

RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

**RESOLUTION ADOPTING A NEGATIVE DECLARATION (EIS16-004)
FOR THE PROPOSED GENERAL PLAN LAND USE (GP16-001; GP16-002;
AND GP16-003) AND ZONING DISTRICT MAP AMENDMENTS (Z16-002
AND Z16-003) ASSOCIATED WITH THE NEVADA COUNTY
CONSOLIDATED FIRE DISTRICT FIRE STATION SURPLUS PROJECT
(APNs 08-070-34, 36-170-17 AND 56-470-17)**

WHEREAS, at the May 21, 2015, regular meeting of the NCCFD Board of Directors, the Board passed a motion to declare all three facilities as surplus; and

WHEREAS, in accordance with Government Code Section 54222, the Nevada County Consolidated Fire District formally offered, for sale or lease, the facilities to other government entities required under the code. No interest was received by the solicited government entities; and

WHEREAS, On November 2, 2015, the aforementioned properties were listed with a local real estate firm for sale to the general public; and

WHEREAS, On March 10, 2016, Nevada County Consolidated Fire District filed for a General Plan Land Use and Zoning District Map amendment for all three subject properties with the County of Nevada; and

WHEREAS, pursuant to Section 15074 of the California Environmental Quality Act Guidelines, the County of Nevada as Lead Agency prepared a draft Initial Study (IS)/proposed Negative Declaration (ND) (EIS16-004) for the proposed project; and

WHEREAS, the IS resulted in a determination that the project would not result in a significant physical change to the environment and subsequently a Negative Declaration (EIS16-004) has been recommended for this project which is provided as Exhibit A of this Resolution; and .

WHEREAS, the IS/MND was submitted directly to affected local, regional and state agencies, for a 20-day public review period, commencing on May 5, 2016 to May 25, 2016; and

WHEREAS, the IS/ND analyzed all of the potential environmental impacts of the proposed Project and found that no significant impacts would result from the approval of the Project; and

WHEREAS, on May 26, 2016, the Planning Commission held a public hearing on the proposed Project in which the Commission reviewed the proposed revised IS/ND together with all comments received during the public review period, and after taking public testimony and deliberating on the project voted 3-0 (2 absent) to recommend adoption of this same Negative Declaration before making a recommendation to the Board on the proposed Project; and

NOW, THEREFORE, BE IT RESOLVED, that the Nevada County Board of Supervisors has reviewed and considered the recommendation of the Planning Commission and has independently reviewed the Initial Study and proposed Negative Declaration (EIS16-004), together with all comments received during the public review period, and hereby finds and determines as follows:

- A. The above recitals are true and correct.
- B. On the basis of the whole record before the Board of Supervisors, there is no substantial evidence that the proposed Project, will have a significant effect on the environment as mitigated.
- C. The IS/ND reflects the Board's independent judgment and analysis.
- D. The documents and materials constituting the record of the proceedings on which this decision is based are located and in the custody of the Nevada County Planning Department at 950 Maidu Avenue, Nevada City, California.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Negative Declaration (EIS16-004) for the Nevada County Consolidated Fire District Fire Station Surplus Project

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to file a Notice of Determination pursuant to CEQA Guidelines Section 15075 within five working days after adoption of this resolution and approval of the proposed Project.

Exhibit A. NEVADA COUNTY, CALIFORNIA INITIAL STUDY

To: County Counsel, Nevada County Public Works Dept*, Nevada County Transportation Commission*, Nevada County Building Dept*, City of Grass Valley Community Development Agency*, Northern Sierra Air Quality Mgt. Dist.*, Friends of Banner Mtn.*, Native American Heritage Comm.*, Nevada County Fire Protection Planner*, Central Valley Regional Water Quality Bd*, Nevada County Economic Resource Council*, United Auburn Indian Community*, Washoe Tribe of Nevada and California*, CA Dept of Fish & Wildlife*, CNPS-Redbud*, Caltrans Highways*, Nevada Irrigation District*, CALFIRE*, LAFCo*, General Plan Defense Fund*, Rural Quality Coalition*, Federation of Neighborhood Associations*.* Note: NOA only

Date: May 5, 2016

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File Number(s): GP16-001 (Ridge Road); GP16-002; Z15-002 (Quaker Hill Cross Road); GP16-003; Z16-003 (East Lime Kiln Road); EIS16-004

Assessor's Parcel Numbers: 08-070-34 (GP16-001); 36-170-17 (GP16-002; Z16-002); and 56-470-17 (GP16-003; Z16-003)

Project Location: 13115 Ridge Road, Grass Valley, CA (GP16-001); 13376 Quaker Hill Cross Road, Nevada City, CA (GP16-002; Z16-002); and 10085 East Lime Kiln Road, Grass Valley, CA (GP16-003; Z16-003)

Applicant: Nevada County Consolidated Fire District (NCCFD)
Jerry Funk, Deputy Fire Chief
11329 McCourtney Road
Grass Valley, CA 95949

Property Owner: Same as Applicant

General Plan/Zoning:

<i>Project File Number</i>	<i>GP16-001</i>	<i>GP16-002; Z16-002</i>	<i>GP16-003; Z16-003</i>
Existing General Plan	Public (PUB)	Rural Commercial (RC)	Public (PUB)
Proposed General Plan	Neighborhood Commercial (NC)	Urban Single Family (USF)	Estate (EST)
Existing Zoning	Neighborhood Commercial (C1)	Public (P)	Public (P)
Proposed Zoning	No Change	Single Family Residential with the Subdivision Limitation Combining Zone (R1-X)	Residential Agriculture-3-acre Density Limitation (RA-3)

Project Description:

GP16-001 (Ridge Road): A proposed General Plan Land Use Map Amendment to change the Nevada County Consolidated Fire District surplus property located at 13115 Ridge Road from Public (PUB) to Neighborhood Commercial (NC). The site is already zoned Neighborhood Commercial (C1). See Figure 1. Location/Vicinity Map, Figure 2. Site Plan, Figure 3. Proposed General Plan Amendment Exhibit, and Figure 4. Aerial Photo.

