facilities Management land-use-covenant area is located approximately 140 feet south of the shelter development area. The proposed animal shelter would not disturb either land-use-covenant area.

Other Permits that May be Necessary:
1. Grading and Building Permits – Nevada County Building Department
2. Encroachment Permits – City of Grass Valley Public Works Department
3. National Pollutant Discharge Elimination System (NPDES) General Permit– California State Water Resources Control Board
4. Dust Control Plan - Northern Sierra Air Quality Management District
5. Municipal Separate Storm Sewer System (MS4) – City of Grass Valley

Relationship to Other Projects:
This parcel is related to the construction of the Nevada County Operations Center and the Bear River DMS Site.

Consultation with Native American Tribes:
Pursuant to Assembly Bill 52, tribal consultation began September 2, 2026. Native American tribes traditionally and culturally affiliated with the project area were notified of the project and invited to consultation. Request for consultation was notified by United Auburn Indian Community (UAIC).

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.

1. AESTHETICS

Mitigation Measure 1A. Outdoor Light Fixtures. All outdoor light fixtures shall be fully shielded and downward facing to eliminate glare and prevent light trespass onto neighboring properties. Fixtures shall have high efficiency lamps. High pressure sodium, and mercury vapor light fixtures are prohibited.

Timing: *Prior to building permit issuance*

Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

Mitigation Measure 1B. Final Photometric Plan. The applicant shall provide a final lighting and photometric plan that demonstrates all project lighting shall be maintained on site. This plan should include all project lighting including but not limited to parking lot and circulation lighting, wall lighting, sign lighting, and landscaping lighting. This plan shall demonstrate all lighting values are at "0" at all property lines. Recommended methods for reducing potential light spill include: reducing the lumen output of proposed lighting systems, reducing the height of the proposed lights, reducing the number of proposed lights and relocating lights farther into the interior of the parcel.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

3. AIR QUALITY

Mitigation Measure 3A: Alternatives to open burning. Alternatives to open burning of site-cleared vegetative material shall be used unless otherwise deemed infeasible by the Northern Sierra Air Quality Management District (NSAQMD). Among suitable alternatives are chipping, mulching, hauling to an approved disposal site, cutting for firewood, or conversion to biomass fuel. This shall be included as a note on all grading and improvement plans.

Timing: *During grading/construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3B: Use of grid power. During construction, grid power shall be used (as opposed to diesel generators) for job site power needs where feasible.

Timing: *During construction*
Reporting: *Building plans*
Responsible Agency: *Planning Department/Building Department*

Mitigation Measure 3C: VOC. All architectural coating activities associated with construction of the proposed project shall be required to use interior and exterior coatings that contain less than 250 grams of volatile organic compounds (VOC/ROG) per liter of coating.

Timing: *Prior to issuance of grading and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3D: Wood Stoves. To offset project contributions to cumulative air quality degradation, wood burning stoves or fireplaces are prohibited.

Timing: *Prior to issuance of grading and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3E: Prior to issuance of grading and improvement permits, a Dust Control Plan shall be submitted to the Northern Sierra Air Quality Management District pursuant to Rule 226 and approved. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

a. Contact details must be provided for the person/s responsible for ensuring that all dust control measures are performed in a timely manner during all phases of project construction.
b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
c. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
d. All inactive portions of the site shall be covered, seeded, or watered until a suitable cover is established.
e. All material transported off-site shall be either sufficiently watered, or securely covered to prevent it being entrained in the air, and there must be a minimum freeboard of six inches maintained in the bed of the transport vehicle.
f. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
g. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
h. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the Project area.

Timing: *Prior to issuance of grading and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

4. BIOLOGICAL RESOURCES

Mitigation Measure 4A: Avoid Impacts to Nesting Raptors and Other Birds. The following nest survey requirements apply if construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1).

Pre-Construction Nest Survey

A pre-construction nesting bird survey shall be conducted by a qualified biologist on the Project area and within a 500-foot radius of proposed construction areas, where access is available, no more than seven days prior to the initiation of construction. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.

If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced if a smaller buffer is proposed by the Project Biologist and approved by the County after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, habituation to existing or ongoing activity, and nest concealment (are there visual or acoustic barriers between the proposed activity and the nest). A qualified biologist can visit the nest as needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.

Survey Report
A report summarizing the survey(s) shall be provided to the County within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

Changes to Buffers and Completion of Nesting
Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities may only resume within the buffer zone after a follow-up survey by the Project Biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no longer active, and that no new nests have been identified.

Timing: *Prior to and during construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4B: Avoid Impacts to Roosting Bats. Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal that will occur during the breeding season (April through August). If preconstruction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Building

exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur.

Timing: *Prior to and during construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4C: Incorporation of the Watercourses, Wetlands, and Riparian Areas Management Plan. Prior to the commencement of grading or construction activities within the non-disturbance buffers of the adjacent wetlands, the applicant shall implement the measures and Best Management Practices identified in the Aquatic Resources Management Plan Technical Memo for the Nevada County Animal Shelter Project, prepared by Greg Matuzak Environmental Consulting LLC and dated October 14, 2026. The measures shall be incorporated into construction plans and specifications, as applicable, and implemented throughout construction activities within or adjacent to the wetland buffers. At a minimum, the following measures shall be implemented:

1. Construction timing: Construction activities within or adjacent to the wetland buffer shall be limited to periods of extended dry weather and/or the dry summer season, to the extent feasible.
2. Environmentally Sensitive Area: The wetland area shall be designated and delineated as an Environmentally Sensitive Area (ESA) before construction begins in the vicinity. The ESA shall be protected from construction disturbance.
3. Wetland protection: Fill or dredged material shall not enter or be removed from the wetlands. Wetlands shall not be dewatered as part of project construction.
4. Equipment and work areas: Appropriate machinery and equipment shall be used to minimize disturbance within the non-disturbance buffers. The number and size of equipment work areas and soil or spoil storage areas near the retention ponds and wetlands shall be minimized. Staging and other work areas shall be located outside the required wetland buffers.
5. Erosion and sediment control: Straw, straw bales, fiber or coir rolls, silt fencing, or other appropriate erosion-control devices shall be installed between the wetlands and areas of vegetation removal or soil disturbance to minimize runoff, erosion, and sedimentation, particularly along the northern edges of the proposed retention ponds.
6. Pollution prevention: The contractor shall take reasonable precautions to prevent fuels, oils, cement, wash water, construction byproducts, and other harmful materials from entering the wetlands. Construction pollutants and wash water shall be collected and removed from the site rather than discharged into wetlands.
7. Equipment maintenance and spills: Vehicle maintenance and refueling shall not occur within wetland non-disturbance buffers. Petroleum or chemical spills shall be contained and cleaned up immediately using appropriate absorbent materials and applicable cleanup procedures.
8. Construction cleanup: Construction debris, associated materials, and litter shall be removed from the work area upon completion of construction.
9. Post-construction erosion control: Exposed soil along the retention pond edges within the wetland buffers shall be protected against erosion with straw or other appropriate

erosion-control measures. Temporary erosion-control measures may be removed once revegetation is established.

10. Contractor notification: Before grading or construction within the wetland buffers, the applicant shall provide all contractors with copies of the Aquatic Resources Management Plan mitigation measures and applicable permit requirements. Contractors shall be informed of their responsibilities for implementing these measures.

Timing: *Prior to and during construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

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

Timing: *Prior to the issuance of building/grading permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

7. GEOLOGY AND SOILS

Mitigation Measure 7A: Implement the Recommendations of the GEOCON Geotechnical Engineering Report: The applicant shall include the recommendations of the GEOCON Geotechnical Engineering Report (August 2026) incorporated herein by reference, provided in Appendix B of this initial study, and maintained on file with the Planning Department. These recommendations shall be incorporated in the project design and included in all improvement plans, demolition permit(s), and grading and construction permits. These recommendations are specific to: Clearing and Grubbing, Expansive Soil, Soil Preparation for Fill Placement, Engineered Fill, Fill Slope Grading, Cut Slope Grading, Differential Fill Depth, Temporary Excavations, Underground Utility Trenches, Erosion Controls, Wet Weather Grading, Surface Water Drainage, Infiltration Basins, Construction Dewatering, Soil Corrosion Potential, Grading Plan Review and Construction Monitoring, Seismic Design

Criteria, Foundations, Retaining Wall Design Criteria, Surface Water and Near-Surface Groundwater, Perimeter Foundation Drains, and Slab Underdrains.

Timing: *Prior to issuance of grading or improvement permits/During Construction*
Reporting: *Approval of permits or plans/During Construction*
Responsible Agency: *Building Department*

Mitigation Measure 7B: DTSC Approval and Soil Management: Prior to issuance of grading, building, or other applicable construction permits, the applicant shall obtain written approval or clearance from the California Department of Toxic Substances Control (DTSC), as applicable, for the proposed construction activities in consideration of the site's historical mining and prior site uses. The applicant shall provide the Nevada County Planning Department and the applicable permitting agency with documentation of DTSC's approval or clearance, including any applicable conditions or restrictions.

If required by DTSC, the applicant shall prepare and obtain approval of a Soil Management Plan or other applicable site-specific soil management document prior to ground-disturbing activities. The plan shall address, as applicable, the identification, handling, characterization, stockpiling, testing, transportation, and disposal of potentially contaminated soil; procedures for managing unexpected discoveries of contaminated soil or other potentially hazardous materials; worker protection; and any required reporting or regulatory oversight. All construction and soil-disturbing activities shall comply with DTSC's approval, any applicable land use restrictions, and the approved soil management requirements. No ground-disturbing activities shall occur in areas subject to DTSC restrictions until the required approvals have been obtained and applicable requirements are in place.

Timing: *Prior to issuance of grading*
Reporting: *Approval of permits or plans*
Responsible Agency: *Planning Department*

Mitigation Measure 7C: MS4 Permitting Requirements: Hydraulic and hydrologic (H&H) review, drainage review, and verification of compliance with applicable post-construction MS4 requirements for improvements within the City of Grass Valley.

Timing: *Prior to issuance of grading permit*
Reporting: *Shown on improvement plans*
Responsible Agency: *Planning and Public Works Departments of City of GV*

9. HAZARDOUS AND HAZARDOUS MATERIALS

Mitigation Measure 9A: Hazardous Materials and Waste Management Plan: Prior to issuance of a building permit, the project applicant shall prepare and submit a Hazardous Materials and Waste Management Plan for review and approval by Nevada County Environmental Health. The Plan shall identify hazardous materials and waste anticipated to be generated during operation of the animal shelter and establish procedures for their proper storage, handling, containment, transport, and disposal in accordance with applicable federal, state, and local requirements. The Plan shall address, as applicable,

veterinary and medical waste, pharmaceuticals, cleaning and disinfecting chemicals, animal-related wastes, and other hazardous or potentially hazardous wastes generated by facility operations.

Timing: *Prior to issuance of grading*
Reporting: *Approval of permits or plans*
Responsible Agency: *Environmental Health Department*

10. HYDROLOGY AND WATER QUALITY

Mitigation Measure 10A: Best Management Practices. Implement the following BMPs to minimize construction related impacts to water quality. The following BMPs shall be incorporated into all Contract Documents and Construction Plans for the project and implemented by the contractor to protect water quality:

a. Construction crews shall be instructed in preventing and minimizing water pollution on the job.
b. Interim erosion control measures may be needed and shall be installed during construction to assure adequate erosion control facilities are in place at all times.
c. Straw or rice mulch may be used if needed with a tackifier.
d. All earth moving or excavation activities shall cease when winds exceed 20 mph.
e. Haul trucks shall be always covered with tarpaulins or other effective covers.
f. Use broom and shovels when possible, to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
g. Designate a concrete washout area, as needed; to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
h. Establish a vehicle storage, maintenance, and refueling area, as needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
i. Dust control measures shall conform to the requirements of the Dust Control Plan submitted to and approved by the Northern Sierra Air Quality Management District (NSAQMD).

Timing*: Prior to grading/building permit issuance and during construction*
Reporting*: Agency approval of permits or plans*
Responsible Agency*: Planning Department*

Mitigation Measure 10B: Provide copies of BMPs. Copies of the project's Mitigation Monitoring and Reporting Program and all BMPs shall be supplied to the Contractor(s) and their workers to assure compliance with mitigation measures during construction.