Figure 1. Location/Vicinity Map

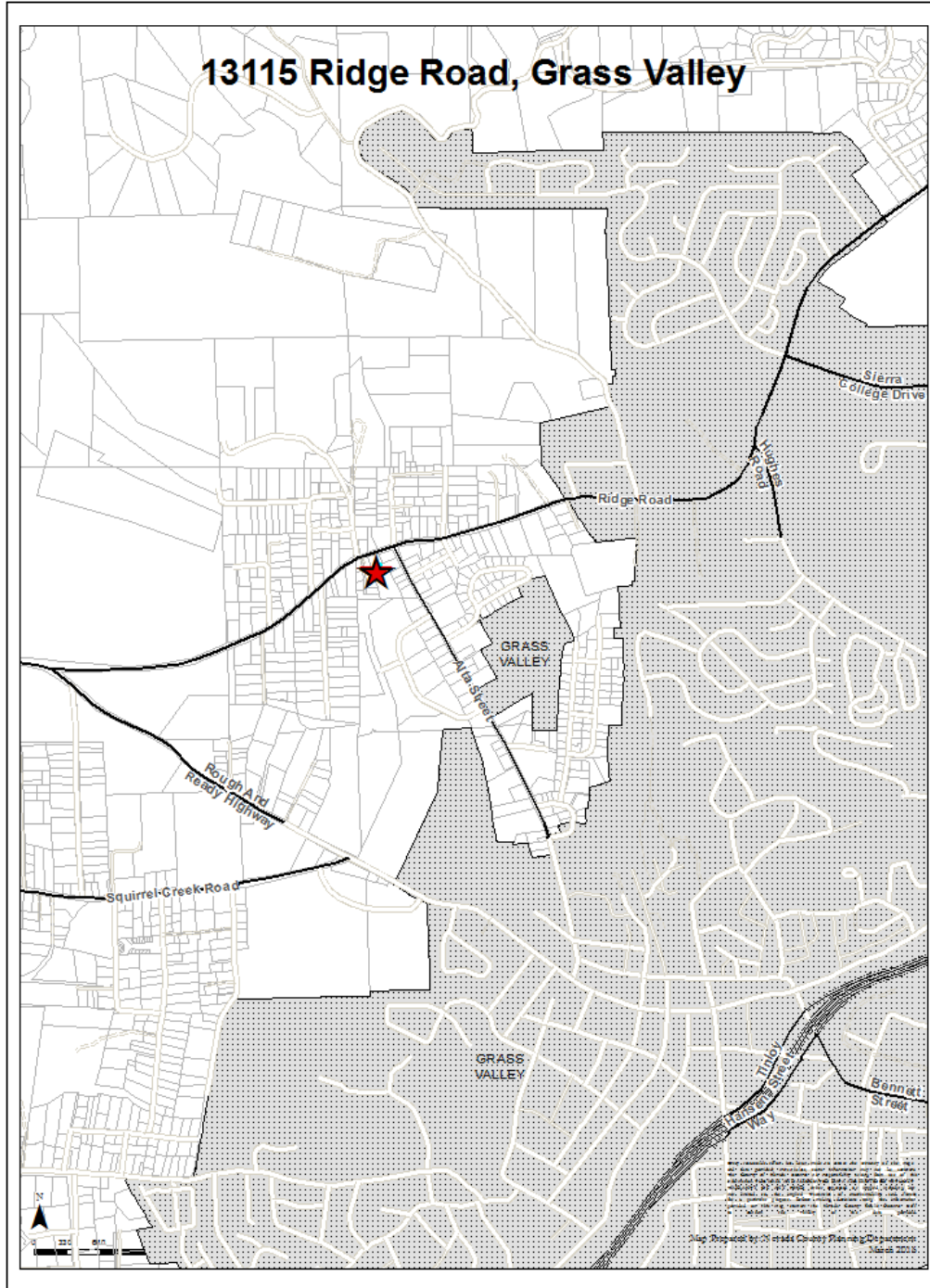


Figure 3. General Plan Exhibit

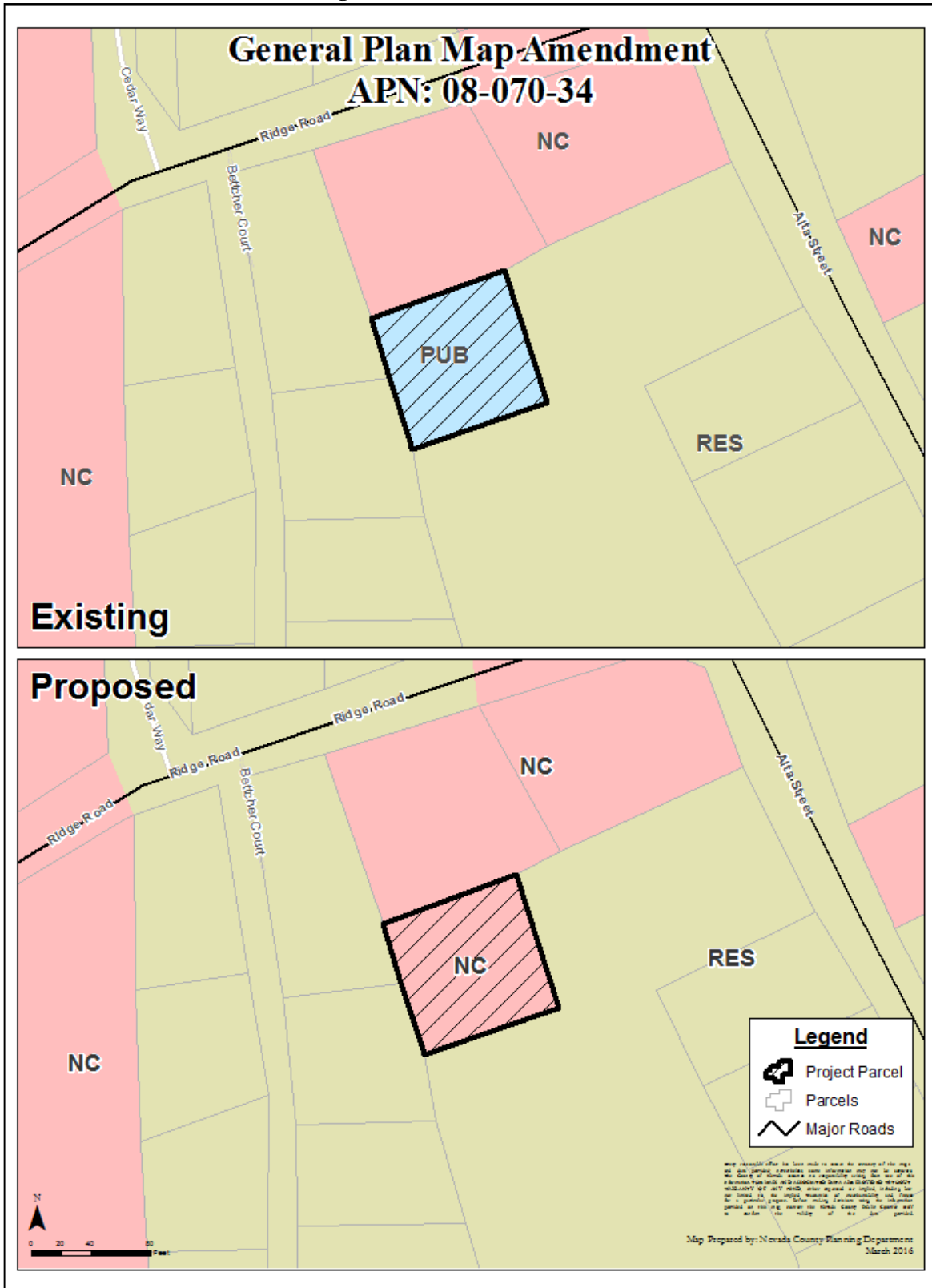


Figure 4. Aerial Photo



GP16-002; Z16-002 (Quaker Hill Cross Road): A proposed General Plan Land Use Map Amendment to change the Nevada County Consolidated Fire District surplus property located at 13376 Quaker Hill Cross Road from Rural Commercial (RC) to Urban Single Family (USF) and a Zoning District Map Amendment (ZDM #64a) from Public (P) to Single Family Residential with the subdivision limitation Combining District (R1-X) consistent with existing surrounding land use and zoning designations in this area. See Figure 5. Location/Vicinity Map, Figure 6. Site Plan, Figure 7. Proposed General Plan Amendment Exhibit, Figure 8. Proposed Zoning Exhibit, and Figure 9. Aerial Photo.

Figure 5. Location/Vicinity Map

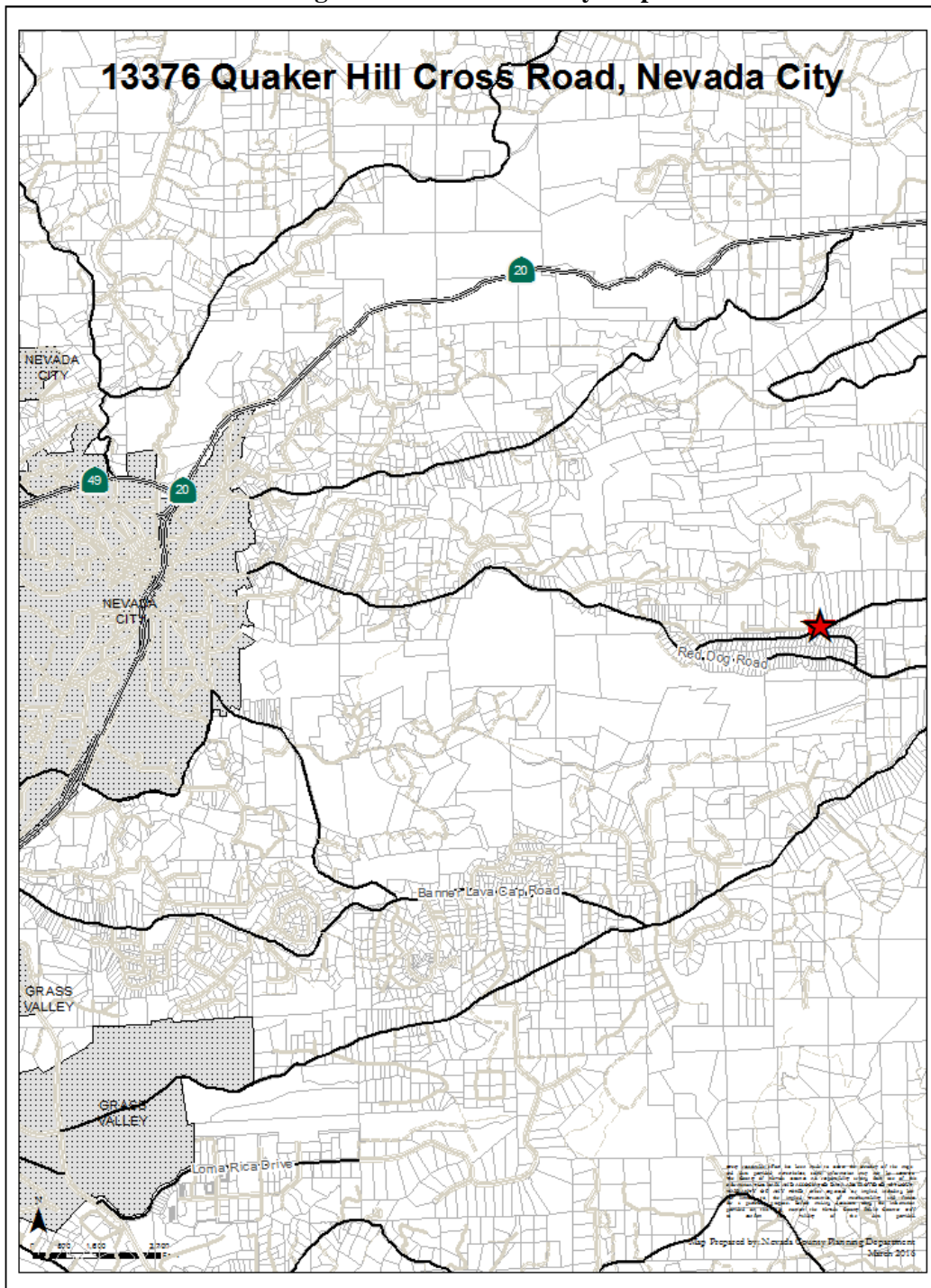


Figure 6. Site Plan