Timing*: Prior to grading/building permit issuance and during construction*
Reporting*: Agency approval of permits or plans*
Responsible Agency*: Planning Department*

Mitigation Measure 10C: Construction General Permit. Prior to issuance of grading or construction permits, the applicant shall obtain coverage under the Construction General Permit from the California State Water Resources Control Board, if required, and prepare

and implement a Stormwater Pollution Prevention Plan (SWPPP) in accordance with applicable permit requirements. Evidence of permit coverage and required stormwater management documentation shall be provided to the applicable permitting agency prior to commencement of ground-disturbing activities.

***Timing**: Prior to grading/building permit issuance and during construction*
***Reporting**: Agency approval of permits or plans*
***Responsible Agency**: Planning Department*

11. LAND USE AND PLANNING

Mitigation Measure 11A: Implementation of Applicable Southern Sphere of Influence SEIR Mitigation Measures. The Nevada County Animal Shelter is located within the City of Grass Valley Southern Sphere of Influence Annexation Project area and shall comply with all applicable mitigation measures previously adopted as part of the City of Grass Valley 2021 Southern Sphere of Influence Annexation Project Supplemental Environmental Impact Report (SEIR). The applicable mitigation measures identified for the Nevada County Animal Shelter are incorporated herein by reference and shall be implemented in accordance with the requirements, timing, and performance standards established by the SEIR. Compliance with the applicable measures shall be demonstrated to the City of Grass Valley and/or other responsible agency, as applicable, prior to issuance of applicable grading or building permits and throughout construction and operation where required.

***Timing:** Prior to issuance of grading*
***Reporting:** Approval of permits or plans*
***Responsible Agency:** City of Grass Valley Planning Department*

13. NOISE

Mitigation Measure 13A: Limit construction work hours to 7:00 a.m. to 7:00 p.m. Monday-Saturday. During grading and construction, work hours shall be limited from 7:00 a.m. to 7:00 p.m., Monday - Saturday. Prior to issuance of grading and building permits, improvement plans shall include this restriction on the hours of construction.

***Timing:** Prior to Issuance of Grading and Building Permits; During construction*
***Reporting:** Planning Department approval of Grading and Building permits. Noted on improvement plans.*
***Responsible Agency:** Planning Department*

Mitigation Measure 13B: Temporary construction noise control measures. The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of the project.

***Timing:** During construction of the project. Noted on improvement plans.*
***Reporting:** Planning Department approval of Grading and Building permits.*
***Responsible Agency:** Planning Department.*

Mitigation Measure 13C: Mufflers installed on project equipment and vehicles. All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.

Timing: *Prior to and during construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

Mitigation Measure 13D: Comply with applicable noise regulations. All mobile or fixed noise-producing equipment used on the Project area that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.

Timing: *During construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

Mitigation Measure 13E: Electrically powered equipment. Where feasible, electrically powered equipment shall be used instead of pneumatic or internal-combustion- powered equipment.

Timing: *During construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

Mitigation Measure 13F: Material stockpiles and mobile equipment. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.

Timing: *During construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

17. TRANSPORTATION

Mitigation Measure 17A: Improvement of La Barr Meadows Road. La Barr Meadows Road shall be improved and extended through the Project area in accordance with the City of Grass Valley standards.

Timing: *Prior to issuance of certificate of occupancy*
Reporting: *Shown on improvement plans and approved by City of GV*
Responsible Agency: *Planning and Public Works Departments of City of GV*

Mitigation Measure 17B: Pedestrian Traffic. Provide a note that bicycle and pedestrian traffic will be accommodated during construction to assure pedestrian and bicycle traffic will be maintained during constriction.

Timing: *Prior to issuance of grading permit*
Reporting: *Shown on improvement plans and approved by CDA*
Responsible Agency: *Planning and Public Works Departments*

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Discoveries of Tribal Cultural Resources. If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and Nevada County shall be immediately notified, and the Tribal Representative in coordination with Nevada County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

If a TCR, or a resource with the potential to qualify as a TCR, is discovered during ground-disturbing activities by a Tribal Monitor, whether within or outside the initially designated monitoring area, the procedures described below, under Treatment and Documentation shall apply. Based on the nature, extent, and significance of the discovery, UAIC may expand the scope and/or duration of tribal monitoring, in coordination with Nevada County, to additional areas as appropriate to ensure adequate identification and protection of TCRs.

The culturally affiliated Tribe shall consult with Nevada County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a

conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and Nevada County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project archaeologist, the UAIC shall have an opportunity to review the completed forms.

Work at the TCR discovery location shall not resume until authorization is granted by Nevada County in coordination with the culturally affiliated Tribe.

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, City of Grass Valley Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the City of Grass Valley Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

Timing: *During project-related grading or construction*
Reporting: *Noted on improvement plans; Notify Planning Department if TCRs discovered and construction work stopped*
Responsible Agency: *Planning Department*

Mitigation and Monitoring Matrix

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
1A	Planning Department	Prior to issuance of building permits
3A	Planning Dept./NSAQMD	During grading/construction
3B	Planning/Building Depts.	During construction
3C	Planning/Public Works Depts.	During construction
3D	Planning/Public Works Depts.	During construction
3E	Planning Dept./NSAQMD	Prior to issuance of grading/imp. permits
4A	Planning Department	Prior to and during construction
4B	Planning Department	Prior to and during construction
4C	Planning Department	Prior to and during construction

5A	Planning Department	Prior to the issuance of building/grading permits and during construction
7A	Building Department	Prior to issuance of grading or improvement permits and during construction
7B	Planning Department	Prior to issuance of grading permit
7C	Planning/GV Public Works Depts.	Prior to issuance of grading
10A	Planning Department	Prior to grading/building permit issuance and during construction
10B	Planning Department	Prior to grading/building permit issuance and during construction
10C	Planning Department	Prior to grading/building permit issuance and during construction
11A	City of GV Planning Department	Prior to the issuance of grading
13A	Planning Department	Prior to the issuance of grading and building permits; During construction
13B	Planning Department	During construction of the project. Noted on improvement plans
13C	Planning Department	Prior to and during construction
13D	Planning Department	During construction
13E	Planning Department	During construction
13F	Planning Department	During construction
17A	Planning/GV Public Works Depts.	Prior to certificate of occupancy
17B	Planning/Public Works Depts.	Prior to issuance of grading
18A	Planning Department	During project-related grading or construction

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 Project area is within the City of Grass Valley limits. The development project address is 2270 La Barr Meadows Road in Grass Valley, Nevada County, California. The proposed development will occupy approximately 2.92 acres in the northeastern portion of Nevada County assessor's parcel number (APN) 022-160-038-000.

Views of the Project area are predominantly seen travelling along La Barr Meadows Road north and south along Pleasant Valley Road, which is a Nevada County and City of Grass Valley maintained road. The public views from La Barr Meadows Road consist of commercial development on the east side of the road including MEC Builders and Hansen and Bros, and on the west side of the road including Rare Earth Landscape Materials. There may be potentially partial view from HWY 49 with the Caltrans HWY 49 improvement project. The Project area is made up of Non-Native Annual Grassland and Developed/Disturbed habitats. A new access road is proposed off La Barr Meadows Road.

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,1, 2, 3
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A, 2, 3
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓		A, 2, 3
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓			A, 3, 4

Impact Discussion:

1a. The Project area is not within the County's "scenic corridor" (SC) combining district. The northern portion of the site was formerly used for mining and lumber milling. Natural landforms and vegetation have been substantially altered during those former uses. The site supports fairly dense vegetation. Views to and from State Route 49 from the development area are mostly blocked due to dense vegetation and topography. With required landscaping and these design elements incorporated, potential impacts to scenic vistas are considered to have ***no impact.***

1b. The project will not result in the removal of any heritage trees, significant rock outcroppings, or historic buildings. The project area has not been identified in the County General Plan as a "scenic corridor". Therefore, the project will have ***no impact*** on scenic resources associated with a state scenic highway, and no mitigation is required.

1c. The project would alter the existing visual character of the site through construction of the animal shelter, parking areas, fencing, and other site improvements. However, the project includes a landscape plan with approximately 23,670 square feet of landscaping, including native, accent, and shade trees that would provide screening and soften views of the development from La Barr Meadows Road and surrounding areas. Final landscaping plans would be reviewed and approved by the City of Grass Valley. Therefore, the project would not substantially degrade the visual character or quality of public views of the site, and impacts would be ***less than significant***.

1d. The project will create a new source of lighting associated with the subject property. New lighting associated with the proposed building will include building/wall mounted lighting, pole lighting within the parking lot and circulation areas, and sign lighting. These new sources of light may be considered a visual impact; however, the project will be required to meet the Nevada County Code to ensure lighting is compatible with the surrounding area, including not allowing for light spill outside of the property boundaries. New proposed lighting will utilize the latest LED technology and will be downcast and directed downwards in compliance with local site development standards to prohibit light trespass and limit unnecessary light pollution. Having all commercial lighting be downward facing and fully shielded is standard for all commercial development in Nevada County and generally will be ensured by a standard condition of approval for the project.

To address potential lighting impacts, recommended **Mitigation Measure 1A** requires all outdoor light fixtures to be fully shielded and downward facing to eliminate glare and prevent light trespass onto neighboring properties. **Mitigation Measure 1B** below requires a final photometric plan to be submitted prior to building permit issuance. The final plan shall demonstrate that all lighting can be kept on site and recommends providing bulbs with less intensity, a reduction in height of lighting fixtures, or removal or relocation of light standards to achieve this requirement. Similar to adjacent commercial development, applicable lighting standards will be required to be met for this parcel. Overall, proposed lighting will not substantially and adversely impact day and nighttime views in the area. With the incorporation of lighting standards and design criteria, potential impacts from proposed lighting is anticipated to be ***less than significant with mitigation***.

Mitigation: To reduce potential light impacts the following mitigation measures shall be required:

Mitigation Measure 1A. Outdoor Light Fixtures. All outdoor light fixtures shall be fully shielded and downward facing to eliminate glare and prevent light trespass onto neighboring properties. Fixtures shall have high efficiency lamps. High pressure sodium, and mercury vapor light fixtures are prohibited.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

Mitigation Measure 1B. Final Photometric Plan. The applicant shall provide a final lighting and photometric plan that identifies all outdoor lighting fixtures and property lines and demonstrates all project lighting will be maintained on site. This plan shall include all project lighting including but not limited to parking lot and circulation lighting, wall lighting, sign lighting, and landscaping lighting. This plan shall demonstrate all lighting values are at "0" at all property lines. Recommended methods for reducing potential light spill include: reducing the lumen output of proposed lighting systems, reducing the height of the proposed lights, reducing the number of proposed lights and relocating lights farther into the interior of the parcel.

Timing: *Prior to building permit issuance*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

2. Agricultural and Forestry Resources

Existing Setting: The Project area is identified by Nevada County as "Other Lands" which is generally defined as land that is not included in any other mapping category (such as grazing or farmland categories). The Project area does not support any agricultural activities and is not subject to a Williamson Act contract. No portion of the site is designated as Prime Farmland, Farmland of State Importance, Farmland of Local Importance, Unique Farmland or Grazing Land.

The Project area is zoned "M-2" (General Industrial) and is not currently designated or zoned by the City of Grass Valley for timberland production or other forestry-related uses. There is no farmland, agricultural or forest land use on the property or immediately adjacent to the property.

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,1, 5

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓	A, 1, 4, 5
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, 1, 4
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A, 1, 4
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, 1, 4, 5

Impact Discussion:

2a. The project parcel does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as identified by the Farmland Mapping and Monitoring Program under the California Department of Conservation. There is no existing agricultural use on the parcel. Therefore, ***no impact*** to protected farmlands is anticipated.

2b. There are no Williamson Act contracts on the subject project parcel. The subject parcel has a zoning classification of M-2 (General Industrial). There is no agricultural zoning applied to the property. Therefore, ***no impact*** to zoning for agricultural use or Williamson Act contracts are anticipated.

2c,d,e. The subject property is not zoned for forest land use, and no change of zoning classification is proposed that would otherwise cause rezoning of forest land. The project will not result in loss of forest land or conversion of forest land to non-forest use. The property is designated as Grazing Land and would not result in the conversion of farmland to non-agriculture land use. There are no aspects of the project proposal that could result in conversion of farmland or forest land. Therefore, there is ***no impact*** to forest land or timberland.

Mitigation Measures: None required.

3. Air Quality

Existing Setting: Nevada County is in the Mountain Counties Air Basin (MCAB) and is under the Northern Sierra Air Quality Management District (NSAQMD), which has jurisdiction over an area encompassing Nevada, Plumas, and Sierra counties. Topography and meteorological conditions vary widely in the areas under the NSAQMD's jurisdiction and air quality conditions can be heavily

influenced by local factors. Consequently, air quality conditions within the MCAB vary, resulting in differing attainment status designations for State and federal ambient air quality standards (AAQS) within various portions of the MCAB. The attainment status for AAQS for ozone, respirable particulate matter 10 microns in diameter or less (PM10), fine particulate matter 2.5 microns in diameter or less (PM2.5), and carbon monoxide (CO), are presented in Table 1 below.

Ozone is a secondary pollutant generated from ozone precursor gases, primarily oxides of nitrogen (NOX) and reactive organic gases (ROG), which react with sunlight to create ozone. Reductions in ozone are accomplished through reducing precursor emissions. Western Nevada County is designated as being in nonattainment for the federal 8-hour ozone standard and all of Nevada County is designated as being in nonattainment for the State 1-hour ozone standard. Ozone exceedances in Nevada County are primarily due to transport of emissions from the broader Sacramento area and San Francisco Bay Area. As a result, the NSAQMD has jurisdiction over a relatively small portion of the pollutants using nonattainment within the MCAB.

Nevertheless, because portions of the MCAB have been designated as nonattainment, NSAQMD has prepared a federally enforceable State Implementation Plan (SIP) for western Nevada County in accordance with the Clean Air Act. The SIP is an air quality attainment plan designed to reduce emissions of ozone precursors sufficient to attain the federal ozone AAQS by the earliest practicable date. The Ozone Attainment Plan for western Nevada County was adopted on February 27, 2023. The SIP includes various reasonable available control measures (RACMs). Overall emissions of ozone precursors must be reduced in western Nevada County (consistent with Reasonable Further Progress requirements specified in the Clean Air Act) until attainment is reached. Most of the reductions are expected to come from motor vehicles throughout the MCAB, Sacramento region, and San Francisco Bay Area becoming cleaner as a result of State regulations mandating further emissions reductions.

Table 1: Attainment of ambient air quality standards (AAQS) within Northern Sierra Air Quality Management District (NSAQMD)

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Nevada County: Non-attainment (due to overwhelming transport)	2008 O_3 Standard (75 ppb) Western Nevada County: Serious Non-attainment;
		2015 O_3 Standard (70 ppb) Western Nevada County: Serious Non-attainment;
PM_{10}	Nevada County: Non-attainment	Unclassified
PM2.5	Nevada County: Unclassified	2012 Annual Standard (12µg/m^3) Nevada County: Unclassifiable/Attainment
		2012 24-hour Standard (35µg/m^3) Unclassifiable/Attainment
CO	Nevada County: Unclassified	Unclassifiable/Attainment

Source: NSAQMD. Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects.

The NSAQMD has established significance thresholds associated with development projects for emissions of the ozone precursors ROG and NO_X, as well as for PM_{10}. Adopted NSAQMD rules

and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment. The thresholds, expressed in pounds per day (lbs./day), are listed in Table 2 and apply to both construction-related emissions and operational emissions.

As shown in the table, NSAQMD has developed a tiered approach to determine significance levels based on a range of emissions levels. According to the NSAQMD Guidance, emissions that exceed 136 lbs./day (Level C) are considered to be significant. In addition, if emissions of two or more pollutants are determined to be within Level B, emissions are determined to be significant.

Table 2
NSAQMD Thresholds (lbs/day)

ROG	NO_X	PM_{10}
Level A		
<24	<24	<79
Level B		
24-136	24-136	79-136
Level C		
>136	>136	>136

Source: NSAQMD. Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use projects. August 26, 2024.

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?		✓			E, 17
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?		✓			E, 17
c. Expose sensitive receptors to substantial pollutant concentrations?			✓		E, 17
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓		E, 17

Impact Discussion:

3a,b The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2022.1.1.28 – a State-wide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including greenhouse gas (GHG) emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates,

vehicle mix, trip length, average speed, compliance with the California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumes the following inherent site design features and project-specific information:

- Construction would occur over an approximately one-year period;
- Square Footage of proposed construction:
  - Animal shelter building: 14,819 sq. ft. conditioned
  - Unconditioned sallyport: 1,032 sq. ft.
  - Barn: 1,000 sq. ft.
  - Surfaced/site improvements: 59,332 sq. ft.
  - Total area listed on the plans: 76,183 sq. ft.
  - Overall project development/disturbance area: approximately 2.92 acres (127,580 sq. ft.)
- Vehicle trips were adjusted consistently with project-specific trip rate data provided by Roundabouts and Traffic Engineering for the proposed project.

All CalEEMod results are included in the Appendix of this initial study. The results of the emissions analysis for construction and operational emissions are discussed separately below.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction emissions as shown in Table 3. As shown in the table, the proposed project's construction emissions would be within the Level A thresholds for ROG, Nox, and PM10.

Table 3: Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold Level
ROG	1	Level A
NOx	12	Level A
PM10	9	Level A
CalEEMod Version 2022.1		

All projects Level A or greater, including the proposed project, are required to comply with the basic measures recommended by NSAQMD, as applicable, which would help to reduce the construction emissions from the levels presented in Table 3. NSAQMD- recommended measures for projects Level A or greater that are applicable to the proposed project include the following. These measures will be addressed as mitigation measures for the project:

- Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the NSAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel (Mitigation Measure 4A); and
- Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction. (Mitigation Measure 4B).

Furthermore, all development projects under the jurisdiction of the NSAQMD are required to prepare a Dust Control Plan pursuant to Rule 226 (Dust Control) (Mitigation Measure 4C). The proposed project's required implementation of the Dust Control Plan will help to further minimize construction-related emissions of fugitive dust, which is a component of PM_{10}, from the levels presented in Table 3. With implementation of the Dust Control Plan as a mitigation measure, the actual emissions of PM_{10} would be lower than the levels presented in Table 3.

As discussed above, pursuant to the NSAQMD guidelines, projects are determined to have a less-than-significant impact if all ROG, NO_X, and PM_{10} are within Level A or if emissions for only one pollutant are within Level B. Given that the proposed project would result in emissions of ROG and PM_{10} within Level A, and emissions of NO_X within Level B, and would be required to implement all applicable NSAQMD-recommended measures, the proposed project would result in a less-than-significant level during construction. While the NSAQMDD-recommended measures are not CEQA mitigation, the Air District requires such measures.

Operational Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 4. As shown in the table, the proposed project's operational emissions would all be within threshold Level A.

Table 4: Maximum Unmitigated Operation Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold Level
ROG	3	Level A
NOx	0.7	Level A
PM10	0.1	Level A
CalEEMod Version 2022.1		

According to the NSAQMD, emissions within the Level A threshold are considered to be less-than-significant, and additional mitigation beyond the basic measures recommended by NSAQMD is not required. NSAQMD-recommended measures for projects Level A or greater that are applicable to the proposed project include the following:

- Streets shall be designed to maximize pedestrian access to transit stops.

Given the project's Level A emissions and required compliance with the applicable NSAQMD-recommended measures, the proposed project would result in a less-than-significant impact during operations.

With the above mitigation measures required, the proposed project would not be anticipated to result in emissions that would conflict with or obstruct implementation of the applicable regional air quality plans or 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. Thus, the proposed project would result in a ***less than significant with mitigation*** impact.

3c. Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptors to the Project area include the existing single-family residences located approximately 467 feet to the south.

The major pollutant concentrations of concern are localized CO emissions, toxic air contaminant (TAC) emissions, and criteria pollutant emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

Although NSAQMD does not have an established threshold for CO emissions, the maximum unmitigated daily construction and operational emissions of CO associated with the proposed project are presented in Table 5 below for informational purposes.

Table 5: Maximum Unmitigated Operation Emissions (lbs/day)	
Project Phase	**CO Emissions**
Construction	14
Operations	4
CalEEMod Version 2022.1	

Although NSAQMD does not have an established threshold for CO, the nearby air district, Placer County Air Pollution Control District (PCAPCD), who has authority over a portion of the MCAB, has a screening level for localized CO impacts. According to the PCAPCD screening levels, a project could result in a significant impact if the project would result in CO emissions from vehicle operations in excess of 550 lbs./day. As shown in Table 5, CO emissions associated with the proposed project would be well below the PCAPCD's 550 lbs./day screening level. Therefore, based on the nearby PCAPCD's screening levels for localized CO impacts, the proposed project would not be considered to expose sensitive receptors to substantial concentrations of localized CO.

There are no substantial pollutant concentrations associated with this project that would affect sensitive receptors. Mitigation Measure 3A includes measures recommended by NSAQMD for projects with emissions anticipated within the Level B threshold. Mitigation Measures 3B & 3C require low VOC coatings and prohibits wood burning stoves &fireplaces. Mitigation Measure 3D requires watering of materials as they are moved onto or off the site. Although substantial pollutant concentrations are not anticipated, incorporation of Mitigation Measures 3A-E, will further reduce the levels of potential air emission impacts related to sensitive receptors and the surrounding area; therefore this impact is considered ***less than significant***.

3d. The occurrence and severity of odor impacts depends on numerous factors, including the nature, frequency, and intensity of the source, wind speed and direction, and the sensitivity of the receptors. Land uses commonly considered to be potential sources of odorous emissions include wastewater treatment plants, sanitary landfills, food processing facilities, chemical manufacturing plants, rendering plants, paint/coating operations, and agricultural feedlots and dairies.

This project is not a source of permanent objectionable odors. Implementation of the proposed project would not result in the development or long-term operation of any on-site sources of odors. As a result, exposure of sensitive receptors to odorous emissions would be considered ***less than significant***.

Mitigation Measures: To offset potential impacts to air quality, the following mitigation measures shall be required:

Mitigation Measure 3A: Alternatives to open burning. Alternatives to open burning of site-cleared vegetative material shall be used unless otherwise deemed infeasible by the Northern Sierra Air Quality Management District (NSAQMD). Among suitable alternatives are chipping, mulching, hauling to an approved disposal site, cutting for firewood, or conversion to biomass fuel. This shall be included as a note on all grading and improvement plans.

Timing: *During grading/construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3B: Use of grid power. During construction, grid power shall be used (as opposed to diesel generators) for job site power needs where feasible.

Timing: *During construction*
Reporting: *Building plans*
Responsible Agency: *Planning Department/Building Department*

Mitigation Measure 3C: VOC. All architectural coating activities associated with construction of the proposed project shall be required to use interior and exterior coatings that contain less than 250 grams of volatile organic compounds (VOC/ROG) per liter of coating.

Timing: *Prior to issuance of grading and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3D: Wood Stoves. To offset project contributions to cumulative air quality degradation, wood burning stoves or fireplaces are prohibited.

Timing: *Prior to issuance of grading and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

Mitigation Measure 3E: Prior to issuance of grading and improvement permits, a Dust Control Plan shall be submitted to the Northern Sierra Air Quality Management District pursuant to Rule 226 and approved. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal. The plan shall include but not be limited to the following measures, which shall also be included on all construction plans:

i. Contact details must be provided for the person/s responsible for ensuring that all dust control measures are performed in a timely manner during all phases of project construction.
j. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
k. All land clearing, grading, earth moving, and excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.

l. All inactive portions of the site shall be covered, seeded, or watered until a suitable cover is established.
m. All material transported off-site shall be either sufficiently watered, or securely covered to prevent it being entrained in the air, and there must be a minimum freeboard of six inches maintained in the bed of the transport vehicle.
n. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
o. The construction contractor shall limit vehicle speeds on unpaved roads to a speed of 15 mph.
p. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as needed to remove excessive accumulation of silt and/or mud which may have resulted from activities at the Project area.

Timing: *Prior to issuance of grading and improvement permits*
Reporting: *Grading/Improvement plans*
Responsible Agency: *Planning Department/NSAQMD*

4. Biological Resources

Existing Setting: The Project area covered under this Biological Resources Assessment is located along La Barr Meadows Road approximately 2.25 miles to the south of downtown Grass Valley, located on the western side of La Barr Meadows Road. The surrounding area includes residential, industrial, and commercial developments and land uses and State Hwy 49 (SR 49) is located to the west of the Project area. The Project area does not contain any previously permitted residences; however, the Project area does contain a previously graded and paved, fenced yard apparently for equipment and vehicle storage. Overall, the Project area is partially developed and significantly disturbed due to the historical grading, pavement, and historical land uses within the Project area.