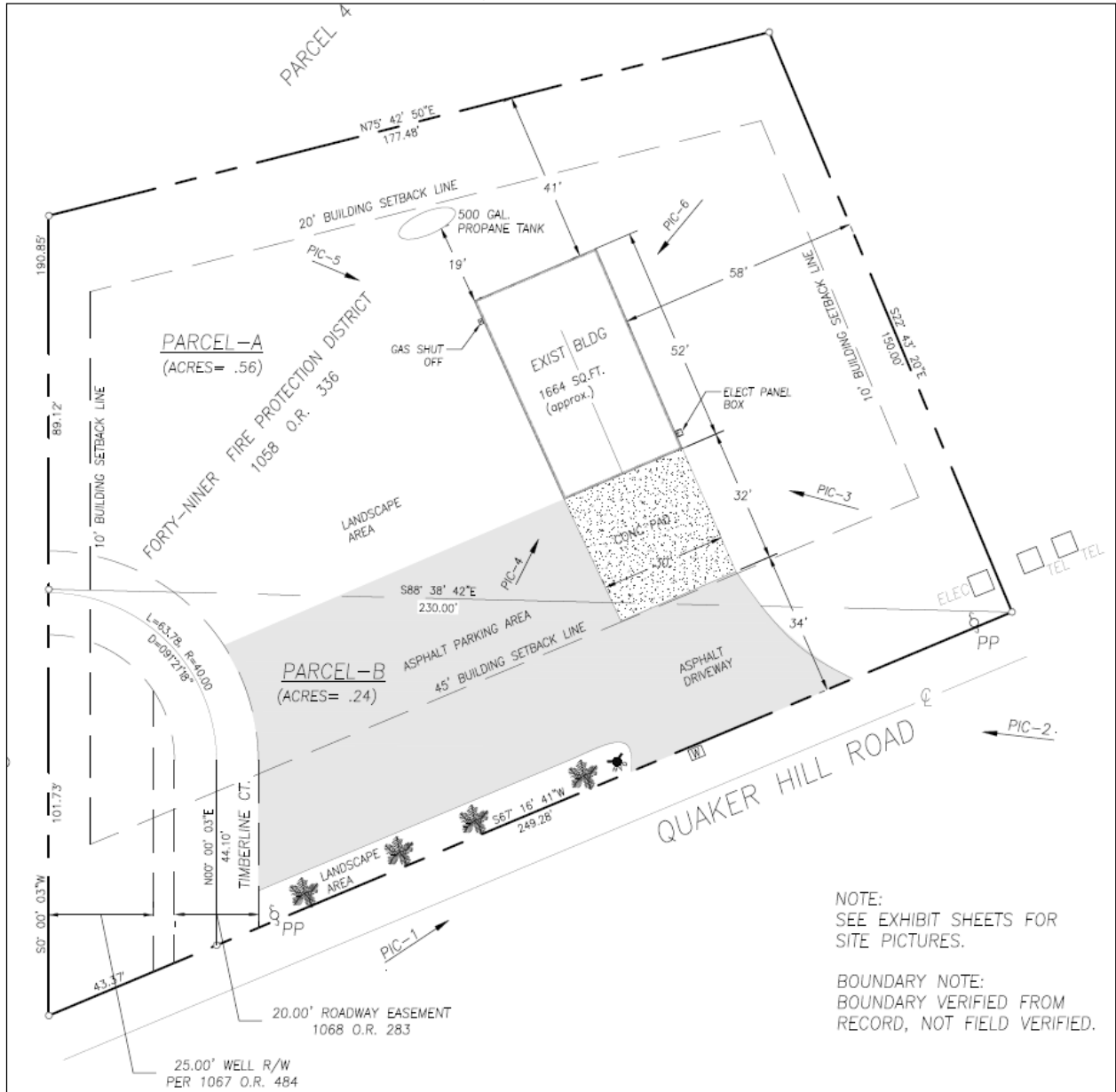


Figure 7. Proposed General Plan Amendment Exhibit,

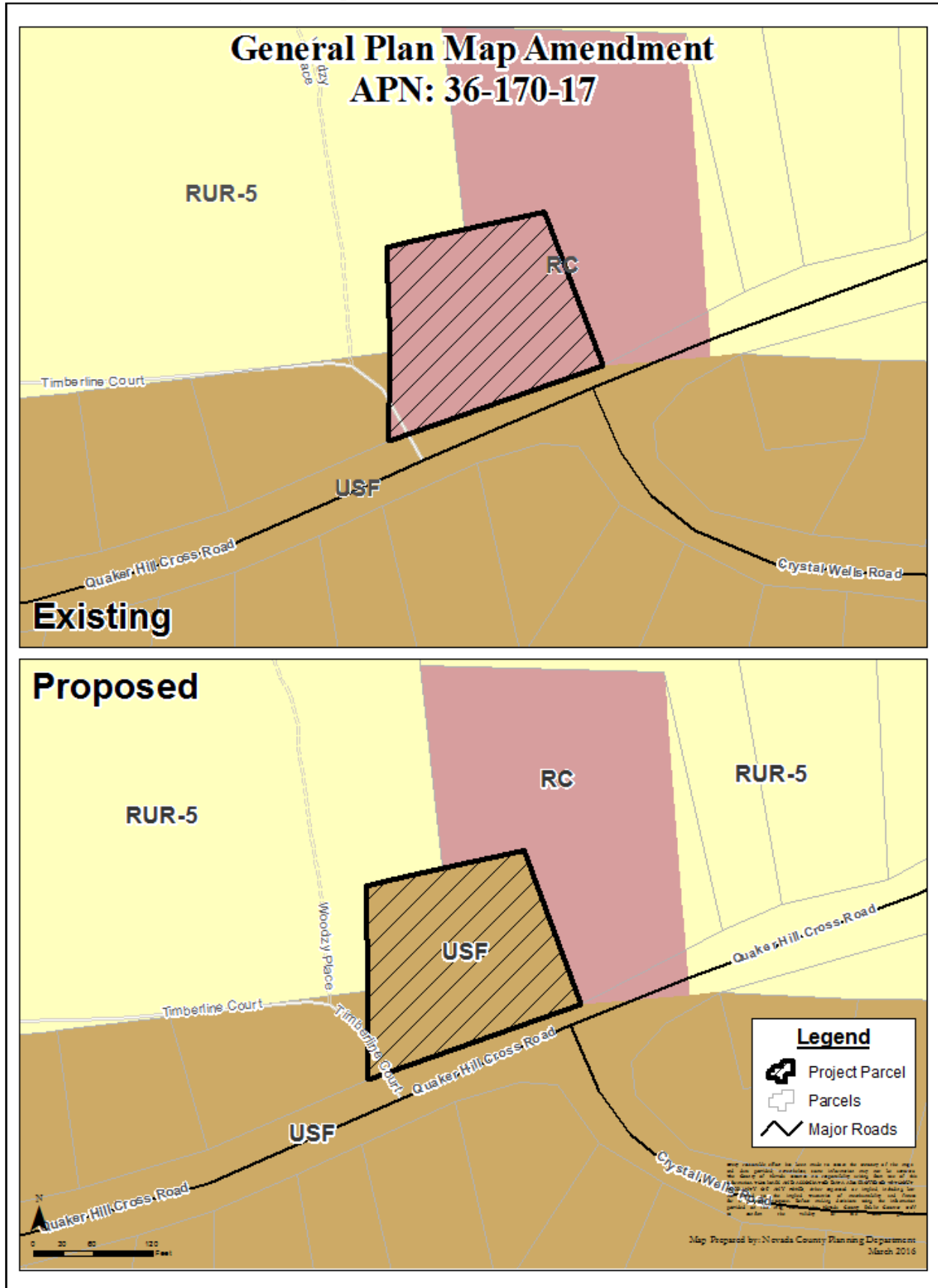