There is currently a single entrance into the Project area along La Barr Meadows Road, which is paved for access to existing parking and storage areas maintained within a fenced area within the eastern section of the Project area along La Barr Meadows Road (see Appendix B for a Photo Log covering the Project area). The Project area is located at approximately 2,400 feet above Mean Sea Level (MSL). The Project area is relatively flat in the central and eastern sections with gentle slopes towards the western portions of the Project area. The highest point within the Project area is located within the northeastern corner and is approximately 2,455 feet above MSL. The Project area slopes gently from the east to the west towards SR 49. Little Wolf Creek runs along the western side of SR 49 and a delineated wetland area is located on the northern portion of the parcel. No other streams or aquatic resources, were identified within the Project area.

In order to address potential impacts to biological resources, a Biological Resources Assessment was prepared for the project by Greg Matuzak, Principal Biologist of Greg Matuzak Consulting LLC in August 2026 and updated in October 2026.

The Biological Resources Assessment identifies that the Project area is covered mostly by Non-Native Annual Grassland and Developed/Disturbed habitats. The Project area is mostly disturbed throughout with greater disturbance within the eastern and southern sections of the Project area where previous disturbance has occurred historically as well as more recent, including grading, paving, and fencing. The remaining areas within the Project area include cut and fill material and are dominated by invasive, non-native annual grassland species. Mr. Matuzak concludes that the Project area does not contain suitable habitat for any special status species given the level of disturbance historically and more recently within the Project area.

Additionally, a previous Biological Resources Assessment for the Nevada County Corporation Yard Project was developed by Galloway Enterprises (July 2014) and surveys for the California Red-Legged Frog (CRLF) were conducted for the South Hill Project in Nevada County, CA and those surveys along with a letter report detailing the results was implemented and developed by Foothill Associates (December 9, 2003). The Foothill Associates reporting included the Project area being reviewed within this Biological Resources Assessment and concluded that it is very unlikely CRLF would occur within the Project area. Galloway Enterprises also concludes that it is very unlikely that CRFL would occur within the Project area covered in their reporting. Galloway Enterprises also concludes that there is a very low likelihood of California black rail occurring within the Project area covered in their reporting and that no federally or State of California listed plant or other species have the potential to occur within the Project area covered in their reporting, which is located within and adjacent to the parcel being reviewed within this Biological Resources Assessment.

The Project area has historically had a high potential for nesting birds and raptors protected under the MBTA and a moderate potential for the long-eared owl to occur on-site. A pre-construction survey for the long-eared owl, raptors, and migratory bird must be conducted if any vegetation or ground disturbing activities occur during the nesting season for these species (February 1-September 1).

The subject parcel is not located within major deer migration corridors, critical deer winter or summer ranges, or critical fawning areas.

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, 6, 7
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional		✓			A, 6, 7

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?					
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, 6, 7
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, 6, 7
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓	A, 6, 7
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A, 6, 7

Impact Discussion:

4a. The project does necessitate the removal of some existing trees and vegetation. There is the potential that some of the trees to be removed could support nesting birds and raptors which are protected under the MBTA and Section 3503.5 of the California Fish and Game Code. Mitigation Measure 4A, which requires a pre-construction nesting survey if construction takes place between February 1-September 1. Additionally, three species of bats were identified using the CDFW/CNDDB search, therefore Mitigation Measure 4B will require a preconstruction roosting bat survey. With the addition of these Mitigation Measures the impact of the proposed project will be reduced to ***less than significant with mitigation***.

4b,c. The August 2026 Biological Resources Assessment determined that the project site consists primarily of disturbed areas and invasive, non-native annual grassland, with no sensitive biological resources documented within the proposed development footprint. The October 14, 2026 Aquatic Resources Management Plan Technical Memo identifies wetland habitats north of the project site. Although the memo indicates that no wetlands or other aquatic habitats occur within the project area, the two (2) proposed retention ponds would encroach into the adjacent wetlands' 100-foot non-disturbance buffers, creating the potential for indirect impacts from erosion, sedimentation, construction runoff, or accidental release of hazardous materials. The Aquatic Resources Management Plan identifies construction-period Best Management Practices (BMPs) to protect adjacent wetlands and aquatic resources, including delineating and protecting environmentally

sensitive areas, limiting construction disturbance within wetland buffers, implementing erosion and sediment controls, preventing pollutants from entering wetlands, and stabilizing disturbed soils following construction. Implementation of Mitigation Measure 4C which requires compliance with the applicable measures in the Aquatic Resources Management Plan, would reduce potential impacts to riparian habitats, sensitive natural communities, and wetlands to a ***less than significant with mitigation***.

4d. A habitat evaluation and protocol-level botanical survey were conducted by Gallaway Enterprises to determine potential presence of special-status species and their habitats within the Project area. Based on the habitats and the habitat quality within the development area, it was determined there was a low potential for any listed or endangered species to occur, except for the long-eared owl which has a moderate potential. No protocol-level surveys were recommended. There are no identified migratory wildlife corridors or native wildlife nursery sites located within the Project area. Due to the moderate potential of the long-eared owl (California Species of Special Concern) to occur on the site, Mitigation Measure 4A is recommended. Incorporation of Mitigation Measure 4A will reduce potential impacts to ***less than significant with mitigation***.

4e. The Project area is not identified as a biologically sensitive area in Nevada County's General Plan and there were no oak groves or heritage oaks identified during the Biological Resource Assessment. The project is not expected to conflict with General Plan Policies or other local policies that are intended to protect sensitive biological resources. Therefore, the project will have ***no impact***.

4f. The subject property is not included in any adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan . Therefore, the proposed project would have ***no impact*** on any of these plans.

Mitigation Measures: To offset potential impacts to biological resources, the following mitigation measures shall be required and shall be included in the improvement plans for the project:

Mitigation Measure 4A: Avoid Impacts to Nesting Raptors and Other Birds. The following nest survey requirements apply if construction activities take place during the typical bird breeding/nesting season (typically February 1-September 1).

Pre-Construction Nest Survey

A pre-construction nesting bird survey shall be conducted by a qualified biologist on the Project area and within a 500-foot radius of proposed construction areas, where access is available, no more than seven days prior to the initiation of construction. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.

If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced if a smaller buffer is proposed by the Project Biologist and approved by the County after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, habituation to existing or ongoing activity, and nest concealment (are there visual or acoustic barriers between the proposed activity and the nest). A qualified biologist can visit the nest as

needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.

Survey Report
A report summarizing the survey(s) shall be provided to the County within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

Changes to Buffers and Completion of Nesting
Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities may only resume within the buffer zone after a follow-up survey by the Project
Biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no
longer active, and that no new nests have been identified.

Timing: *Prior to and during construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4B: Avoid Impacts to Roosting Bats. Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal that will occur during the breeding season (April through August). If preconstruction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur.

Timing: *Prior to and during construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4C: Incorporation of the Watercourses, Wetlands, and Riparian Areas Management Plan. Prior to the commencement of grading or construction activities within the non-disturbance buffers of the adjacent wetlands, the applicant shall implement the measures and Best Management Practices identified in the Aquatic Resources Management Plan Technical Memo for the Nevada County Animal Shelter Project, prepared by Greg Matuzak Environmental

Consulting LLC and dated October 14, 2026. The measures shall be incorporated into construction plans and specifications, as applicable, and implemented throughout construction activities within or adjacent to the wetland buffers. At a minimum, the following measures shall be implemented:

11. Construction timing: Construction activities within or adjacent to the wetland buffer shall be limited to periods of extended dry weather and/or the dry summer season, to the extent feasible.
12. Environmentally Sensitive Area: The wetland area shall be designated and delineated as an Environmentally Sensitive Area (ESA) before construction begins in the vicinity. The ESA shall be protected from construction disturbance.
13. Wetland protection: Fill or dredged material shall not enter or be removed from the wetlands. Wetlands shall not be dewatered as part of project construction.
14. Equipment and work areas: Appropriate machinery and equipment shall be used to minimize disturbance within the non-disturbance buffers. The number and size of equipment work areas and soil or spoil storage areas near the retention ponds and wetlands shall be minimized. Staging and other work areas shall be located outside the required wetland buffers.
15. Erosion and sediment control: Straw, straw bales, fiber or coir rolls, silt fencing, or other appropriate erosion-control devices shall be installed between the wetlands and areas of vegetation removal or soil disturbance to minimize runoff, erosion, and sedimentation, particularly along the northern edges of the proposed retention ponds.
16. Pollution prevention: The contractor shall take reasonable precautions to prevent fuels, oils, cement, wash water, construction byproducts, and other harmful materials from entering the wetlands. Construction pollutants and wash water shall be collected and removed from the site rather than discharged into wetlands.
17. Equipment maintenance and spills: Vehicle maintenance and refueling shall not occur within wetland non-disturbance buffers. Petroleum or chemical spills shall be contained and cleaned up immediately using appropriate absorbent materials and applicable cleanup procedures.
18. Construction cleanup: Construction debris, associated materials, and litter shall be removed from the work area upon completion of construction.
19. Post-construction erosion control: Exposed soil along the retention pond edges within the wetland buffers shall be protected against erosion with straw or other appropriate erosion-control measures. Temporary erosion-control measures may be removed once revegetation is established.
20. Contractor notification: Before grading or construction within the wetland buffers, the applicant shall provide all contractors with copies of the Aquatic Resources Management Plan mitigation measures and applicable permit requirements. Contractors shall be informed of their responsibilities for implementing these measures.

Timing: *Prior to and during construction*
Reporting: *Grading/Building plans*
Responsible Agency: *Planning Department*

5. Cultural Resources

Existing Setting:
The Project area was previously identified as the southern portion of the Bear River Mill Site, also formerly known as Village at SouthHill project. Numerous cultural surveys have been conducted in the general and immediate vicinity. Based on a records search conducted by North Central Information Center (NCIC), and given the known cultural resources and environmental setting, it was determined there was a low potential for locating prehistoric-period cultural resources and a moderate potential for locating historic-period cultural resources in the project area.

Peter Jensen conducted cultural resources investigations and prepared an Archaeological Inventory Survey dated October 19, 1999 for the former Village at SouthHill Project area. Based on the pedestrian survey and records search, Jensen concluded the SouthHill project (which included this Project area) would not affect prehistoric or historic sites considered eligible or potentially eligible for inclusion on the Nation Register of Historic Places, or significant per CEQA.

A peer review to the 1999 study and an intensive pedestrian survey were conducted in 2008 for the Village at SouthHill project. The peer review stated that any structures that were associated with the Bear River Mill were demolished in 1978, but that some remnants, such as pipes, timber, and foundations, still remained. Those remnants are located north of this Project area, outside of the proposed development area. The peer review concluded that implementation and completion of the Village at SouthHill project would not likely affect any historical resources or unique archaeological 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 historical resource pursuant to § 15064.5?		✓			A,21
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			A,21
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A,21

Impact Discussion:
5a-c. As noted in the above section, the Cultural and Paleontological Resources Assessment prepared for this project determined the sensitivity of the project area for the presence of buried deposits of cultural resources is low. In addition, the cultural and paleontology surface survey of the project area did not identify any new resources or any indication of buried deposits of cultural resources.

While the sensitivity of the project area for the presence of buried deposits of cultural resources is low, a mitigation measure is being required to address any unanticipated discoveries of cultural or unique paleontological resources onsite. If there are any resources discovered during construction activities including ground disturbing activities, all work shall be stopped immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease within the immediate vicinity of the find, the County Planning Department shall be notified, and a

cultural resources specialist, professional archaeologist, or other qualified consultant shall be contacted to evaluate the find. The cultural resources shall be properly treated based on the recommendations of the consultant.

The Assessment notes that indigenous archaeological sites have been identified within the ¼ mile record search radius of the Project area. To ensure the protection of possible cultural resources, the Assessment recommends that a qualified archaeologist and a Native American tribal representative monitor the initial grading and ground disturbance on the project parcel as a mitigation measure. In addition, if human remains, historical or archaeological resources are discovered inadvertently during on-site grading or construction, a mitigation measure is recommended that requires work be halted and appropriate agencies contacted. Mitigation measures for monitoring of the initial grading and ground disturbance on the site and to address possible inadvertent or unanticipated discoveries are discussed in more detail and contained in Section 18, Tribal Cultural Resources (Mitigation Measures 18B and 18C). With these mitigations required, potential impacts are considered ***less than significant with mitigation***.

Mitigation Measures: To offset potentially adverse cultural resource impacts associated with the project activities, the following **Mitigation Measure 5A** shall be required and shall be included in the improvement plans for the project. **See Mitigation Measure 18A** in Section 18, Tribal Cultural Resources, for other related measures.

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 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. Pacific Gas & Electric (PG&E) will serve the proposed facility for electricity.

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,17
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓		A,17

Impact Discussion:

6a,b. Construction techniques and equipment used to construct the project will be consistent with local and state regulations. Typical construction activities require the use of energy (e.g., electricity and fuel) for various purposes such as the operation of construction equipment and tools, as well as grading and construction travel. The size and scope of the project is not likely to require extraordinary, or non-typical construction equipment, or techniques resulting in a wasteful, or inefficient construction operation. The operation of the proposed Animal Shelter will utilize existing available power and energy sources and will be subject to meeting all federal, state and local codes in relation to this use. The local Energy Action Plan does not address energy use during the construction phase, so there is no conflict with the local plan. Additionally, the project will have to conform to the City of Grass Valley's Southern Sphere of Influence Annexation Mitigation Measures outlined in the Land Use section of this initial study which requires a Zero Net Energy Confirmation Report to ensure that the project can achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings There is a ***less than significant impact*** related to excessive energy consumption or conflicts with renewable energy or energy efficiency plans.

Mitigation Measures: None required.

7. Geology and Soils

Existing Setting: The project 20.22-acre parcel generally flat and slopes gently downward from east to northwest toward the wetlands. Ground-surface elevations range from approximately 2,438 feet above mean sea level (MSL) near La Barr Meadows Road along the eastern side of the site to approximately 2,414 feet above MSL near the wetlands to the northwest.

According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (NRCS 2024), two (2) soil mapping units occur within the project Study Area: (HrC) Horshoe gravely loan, 9 to 15% and (MrC) Musick sandy loam, 5 to 16%. The site is located in the foothills of the Sierra Nevada geomorphic province of California. The Sierra Nevada is bounded by the Great Valley to the west, southern Cascade Range to the north, and Basin and Range to the east (CGS, 2002; Harden, 2003). The Sierra Nevada foothills consist predominantly of volcanic, metasedimentary,

and metamorphic rocks that trend northwest southeast (CDMG, 1981). Geologic mapping by Saucedo and Wagner (1992) indicates that the site and surrounding area are underlain by Mesozoic plutonic rocks consisting of quartz diorite, quartz monzonite, tonalite, and trondhjemite.

A Geotechnical Engineering Report was prepared by the GEOCON Consultants INC. (dated August 2026) and submitted with this project application. According to the report, GEOCON conducted a field investigation. During the investigation, the consultant observed the local topography and surface conditions. The consultant performed a subsurface investigation which included the excavation of five (5) exploratory test pits, designated TP1 through TP5, to depths ranging from approximately 6 to 10½ feet below existing grades. The test pits were excavated by using a John Deere 310 LEP backhoe equipped with an approximately 18-inch-wide bucket.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides?				✓	A„ B, 10, 11
b. Result in substantial soil erosion or the loss of topsoil?		✓			A„ B, 10, 11
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„ B, 10, 11
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?		✓			A„ B, 10, 11
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„ B, 10, 11
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A„ B, 10, 11

Impact Discussion:

7a. The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings used for human occupancy on the surface trace of active faults. Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. Generally, western Nevada County is in a low intensity zone for earthquake severity.

Regional faulting is associated with the central area of the Foothill Fault System. The Foothill Fault System is a broad zone of northwest trending, east dipping normal faults formed along the margin of the Great Valley and the Sierra Nevada geologic provinces on the western flank of the Sierra Nevada and southern Cascade Mountain ranges.

The applicant's geotechnical consultant, GEOCON, reviewed evaluation and mitigation elements of the Alquist-Priolo Earthquake Fault Zoning Act. to determine whether the Site is located within an Earthquake Fault Zone (also known as Alquist-Priolo Zone, or A-P Zone). A-P Zones are regulatory zones that encompass traces of Holocene-active faults to address hazards associated with surface fault rupture. According to the California Earthquake Hazards Zone Application, the site location is not within an A-P Zone. There are no known faults that cross through the Project area.

GEOCON has concluded that based on their site observations, the geology of the region, and their experience in the area, the risk of seismically induced hazards such as slope instability, liquefaction, and surface rupture are remote at the Project area. Therefore, there is ***no impact*** for impacts to rupture of known earthquake faults, seismic ground shaking, seismic-related ground failure including liquefaction and landslides.

7b,c,d. A Geotechnical Engineering Report prepared by GEOCON Consultants INC. (dated August 2026) was submitted along with the project application. According to the report, the consultant has found the site to be suitable for the proposed improvements, provided the geotechnical engineering recommendations and design criteria presented in the report are incorporated into the project plans. The recommendations of this report will ensure that potential impacts to geology and soils are less than significant. While no potential adverse impacts to geology and soil are anticipated because of this project, adherence to the recommendations of the Geotechnical Engineering Report as provided in the appendix of this initial study is required.

GEOCON did not express concerns for soil erosion or loss of topsoil. Potential soil erosion is to be mitigated through appropriate measures identified in the Geotechnical Engineering Report. GEOCON recommends removing and recompacting undocumented fill within the development area and addressing expansive soils through appropriate site preparation, compaction, and foundation design. The existing DTSC Land Use Covenant (LUC) areas should be avoided, surveyed, and clearly marked during construction to prevent disturbance. Adequate drainage should be maintained around the Rare Earth LUC area, or a closed-pipe drainage system should be used where necessary. GEOCON has tested the proposed imported soil for contaminants and obtained DTSC approval for placement, along with geotechnical review and observation during construction. Mitigation Measure 7B has been added to require prior to issuance of grading, building, or other applicable construction permits, the applicant shall obtain written approval or

clearance from the California Department of Toxic Substances Control (DTSC), as applicable, for the proposed construction activities in consideration of the site's historical mining and prior site uses. The applicant shall provide the Nevada County Planning Department and the applicable permitting agency with documentation of DTSC's approval or clearance, including any applicable conditions or restrictions.

Additionally, Mitigation Measure 7C requires that the applicant confirm with the City of Grass Valley regarding the need for MS4 permitting.

The Geotechnical Investigation states that existing undocumented fill within the proposed building pad should be completely removed to expose undisturbed residual soil or weathered rock. Based on test pit results, undocumented fill may extend approximately 2½ to 3½ feet below existing grades, although actual removal depths would be determined in the field by the geotechnical representative. Over-excavated areas should be scarified to a depth of at least 12 inches, moisture conditioned, and compacted to at least 90 percent relative compaction. Due to the presence of near-surface expansive clay soils, the upper 12 inches of building pads should consist of imported low-expansive fill that is moisture conditioned and compacted to at least 90 percent relative compaction.

With **Mitigation Measure 7A and 7B** requiring the GEOCON recommendations be incorporated into the project and prior approval from DTSC, there will be a ***less than significant impact with mitigation*** to geology and soils.

7e. The project proposes to utilize an onsite wastewater treatment and disposal system because municipal sewer service is not available. A septic system design prepared by Lincoln and Long Engineering in October 2026 evaluates the site for a proposed onsite wastewater disposal system. However, the Nevada County Environmental Health Department has indicated that an Onsite Sewage System Evaluation (OSSE) permit must be completed. The project will be subject to Environmental Health review and approval of the required OSSE permit to verify the suitability of the site for the proposed onsite wastewater disposal system. Provided the required evaluation and permitting requirements are satisfied, impacts related to the ability of soils to support an onsite wastewater disposal system would be ***less than significant***.

7f. There is no evidence of any unique paleontological resources or sites or unique geologic features in the project area. **Mitigation Measure 5A** described in Section 5 above, would require construction to be halted in the unlikely event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources so they can be evaluated and protected. Therefore, impacts to paleontological resources and unique geological features is ***less than significant with mitigation***.

Mitigation Measures: To mitigate potential impacts to geology and soils from project grading and construction, the following mitigation measures shall be required:

Mitigation Measure 7A: Implement the Recommendations of the GEOCON Geotechnical Engineering Report: The applicant shall include the recommendations of the GEOCON Geotechnical Engineering Report (August 2026) incorporated herein by reference, provided in the Appendix of this initial study, and maintained on file with the Planning Department.

These recommendations shall be incorporated in the project design and included in all improvement plans, demolition permit(s), and grading and construction permits. These recommendations are specific to: Clearing and Grubbing, Expansive Soil, Soil Preparation for Fill Placement, Engineered Fill, Fill Slope Grading, Cut Slope Grading, Differential Fill Depth, Temporary Excavations, Underground Utility Trenches, Erosion Controls, Wet Weather Grading, Surface Water Drainage, Infiltration Basins, Construction Dewatering, Soil Corrosion Potential, Grading Plan Review and Construction Monitoring, Seismic Design Criteria, Foundations, Retaining Wall Design Criteria, Surface Water and Near-Surface Groundwater, Perimeter Foundation Drains, and Slab Underdrains.

Timing: *Prior to issuance of grading or improvement permits/During Construction*
Reporting: *Approval of permits or plans/During Construction*
Responsible Agency: *Building Department*

Mitigation Measure 7B: DTSC Approval and Soil Management: Prior to issuance of grading, building, or other applicable construction permits, the applicant shall obtain written approval or clearance from the California Department of Toxic Substances Control (DTSC), as applicable, for the proposed construction activities in consideration of the site's historical mining and prior site uses. The applicant shall provide the Nevada County Planning Department and the applicable permitting agency with documentation of DTSC's approval or clearance, including any applicable conditions or restrictions.

If required by DTSC, the applicant shall prepare and obtain approval of a Soil Management Plan or other applicable site-specific soil management document prior to ground-disturbing activities. The plan shall address, as applicable, the identification, handling, characterization, stockpiling, testing, transportation, and disposal of potentially contaminated soil; procedures for managing unexpected discoveries of contaminated soil or other potentially hazardous materials; worker protection; and any required reporting or regulatory oversight. All construction and soil-disturbing activities shall comply with DTSC's approval, any applicable land use restrictions, and the approved soil management requirements. No ground-disturbing activities shall occur in areas subject to DTSC restrictions until the required approvals have been obtained and applicable requirements are in place.

Timing: *Prior to issuance of grading*
Reporting: *Approval of permits or plans*
Responsible Agency: *Planning Department*

Mitigation Measure 7C: MS4 Permitting Requirements: Hydraulic and hydrologic (H&H) review, drainage review, and verification of compliance with applicable post-construction MS4 requirements for improvements within the City of Grass Valley.

Timing: *Prior to issuance of grading permit*
Reporting: *Shown on improvement plans*
Responsible Agency: *Planning and Public Works Departments of City of GV*

8. Greenhouse Gas Emissions

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

In September 2006, AB 32, the California Climate Solutions Act of 2006, was enacted. Among other requirements, AB 32 required the CARB to identify statewide level of GHG emissions in 1990 to serve as the emissions limit to be achieved by 2020, and to develop and implement a Scoping Plan. On September 8, 2016, AB 197 and Senate Bill (SB) 32 were enacted with the goal of providing further control over GHG emissions in the State. SB 32 built on previous GHG reduction goals by requiring that the CARB ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030.

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, 17
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, 17

Impact Discussion:

8a,b. 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, but the NSAQMD has not adopted thresholds of significance for greenhouse gases. However, Placer County Air Pollution Control District has adopted thresholds of significance for greenhouse gases. Due to greenhouse gas emissions being not only a regional but also a global concern, and the similarities between the neighboring air districts, it was determined that the Placer APCD thresholds are 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. A bright-line threshold is a numerical value used to determine the significance of a project's annual GHG emissions. GHG emissions from projects that exceed 10,000 MT CO2e/year would be deemed to have a cumulatively considerable contribution to global climate change. The De Minimis Level for the operational phases of 1,100 MT CO2e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis.

The two main generators of GHG emissions from land use development are vehicle emissions and building operations. Generally, projects may reduce GHG emissions by decreasing the miles traveled by vehicles and/or by improving the energy efficiency of buildings within the project. This project consists of building a new County Animal Shelter. New buildings associated with the project are required to meet current California Building Energy Efficiency Standards.

The California Emissions Estimator Model (CalEEMod) was used to model the greenhouse gas emissions from the construction and operation of the project. During the operational phase, the unmitigated greenhouse gas emissions are estimated to be 539 metric tons of Carbon dioxide equivalent per year. During the construction phase, the unmitigated greenhouse gas emission are estimated to be 227 metric tons of Carbon dioxide. Due to the greenhouse gas emissions from the project being substantially below both of the

greenhouse gas significance thresholds, the overall GHG impact is expected to remain at a level that is ***less than significant***.