Figure 8. Proposed Zoning Exhibit

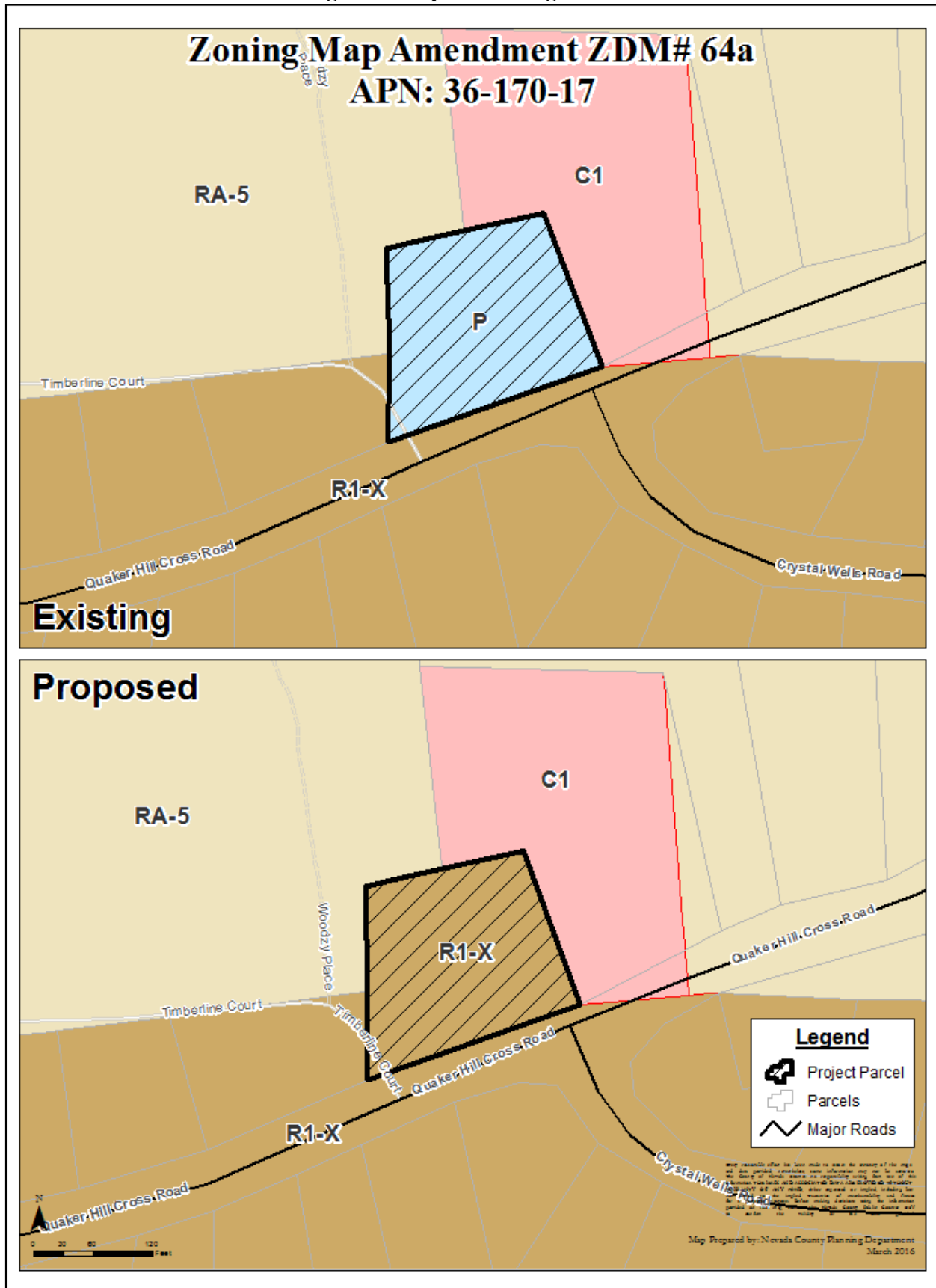


Figure 9. Aerial Photo.