Mitigation Measures: None required

9. Hazards and Hazardous Materials

Existing Setting: The Project area includes one parcel associated with the Bear River Mill Site (also known as Village at SouthHill). Multiple environmental investigations and remediation activities have been performed at the Bear River Mill Site since 1988. A Supplemental Site Investigation was conducted by Holdrege &Kull, dated July 29, 2014 for the purpose of assessing site conditions in accordance with Department of Toxic Substances Control (DTSC) protocol, pursuant to direction from the DTSC contained in a letter dated May 14, 2014. The assessment consisted primarily of soil sampling and analysis as well as a review of the sites history related to hazardous materials. H&K concluded it was their opinion the site is a candidate for a No Further Action determination based on findings of Semi-Volatile Organic Compounds (SVOC's), metals, Diesel Range Organics and Motor Oil Range Organics.

The Project area is not located within 2 miles of a public airport or private airstrip. The Project area is identified by CalFire as being within a very high fire hazard severity zone. Hazardous Materials A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous waste is any hazardous material that is discarded, abandoned, or to be recycled. The criteria that render a material hazardous also apply to wastes that are determined to be hazardous. Factors that influence the health effects of exposure to hazardous material include the dose to which the person is exposed, the frequency of exposure, the exposure pathway, and individual susceptibility.

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?		✓			A,B
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?		✓			A,B
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
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?			✓		A,11

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 area?				✓	A
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	A
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		A

Impact Discussion:

9a,b. The proposed animal shelter would involve the routine use and disposal of limited quantities of potentially hazardous materials associated with facility maintenance and veterinary operations, such as cleaning and disinfecting products, medications, medical waste, and other animal-care wastes. The submitted materials do not currently provide a detailed hazardous waste handling and disposal plan. Implementation of Mitigation Measure 9A, requiring preparation of a Hazardous Materials and Waste Management Plan prior to issuance of a building permit, would ensure that hazardous materials and wastes are properly stored, handled, transported, and disposed of in accordance with applicable regulations.

Accidental spills or releases of hazardous materials could occur during construction or operation of the animal shelter. In addition, the project is located adjacent to the approximately 1.7-acre Rare Earth Land Use Covenant (LUC) area containing encapsulated mine waste and contaminated soil. GEOCON states that no disturbance of the LUC area is proposed and recommends that its boundaries be surveyed and physically marked during construction to prevent inadvertent disturbance. Soil-disturbing activities within the LUC area are prohibited without prior written DTSC approval of a soil management plan as stated in the GEOCON recommended Mitigation Measures that shall be incorporated in Mitigation Measure 7A and 7B.

Therefore, with the implementation of these mitigation measures, the project shall be ***less than significant with mitigation***.

9c. The project is not located within one-quarter mile of a school or proposed school, therefore there is ***no impact***.

9d. A search of the DTSC's Envirostor database for known hazardous materials release sites was conducted. The property is listed as a "voluntary cleanup" site with potential arsenic in the soil caused by past mining and lumber milling operations. The County has been working with DTSC on a voluntary basis in pursuit of a No Further Action determination. H&K conducted a Supplemental Site Investigation and concluded the site is a candidate

for a No Further Action determination. H&K's findings are subject to review and approval by DTSC. Implementation of Mitigation Measure 7B requires the County to obtain approval from DTCS prior to approval of grading permits, reducing the potential impacts to ***less than significant***.

9e. The proposed project is not located within an airport land use plan or within two miles of an airport. Therefore, there would be ***no impact.***

9f. The project does not impair emergency access to and, evacuation from the site and surrounding areas. The project will not cause any interference with an emergency response plan or evacuation plan. Therefore, there is ***no impact***.

9g. Although the project is located within a Very Fire Hazard Severity Zone, the project parcel is within an area being developed into commercial uses, with existing surrounding commercial development located to the north and south of the parcel. The project will be constructed to current California Building Code requirements, requiring fire sprinklers and additional fire safety requirements. Therefore, the potential to expose people or structures to wildland fire hazards would be decreased. As such, the proposed project would result in ***less than significant*** *impacts* related to this issue.

Mitigation Measures: To mitigate potential impacts to Hazards and Hazardous materials from project construction and operation, the following mitigation measure, in addition to **Mitigation Measure 9A,** shall be required:

Mitigation Measure 9A: Hazardous Materials and Waste Management Plan: Prior to issuance of a building permit, the project applicant shall prepare and submit a Hazardous Materials and Waste Management Plan for review and approval by Nevada County Environmental Health. The Plan shall identify hazardous materials and waste anticipated to be generated during operation of the animal shelter and establish procedures for their proper storage, handling, containment, transport, and disposal in accordance with applicable federal, state, and local requirements. The Plan shall address, as applicable, veterinary and medical waste, pharmaceuticals, cleaning and disinfecting chemicals, animal-related wastes, and other hazardous or potentially hazardous wastes generated by facility operations.

Timing: *Prior to issuance of grading*
Reporting: *Approval of permits or plans*
Responsible Agency: *Environmental Health Department*

10. Hydrology and Water Quality

Existing Setting: There are no water features located on the Project area. The property is not within a floodplain. The Federal Emergency Management Agency (FEMA), through its Flood Insurance Rate Maps (FIRM) for this area identifies the Project area as Zone X, "outside the 500-year floodplain." Outside of this boundary, the risk of flooding is generally not considered sufficient to require floodplain management regulations.

Because the project will cumulatively disturb over one acre, the project will be subject to regulation under the Clean Water Act and a National Pollution Discharge Elimination System (NPDES) Construction General Permit.

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
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓	A,10
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?			✓		A,10
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓		A
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		✓			A
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
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	A

Impact Discussion:

10a,e. Project construction would involve activities such as excavation and material stockpiling that could generate loose, erodible soils that, if not properly managed, could cause sedimentation and adverse impact to water quality. The project will be required to comply

with the storm water runoff treatment and erosion control measures consistent with Nevada County and Regional Water Quality Control Board — Central Valley guidelines, and the Construction General Permit for temporary and permanent BMP's. Mitigation Measure 10C is required to apply for the Construction General Permit with the CA State Water Resources Control Board. Additionally, Mitigation Measure 10A & B has been added so that the project conforms to the Best Management Practices. Conformance with water quality and waste discharge requirements will reduce water quality impacts to ***less than significant with mitigation***.

10b. The project would be served by treated water and would not directly withdraw waters from the groundwater supply. Construction grading will not be located near any known springs or high groundwater and will be of insufficient depth to interfere with groundwater. Therefore, there is ***no impact***.

10c. The project would not alter any drainage patterns as there are no streams or rivers located on site. Erosion and/or siltation would be minimized through compliance with storm water runoff treatment and erosion control measures, as well as temporary and permanent BMP's. Therefore, impacts are ***less than significant***.

10d. In accordance with Nevada County and Central Valley guidelines, all surface runoff from impervious surfaces will be directed to treatment facilities sized to capture and treat the 20-year, 1-hour storm event. With treatment of surface runoff on-site and "no net increase" to off-site runoff, the project would not result in flooding on- or offsite. Therefore, impacts are ***less than significant***.

10f. No housing is proposed as part of this project, and the project is not within a 100-year flood hazard area. Therefore, there will be ***no impacts*** related to placing housing within a flood zone.

10g. The project is not within a 100-year flood hazard area, so there are ***no impacts*** related to structures impeding or redirecting flood flows.

Mitigation Measures: In addition to **Mitigation Measure 7A**, the following water quality mitigation measures/best management practices (BMPs) are also identified:

Mitigation Measure 10A: Best Management Practices. Implement the following BMPs to minimize construction related impacts to water quality. The following BMPs shall be incorporated into all Contract Documents and Construction Plans for the project and implemented by the contractor to protect water quality:

a. Construction crews shall be instructed in preventing and minimizing water pollution on the job.
b. Interim erosion control measures may be needed and shall be installed during construction to assure adequate erosion control facilities are in place at all times.
c. Straw or rice mulch may be used if needed with a tackifier.
d. All earth moving or excavation activities shall cease when winds exceed 20 mph.
e. Haul trucks shall be always covered with tarpaulins or other effective covers.
f. Use broom and shovels when possible, to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.

g. Designate a concrete washout area, as needed; to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
h. Establish a vehicle storage, maintenance, and refueling area, as needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
i. Dust control measures shall conform to the requirements of the Dust Control Plan submitted to and approved by the Northern Sierra Air Quality Management District (NSAQMD).

***Timing**: Prior to grading/building permit issuance and during construction*
***Reporting**: Agency approval of permits or plans*
***Responsible Agency**: Planning Department*

Mitigation Measure 10B: Provide copies of BMPs. Copies of the project's Mitigation Monitoring and Reporting Program and all BMPs shall be supplied to the Contractor(s) and their workers to assure compliance with mitigation measures during construction.

***Timing**: Prior to grading/building permit issuance and during construction*
***Reporting**: Agency approval of permits or plans*
***Responsible Agency**: Planning Department*

Mitigation Measure 10C: Construction General Permit. Prior to issuance of grading or construction permits, the applicant shall obtain coverage under the Construction General Permit from the California State Water Resources Control Board, if required, and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) in accordance with applicable permit requirements. Evidence of permit coverage and required stormwater management documentation shall be provided to the applicable permitting agency prior to commencement of ground-disturbing activities.

***Timing**: Prior to grading/building permit issuance and during construction*
***Reporting**: Agency approval of permits or plans*
***Responsible Agency**: Planning Department*

11. Land Use and Planning

Existing Setting: The subject project property is located in the City of Grass Valley and is bounded by State Highway 49 to the west and La Barr Meadows Road to the east. Properties to the south of the Project area include a few single-family homes and are located in the RA-3 zoning district. Other and uses in close proximity to the Project area include a few rural residential properties to the southeast along La Barr Meadows Road and long established, high intensity industrial uses north of the Project area including Hansen Brothers, Rare Earth Landscape Materials and MEC Roofing.

The property was annexed by Nevada County in 2018. It is currently zoned "M-2"/ General Industrial, and the property is also located within the "SEID" Combining Zone. The County of Nevada owns the property and is the lead agency for the Nevada County Animal Shelter.

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, 20
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, 20

Impact Discussion:

11a. The project would not block existing access nor physically divide the surrounding community; therefore there is ***no impact***.

11b. The M-2 zone is applied to areas appropriate for a range of heavy industrial activities including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. A public facility of an "Animal Shelter" is not described outright within the "M-2" table. Per Section 17.20.030.2 - Allowable Land Uses and Permit Requirements, "A land use that is not listed in the tables in Chapters and is determined by the director to not be included in Article 10 (glossary) under the definition of a listed land use, is not allowed within the city, except as otherwise provided Subsection A.3, or Section 17.20.040 (exemptions from planning permit requirements). A Public Facility/local government operated maintained Animal Shelter is not clearly defined in the GV Land Use Glossary; not a commercial kennel, vet clinic, etc. Per Section 17.20.030.3, The director has determined that a proposed use not listed in this article is allowable. The project is consistent with the applicable Grass Valley zoning standards and General Plan land use designation and policies, *as analyzed*, and complies with the applicable zoning designation and development regulations.

The property has the Combining Zone of "SEID" due to being located within the "SEIR" - 2021 Southern Sphere of Influence Annexation (SEIR). The City of Grass Valley requests that the applicable MM from the SEIR be added to the project. Applicable measures include those related to air quality, greenhouse gas emissions, transportation and circulation, and other environmental topics identified in the *Applicability of Southern Sphere of Influence Annexation Mitigation Measures – Nevada County Animal Shelter (PLN26-0117)* memorandum dated September 17, 2026.

Overall, the project is consistent with the Grass Valley design standards and comprehensive site development standards and subsequently, the project will have a ***less than significant impact with mitigation*** due to any conflicts with land use plans, policies and regulations that have the purpose of mitigating impacts to environmental resources.

Mitigation Measures: To mitigate potential impacts to Land Use and Planning in regards to the City of Grass Valley the following mitigation measure shall be required:

Mitigation Measure 11A: Implementation of Applicable Southern Sphere of Influence SEIR Mitigation Measures. The Nevada County Animal Shelter is located within the City of Grass Valley Southern Sphere of Influence Annexation Project area and shall comply with all applicable mitigation measures previously adopted as part of the City of Grass Valley 2021 Southern Sphere of Influence Annexation Project Supplemental Environmental Impact Report (SEIR). The applicable mitigation measures identified for the Nevada County Animal Shelter are incorporated herein by reference and shall be implemented in accordance with the requirements, timing, and performance standards established by the SEIR. Compliance with the applicable measures shall be demonstrated to the City of Grass Valley and/or other responsible agency, as applicable, prior to issuance of applicable grading or building permits and throughout construction and operation where required.

Timing: *Prior to issuance of grading*
Reporting: *Approval of permits or plans*
Responsible Agency: *City of Grass Valley Planning Department*

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, 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. There are no identified mines or mineral resources in the project vicinity and the project is not located within an MRZ designated area. The closest known mineral resource area (MRZ-2) is located approximately one mile southwest of the project area.

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

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

Impact Discussion:

12a,b. The Project area is within an area classified as an MRZ-2b zone, generally defined as an area containing potentially significant mining deposits. Holdrege & Kull conducted previous investigations for the Village at SouthHill which included review of historical mining documents, surface reconnaissance and subsurface exploration. Although abandoned mine features have been identified north of the Project area, there are no known mining areas located within the Project boundary.

Subsurface mining and surface access to subsurface mines are conditionally permitted per Chapter 17 (Mineral Management Element) of the General Plan. Since development of the site does not preclude future subsurface mining, the Project will not result in the loss of significant mineral resources and therefore, will have ***no impact***.

Mitigation Measures: None required.

13. Noise

Existing Setting: The Project area is located at 2270 La Barr Meadows Road in the Grass Valley area. The surrounding area consists of a mix of public, commercial, industrial, rural, and residential uses. Existing noise sources in the project vicinity are primarily associated with vehicle traffic on La Barr Meadows Road and nearby State Route 49, as well as activities associated with surrounding commercial and Nevada County operational uses. Residences located south and west of the Project area represent the nearest noise-sensitive receptors.

Bollard Acoustical Consultants, Inc. prepared an Environmental Noise Assessment for the proposed project in August 2026. To characterize the existing ambient noise environment, continuous noise monitoring was conducted for 72-hour periods at two locations representative of nearby sensitive receptors. The assessment found that existing ambient noise levels exceeded the standard Nevada County noise limits in most categories and locations, reflecting the existing noise environment surrounding the Project area. In accordance with Nevada County General Plan Noise Element Policy 9.1.2, applicable noise standards were adjusted based on measured ambient conditions for purposes of evaluating project-generated noise.

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,22
b. Generation of excessive ground borne vibration or ground borne noise levels?				✓	A,22
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A,22

Impact Discussion:

13a. During project construction, equipment associated with site preparation, grading, excavation, paving, and building construction would temporarily increase ambient noise levels in the project vicinity. Construction noise would vary depending on the type of equipment being used, the location of construction activities, and the duration of individual activities. Although construction noise would be temporary and would cease upon completion of construction, nearby residences could experience temporary increases in noise levels. Therefore, Mitigation Measure 13A-F is included to restrict construction activities to daytime hours and reduce potential construction-related noise impacts.

Operational noise from the proposed animal shelter would primarily consist of periodic dog barking from outdoor play areas and kennels. Bollard Acoustical Consultants prepared an Environmental Noise Assessment evaluating predicted barking noise at the nearest residential receptors. The assessment conservatively evaluated daytime use of outdoor play areas as well as nighttime barking from outdoor kennels. Predicted daytime barking noise ranged from approximately 33 to 38 dBA Leq and 38 to 43 dBA Lmax at the nearest residences, below the applicable adjusted daytime standards. Predicted nighttime barking noise ranged from approximately 30 to 31 dBA Leq and 38 to 39 dBA Lmax, also below the applicable nighttime standards. The assessment concluded that project-generated barking would not exceed Nevada County or City of Grass Valley noise standards and that no additional operational noise mitigation is warranted.

With implementation of Mitigation Measure 13A-F, temporary construction noise impacts would be reduced, while operational noise would remain below applicable standards. Therefore, impacts would be ***less than significant with mitigation***.

13b. This Project does not propose any substantive sources of ground borne vibration; therefore there will be ***no impact***.

13c. The Project area is not located within the vicinity of a private airstrip, within an airport land use plan, or within two miles of a public airport and would therefore not expose people residing or working in the project area to excessive noise levels. Therefore, there is ***no impact*** from the project.

Mitigation Measures: To reduce potential temporary and permanent noise impacts the following mitigation shall apply:

Mitigation Measure 13A: Limit construction work hours to 7:00 a.m. to 7:00 p.m. Monday-Saturday. During grading and construction, work hours shall be limited from 7:00 a.m. to 7:00 p.m., Monday - Saturday. Prior to issuance of grading and building permits, improvement plans shall include this restriction on the hours of construction.

Timing: *Prior to Issuance of Grading and Building Permits; During construction*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department*

Mitigation Measure 13B: Temporary construction noise control measures. The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of the project.

Timing: *During construction of the project. Noted on improvement plans.*
Reporting: *Planning Department approval of Grading and Building permits.*
Responsible Agency: *Planning Department.*

Mitigation Measure 13C: Mufflers installed on project equipment and vehicles. All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.

Timing: *Prior to and during construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

Mitigation Measure 13D: Comply with applicable noise regulations. All mobile or fixed noise-producing equipment used on the Project area that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.

Timing: *During construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*

Responsible Agency: *Planning Department.*

Mitigation Measure 13E: Electrically powered equipment. Where feasible, electrically powered equipment shall be used instead of pneumatic or internal-combustion- powered equipment.

Timing: *During construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

Mitigation Measure 13F: Material stockpiles and mobile equipment. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.

Timing: *During construction.*
Reporting: *Planning Department approval of Grading and Building permits. Noted on improvement plans.*
Responsible Agency: *Planning Department.*

14. Population and Housing

Existing Setting: The subject project property is located in the City of Grass Valley and is bounded by State Highway 49 to the west and La Barr Meadows Road to the east. Properties to the south of the Project area include a few single-family homes and are located in the RA-3 zoning district. Other and uses in close proximity to the Project area include a few rural residential properties to the southeast along La Barr Meadows Road and long established, high intensity industrial uses north of the Project area including Hansen Brothers, Rare Earth Landscape Materials and MEC Roofing.

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,1
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓	A,1

Impact Discussion:
14a,b. The proposed project is not anticipated to have any impact on population growth in Nevada County nor will it displace any existing housing or people. Therefore, there is ***no impact***.

Mitigation Measures: None required.

15. Public Services

Existing Setting: The following public services are provided to the project parcel:

Fire: The Grass Valley Fire Protection District provides fire protection services to the project parcel.
Police: The Grass Valley Police Department provides law enforcement services.
Schools: The Project area is within the Grass Valley School District.
Parks: The project is within the Grass Valley Park and Recreation District.
Water: The site is served by public water from Nevada Irrigation District.
Sewer: The site is served by septic system.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following the public services:					
i) Fire protection?			✓		A
ii) Police protection?				✓	A
iii) Schools?				✓	A
iv) Parks?				✓	A
v) Other public services or facilities?				✓	A

Impact Discussion:

15a. The project would not require any new or altered governmental facilities and applicable mitigation fees are required for development within the Public zoning district. The following services will continue to be provided to the Project area:

I. The Project area is served by Grass Valley Fire District. The project will not increase the demand or have a significant impact on fire protection services as the project will conform with Title 4 Fire Safety Regulations will result in ***less than significant impacts.***

II. Police protection is the responsibility of the Grass Valley Department. Relocation of the existing Corp Yard will not increase the demand for law enforcement; therefore there is ***no impact***.

III. The project will not generate additional residential population that would create additional demand for schools within Grass Valley. There is ***no impact***.

IV. The project will not generate additional residential population that would increase demand for additional parks within Grass Valley. There is ***no impact***.

V. The project will not generate additional residential population so impacts to other public facilities or services are not anticipated. Therefore there is ***no impact***.

Mitigation Measures: None required.

16. Recreation

Existing Setting: The Project area is located within the Grass Valley Recreation Recreational services. There are no recreational facilities located on or adjacent to the subject site.

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

Impact Discussion:

16a.-c. The project does not include residential development so it would not increase the use or demand of existing recreational facilities, nor does the project include construction or expansion of recreational facilities. Therefore, there is ***no impact***.

Mitigation Measures: None required.

17. Transportation

Existing Setting: The Project area is located along the western side of La Barr Meadows Road within the City of Grass Valley. La Barr Meadows Road is classified as a Major Collector and provides regional access to surrounding commercial, industrial, public, and residential uses. In the project vicinity, the roadway consists of two 12-foot-wide travel lanes with approximately 4-foot paved shoulders and a posted speed limit of 45 miles per hour. The roadway is currently striped with a double-yellow centerline and does not contain a dedicated center turn lane at the proposed project entrance.

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, C , 12, 13
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓		A, C, 12, 13
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,C, 12, 13
d. Result in inadequate emergency access?		✓			A, C, 12, 13
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?		✓			A,C, 12, 13

Impact Discussion:

17a. The proposed project would generate additional vehicle trips along La Barr Meadows Road associated with employees, volunteers, visitors, and animal transport. A Traffic Analysis prepared by Roundabouts & Traffic Engineering, dated July 30, 2026, estimates approximately 65 average daily vehicle trips, including four (4) AM peak-hour trips and twelve (12) PM peak-hour trips. This is below the 128 daily trips previously anticipated for the site under the manufacturing/industrial land use assumptions evaluated in the City of Grass Valley Southern Sphere of Influence EIR, although the estimated PM peak-hour trips would be greater than previously assumed.

The project would include construction of a new 24-foot-wide commercial driveway aligned with the existing M.E.C. driveway and widening of La Barr Meadows Road to accommodate a 10-foot-wide center turn/acceleration lane as added in Mitigation Measure 17A. These improvements would provide additional space for vehicles entering and exiting the Project area and improve turning movements along La Barr Meadows Road.

Additionally, the Project area was previously evaluated for transportation impacts associated with the Bear River Debris Management Site (DMS), approved in 2017, and the Fire Safe Council site. The Bear River DMS was anticipated to generate approximately 30 to 35 commercial truck round-trips per operational day, in addition to approximately five daily round-trips associated with employees, services, and deliveries. The project included acceleration, deceleration, and turn-lane improvements along La Barr Meadows Road, consistent with an access agreement. The previous analysis determined that La Barr Meadows Road operated below capacity and could accommodate the anticipated truck traffic with the required roadway improvements.

The Fire Safe Council site was anticipated to accommodate approximately 60 to 70 vehicle loads during high-volume operational days. Access was restricted to right-in/right-out movements along La Barr Meadows Road, with directional signage and onsite traffic

management measures to minimize congestion and potential traffic hazards.

The proposed Nevada County Animal Shelter would generate approximately 65 average daily vehicle trips, consisting primarily of passenger vehicles associated with employees, volunteers, visitors, and animal transport. Unlike the previously approved DMS operation, the animal shelter would not involve regular heavy commercial truck traffic associated with the import and export of wood materials. Therefore, the proposed project would represent a less intensive use in terms of traffic generation along La Barr Meadows Road compared to the previously approved uses.

The project is also subject to applicable transportation mitigation measures identified in the City of Grass Valley Southern Sphere of Influence SEIR as stated in the Land Use and Planning Section of this document, including measures addressing bicycle and pedestrian improvements, bicycle parking, transit coordination, and transportation demand management. Implementation of applicable SEIR mitigation measures, together with the proposed roadway improvements, would ensure consistency with adopted circulation policies and standards.

With the analysis of the previously approved permits and the improvements to La Barr Meadows Road, the Nevada County Animal Shelter will have a less intensive use of traffic, therefore, impacts would be ***less than significant with mitigation***.

17b. CEQA Guidelines Section 15064.3(a) states that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." Vehicle miles traveled (VMT) refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Regarding land use projects, CEQA Guidelines Section 15064.3(b)(1) states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

Caltrans recently published an update for their Transportation Impact Study Guidelines (TISG, May 20, 2020). The Caltrans' TISG is intended for use in preparing a transportation impact analysis of land use projects and replaces the prior 2002 Guidelines. The TISG heavily references the California Governor's Office of Land Use and Climate Innovation's (LCI) Technical Advisory as a basis for its guidance.

Understanding Caltrans requirements for VMT, the applicant's traffic consultant evaluated the proposed project considering the TISG guidelines and its likely VMT impact. Based on TISG guidelines, it was determined a Vehicle Miles Traveled (VMT) analysis will not be required for this proposed project due to its size, land use, and overall characteristics. Based on the project's anticipated generation of approximately 65 daily vehicle trips, which is below the 110 daily-trip screening criterion identified in the LCI Technical Advisory, the proposed project would qualify for small-project VMT screening.

Based on the above information and criteria, the proposed project is within a "low vehicle travel area" and satisfies all requirements to be screened out and not require VMT analysis. The project's impacts associated with VMT increases are considered ***less than significant***.

17c,e. To accommodate turning movements, the project proposes widening La Barr Meadows Road to provide a 10-foot-wide center turn/acceleration lane. The proposed improvements would provide additional refuge for vehicles making left turns out of the Project area and accommodate vehicles making left turns into the site. The proposed driveway and roadway improvements would be subject to review and approval by the City of Grass Valley to ensure compliance with applicable design and safety standards, including the Mitigation Measure 17B added to ensure that any MS4 permitting requirements are verified with the City. Therefore, the project would not substantially increase hazards due to geometric design features or incompatible uses, and impacts would be ***less than significant with mitigation***.

The project would also be required to address applicable bicycle and pedestrian circulation requirements identified in the Southern Sphere of Influence SEIR. With implementation of the proposed roadway improvements and compliance with applicable traffic safety and construction requirements, the project would not substantially increase hazards to motorists, bicyclists, or pedestrians. Additionally, Mitigation Measure 17C has been added to ensure that pedestrian traffic is not affected during construction. Therefore, impacts would be ***less than significant with mitigation***.

17d. The proposed driveway and internal circulation improvements were reviewed by the Nevada County Public Works and Fire Marshal to ensure adequate emergency vehicle access and compliance with applicable fire access requirements. No comments were received as part of the onsite circulation. The project would not obstruct existing emergency access routes or prevent emergency vehicles from accessing surrounding properties. Therefore, impacts related to emergency access would be ***less than significant***.

Mitigation Measures: To reduce potential transportation impacts and improve overall intersection operations and vehicle progression along La Barr Meadows Road, the following measures are recommended:

Mitigation Measure 17A: Improvement of La Barr Meadows Road. La Barr Meadows Road shall be improved and extended through the Project area in accordance with the City of Grass Valley standards.

Timing: *Prior to issuance of certificate of occupancy*
Reporting: *Shown on improvement plans and approved by City of GV*
Responsible Agency: *Planning and Public Works Departments of City of GV*

Mitigation Measure 17B: Pedestrian Traffic. Provide a note that bicycle and pedestrian traffic will be accommodated during construction to assure pedestrian and bicycle traffic will be maintained during constriction.

Timing: *Prior to issuance of grading permit*
Reporting: *Shown on improvement plans and approved by CDA*
Responsible Agency: *Planning and Public Works Departments*

Mitigation Measure 17C: MS4 Permitting Requirements: Hydraulic and hydrologic (H&H) review, drainage review, and verification of compliance with applicable post-construction MS4 requirements for improvements within the City of Grass Valley.

Timing: *Prior to issuance of grading permit*
Reporting: *Shown on improvement plans*
Responsible Agency: *Planning and Public Works Departments of City of GV*

18. Tribal Cultural Resources

Existing Setting: California State Assembly Bill (AB) 52 required an update to CEQA Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to Tribal Cultural Resources (TCRs). Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. The most common types of Tribal Cultural Resources include stone tools (projectile points, flaked stone, and milling stones), shell beads, and a cultural soil called "midden" that have cultural or sacred value to California Native American Tribes. TCRs can also be native plants, trees, and cultural landscapes. Types of artifacts and sites from the historic era include bottles, cans, ceramics, building foundations, and bricks. The proposed project was circulated to traditionally and culturally affiliated Native American tribes having historical lands within Nevada County. See Section 5 (Cultural Resources) for additional information regarding tribal resources.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			A, G

Impact Discussion:

18a. In accordance with AB 52, the project application was distributed to respective tribal agencies for tribal cultural resource review and comment. The United Auburn Indian Community (UAIC) requested a Tribal Survey of the property. The survey was reported as negative for Tribal Cultural Resources (TCRs) found on the property. Although, not TCRs were reported, Mitigation Measure 18A has been added to ensure that in the case of unanticipated discoveries during construction that the appropriate Tribal affiliate shall be notified. Therefore, impacts related to tribal cultural resources is ***less than significant with mitigation.***

Mitigation Measures: To reduce potential tribal cultural resource impacts, the following mitigation measure is recommended:

Mitigation Measure 18A: Unanticipated Discoveries of Tribal Cultural Resources.
If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and Nevada County shall be immediately notified, and the Tribal Representative in coordination with Nevada County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

If a TCR, or a resource with the potential to qualify as a TCR, is discovered during ground-disturbing activities by a Tribal Monitor, whether within or outside the initially designated monitoring area, the procedures described below, under Treatment and Documentation shall apply. Based on the nature, extent, and significance of the discovery, UAIC may expand the scope and/or duration of tribal monitoring, in coordination with Nevada County, to additional areas as appropriate to ensure adequate identification and protection of TCRs.

The culturally affiliated Tribe shall consult with Nevada County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during

construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and Nevada County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project archaeologist, the UAIC shall have an opportunity to review the completed forms.

Work at the TCR discovery location shall not resume until authorization is granted by Nevada County in coordination with the culturally affiliated Tribe.

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, City of Grass Valley Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the City of Grass Valley Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

Timing: *During project-related grading or construction*
Reporting: *Noted on improvement plans; Notify Planning Department if TCRs discovered and construction work stopped*
Responsible Agency: *Planning Department*

19. Utilities and Service Systems

Existing Setting: The Project area is served by Pacific Gas & Electric (PG&E) for electricity needs. Solid waste services are provided by Waste Management. Nevada Irrigation District (NID) serves the parcel with potable water and an individual septic system for sewage disposal.

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, B, F
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓		A, B, F
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?				✓	A, B
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. B
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓		A, B

Impact Discussion:

19a. The proposed project would require utility improvements to serve the new animal shelter, including connections to existing water, electrical, natural gas, and telecommunications infrastructure, installation of an onsite wastewater disposal system, and construction of onsite stormwater drainage.

Treated water would be provided by the Nevada Irrigation District (NID), which maintains an existing waterline along La Barr Meadows Road. Wastewater would be managed through a proposed onsite septic system consisting of a septic tank, pump tank, and subsurface disposal field. The project would also include onsite stormwater management improvements, including a proposed retention pond.

These improvements would be constructed primarily within the proposed development area and would serve the proposed animal shelter. The project would not require construction of a new municipal wastewater treatment facility or substantial expansion of regional utility infrastructure. With compliance with applicable permitting, design, and construction requirements, impacts associated with the construction of utility facilities would be ***less than significant***.

19b. The subject parcel is located within the boundaries of the Nevada Irrigation District (NID). The District has reviewed the project and commented that pursuant to their records, this parcel does not currently have an account, however, it does have a proper frontage to a waterline. Treated water service would be available to this parcel from the Loma Rica Treatment Plan upon proper application and payment of the applicable connection fees.

Additionally, due to the proposed use of the property, NID is requiring a Water Demand Analysis to determine the appropriate meter size and related capacity fees. Including the installation of backflow prevention devices that shall be installed with each new connection to the NID system.

Since the project will comply with all state and local regulations related to water conservation, the impacts related to sufficient water supplies are anticipated to be ***less than significant***.

19c. The proposed project would not connect to a municipal wastewater treatment facility. Instead, wastewater generated by the animal shelter would be managed through a proposed onsite septic system.

A septic system design prepared by Lincoln and Long Engineering, dated October 8, 2026, proposes a pumped deep-trench disposal system with a curtain drain. The design identifies a wastewater flow of approximately 1,300 gallons per day and includes a 2,000-gallon septic tank, 2,000-gallon pump tank, and associated subsurface disposal trenches. Prior to the permitting of the septic system the On Site Soils Evaluation (OSSE) project EH19-0140 will have to be brought to final through issuance of an Environmental Health Findings Report in accordance with the Nevada County Local Area Management Plan (LAMP).

Because the project would not discharge wastewater to a municipal wastewater treatment provider, it would not affect the treatment capacity of an existing wastewater treatment facility or interfere with its existing service commitments. Therefore, ***no impact*** would occur.

19d,e. The development and operation of the proposed animal shelter uses are not anticipated to result in significant amounts of solid waste; however, any waste generated would be required to comply with federal, state and local statutes and regulations related to solid waste. During operation, the animal shelter would generate solid waste associated with routine animal care, including animal waste, bedding, food packaging, office materials, and veterinary-related waste. Mitigation Measure 9A, requires a Hazardous Materials and Waste Management Plan to be submitted to the Environmental Heath Department prior to issuance of building permits.

The applicant is proposing to install a trash enclosure near the rear of the building. Based on this information, there should be a ***less than significant*** impact.

Mitigation Measures: None required

20. Wildfire

Existing Setting: The project parcel is within the Grass Valley Fire Protection District and is designated within a High Fire Hazard Severity Zone by the CalFire Fire Hazard Severity Zone maps. The Project area is adjacent to various commercial uses to the south and a light industrial use (mini-storage buildings) to the north. The subject parcel currently has a significant number of trees and vegetation cover. With construction of the project, however, only existing trees near the southwest corner, west property line, and behind the proposed building and parking area within the far eastern portion of the property will be retained. Landscaping including trees and shrubs will be planted along the north, west, and south property lines and within the proposed parking lot areas.

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, C
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,C
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, C
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, C

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. As part of building and grading permit review the Nevada County Deputy Fire Marshal will require vegetation clearance around structures

that meets the minimum requirements of Public Resources Code Section 4291. Additionally, due to the Very High Fire Severity Zone designation, a Fire Protection and Evacuation Plan shall be required at issuance of grading and building permits. Therefore, with the implementation of the Nevada County Code Fire Safety requirements, the 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. Wildfires are ongoing issue in rural areas of California and wildfire smoke can impact vast regions. There are no factors that could be reasonably anticipated to expose occupants to pollutant concentrations from wildfire more than they would be in similar regions of rural California. Additionally, due to the defensible space, water supply, and irrigated vegetation, the project is not expected to expose populations to the uncontrollable spread of wildfire. Additionally, the project has already been developed with the use for the Bear River DMS. Furthermore, the project area is not in an area that is mapped with high landslide activity. Therefore, the project would have a ***no impact*** impact on exposing populations to wildfire-related pollutant concentrations or wildfire, flooding or landslides.

Mitigation: 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?		✓			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.)		✓			A
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			A

Impact Discussion:

21a. This Draft Initial Study/Mitigated Negative Declaration found that the proposed project and associated activities could potentially impact the environment in the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, noise, transportation, and tribal cultural resources. However, these potential impacts will be reduced to less than significant levels with implementation of the mitigation measures included in this report. Therefore, the project will have a ***less than significant impact*** on the environment, including the habitat of a fish or wildlife species or population, plant and animal communities, rare or endangered plants or animals, or important examples of the major periods of California history or prehistory.

21b. Other future projects proposed in the region and vicinity may increase impacts identified herein or this project may contribute to other impacts; however, this project is not anticipated to contribute substantially to any one impact, and the proposed project's impacts are not anticipated to be cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects; and the effects of future projects; resulting in a less than significant impact.

21c. The proposed project would not result in any substantial adverse effects to human beings, directly or indirectly, since each potentially significant impact can be reduced to a less than significant level with adherence to the mitigation measures outlined in this initial study and compliance with existing federal, state, and local regulations. This includes potential impacts to aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, transportation, and tribal cultural resources. Therefore, there would be no substantial adverse effects to human beings because of the project, resulting in impacts that would be ***less than significant with mitigation.***

Mitigation Measures: To offset potentially adverse impacts to aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, transportation, and tribal cultural resources, see the listing of **Recommended Mitigation Measures** beginning on page 9 of this initial study.

Recommendation of the Project Planner

Based on 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.

Prepared by:

_____ Date: October 21, 2026

Aleena Church, Assistant Planner

Appendix A – Reference Sources

A. Nevada County Department of Planning
B. Nevada County Department of Environmental Health
C. Nevada County Department of Public Works
D. Nevada County Building Department
E. Northern Sierra Air Quality Management District
F. Nevada Irrigation District
G. United Auburn Indian Community (UAIC)

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