GP16-003; Z16-003; (East Lime Kiln Road): A proposed General Plan Land Use Map Amendment to change the Nevada County Consolidated Fire District surplus property located at 10085 East Lime Kiln Road from Public (PUB) to Estate (EST) and a Zoning District Map Amendment (ZDM #44) from Public (P) to Residential Agriculture with a 3-acre density limitation (RA-3) consistent with existing surrounding land use and zoning designations in this area. See Figure 10. Location/Vicinity Map, Figure 11. Site Plan, Figure 12. Proposed General Plan Amendment Exhibit, Figure 13. Proposed Zoning Exhibit, and Figure 14. Aerial Photo.

Figure 10. Location/Vicinity Map

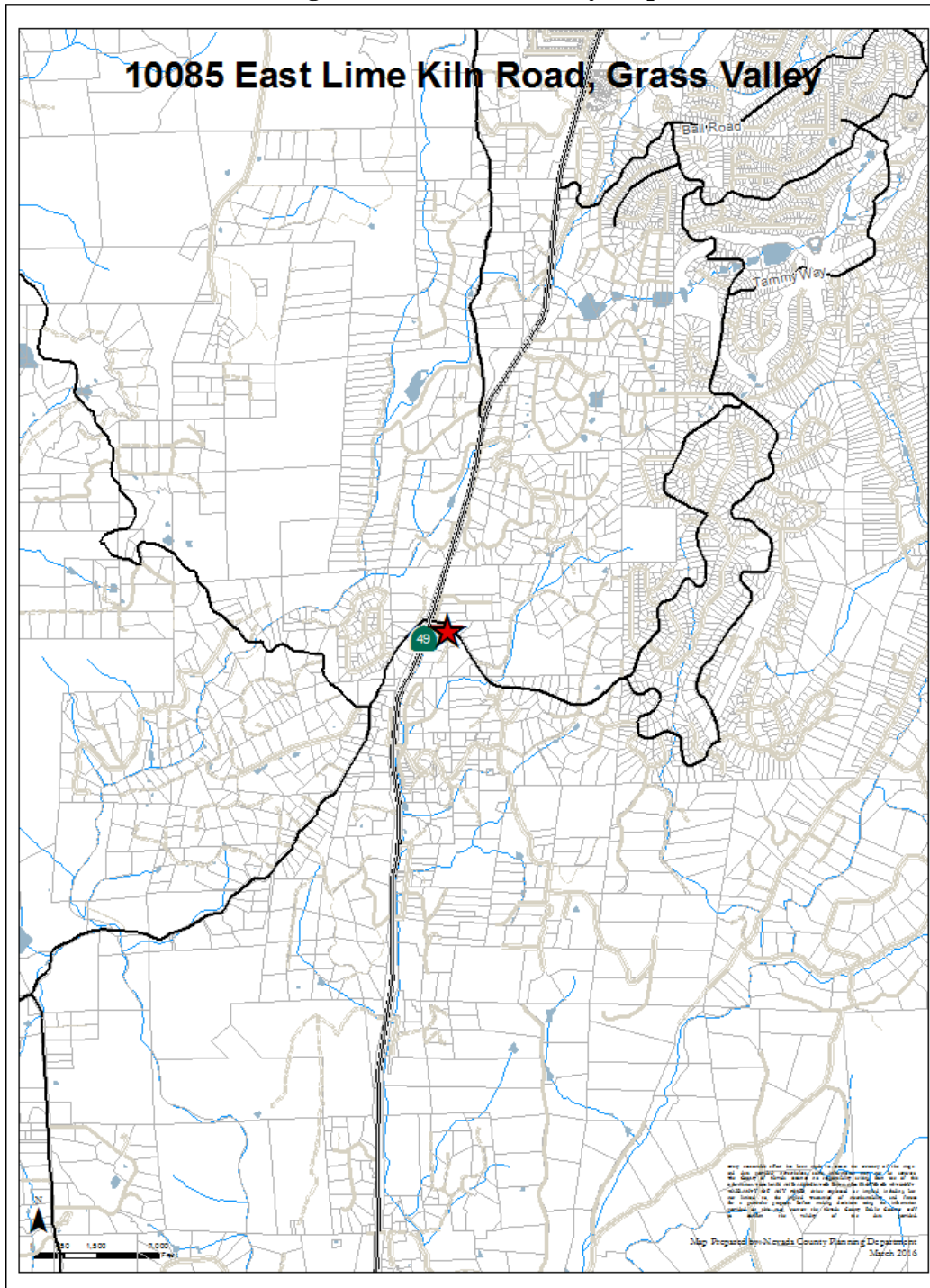


Figure 11. Site Plan

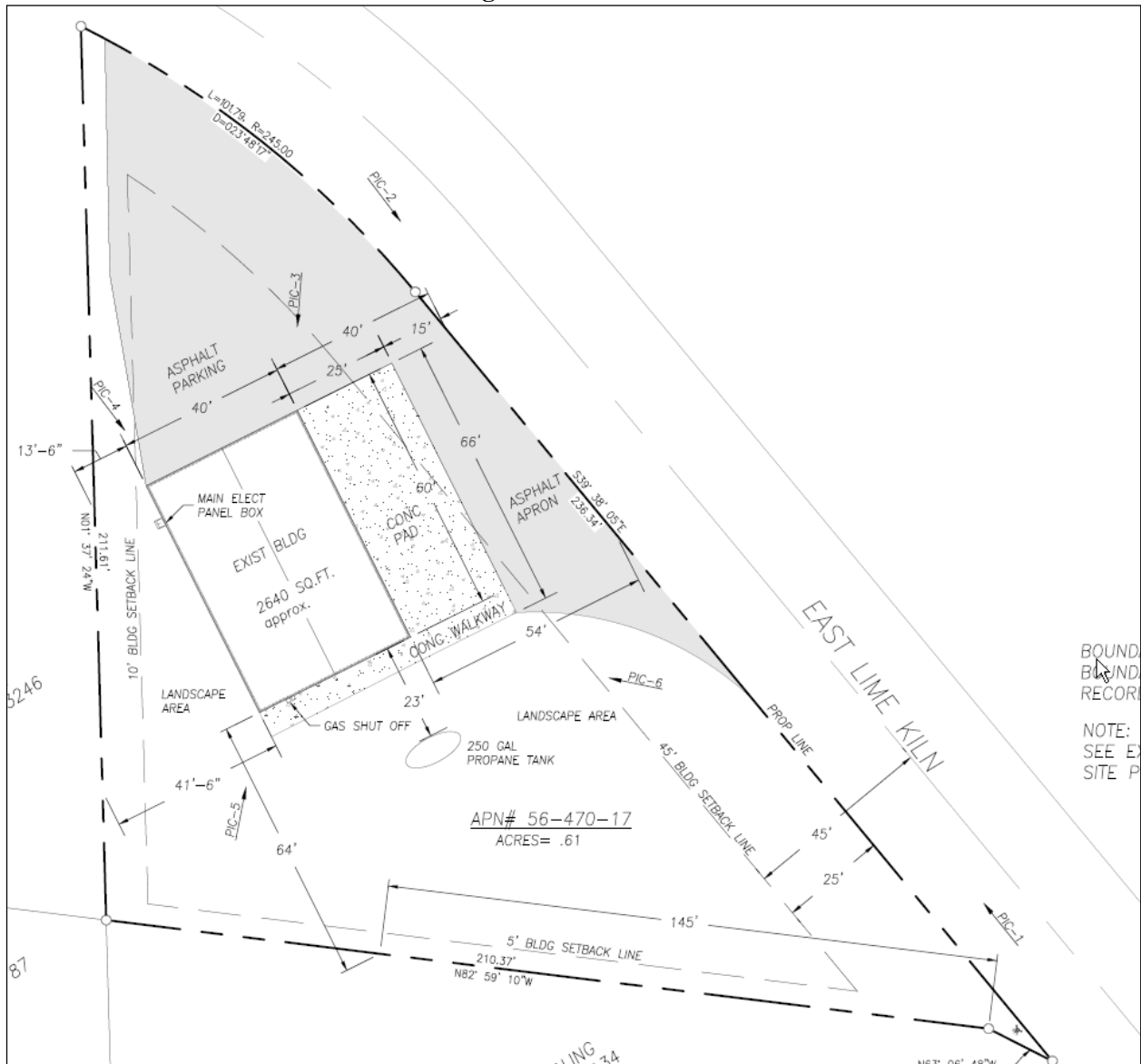


Figure 12. Proposed General Plan Amendment Exhibit

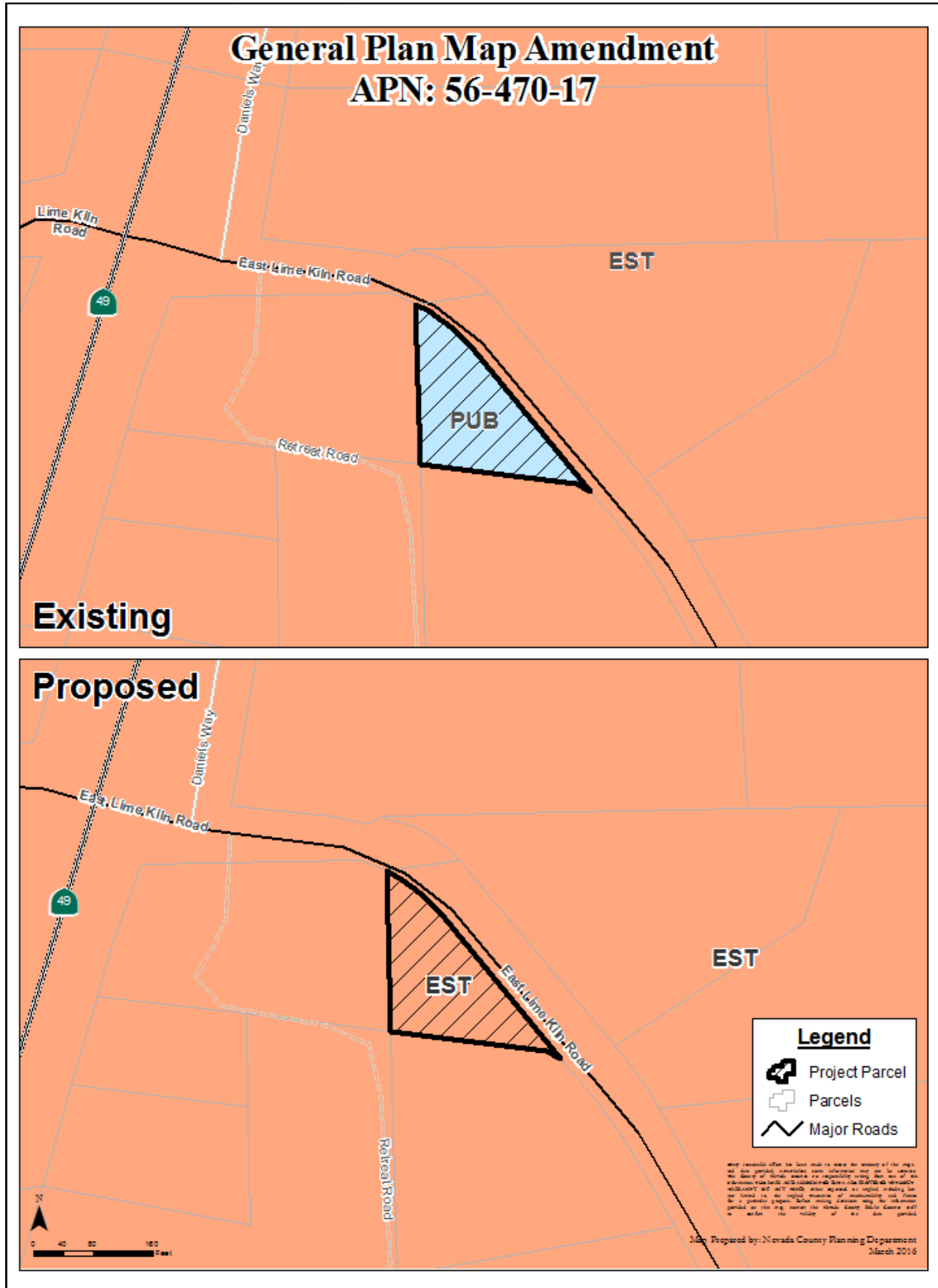


Figure 13. Proposed Zoning Exhibit

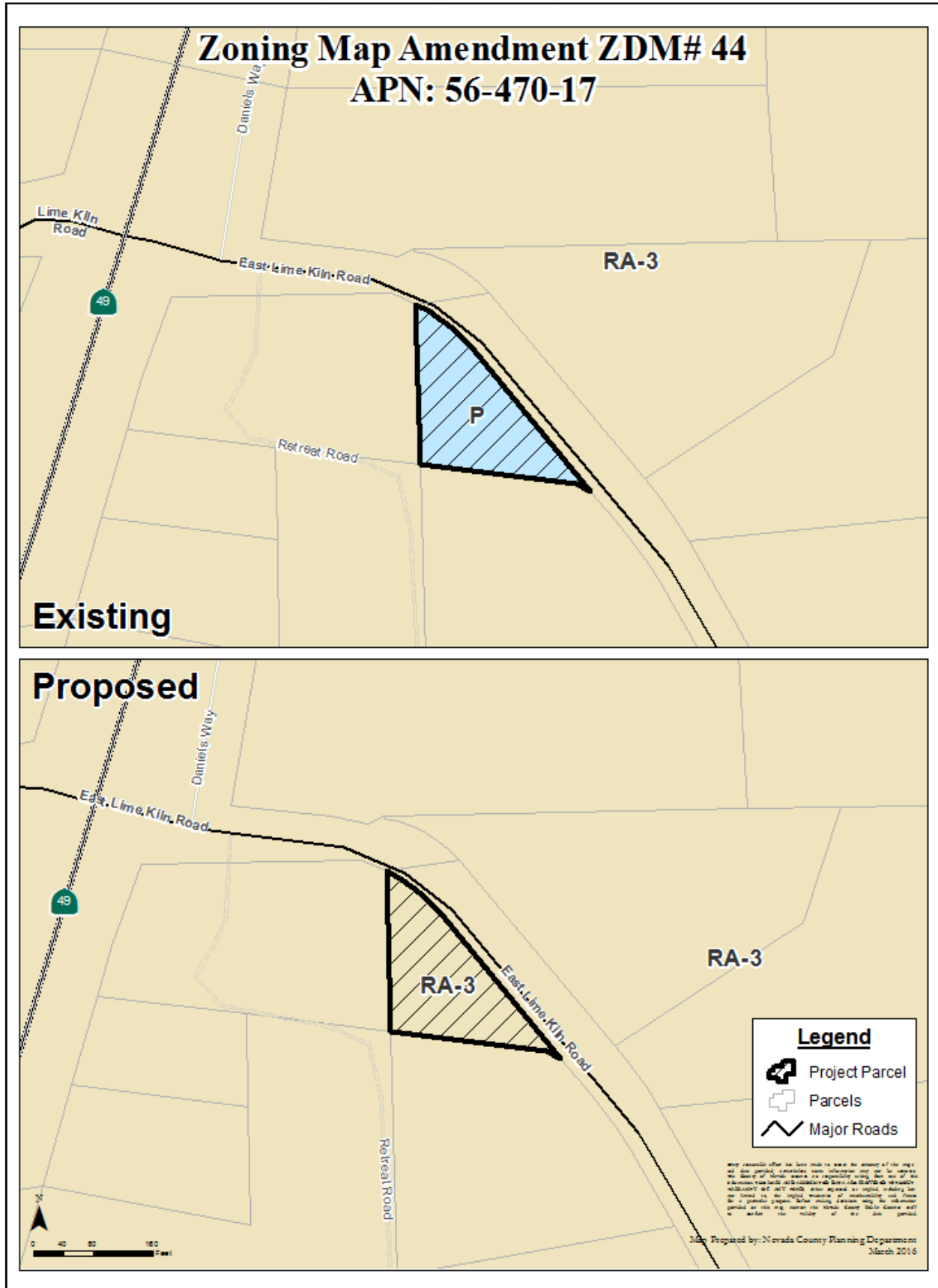


Figure 14. Aerial Photo



Site Description, Project Location and Surrounding Land Uses:

GP16-001; EIS16-004 (Ridge Road): 13115 Ridge Road is in the Long-Term Sphere of Influence for the City of Grass Valley and is developed with an approximately 2,792 metal building that was historically used by the Nevada County Consolidated Fire District as an unstaffed fire station. The site is approximately 0.23-acres in size with approximately 92 percent of the site being impervious surface (building coverage and asphalt). Access to the project site is via an existing 20-foot paved driveway through a developed C1 zoned property that has frontage on Ridge Road. The project site is zoned Neighborhood Commercial (C1) but has a Public (PUB) General Plan designation. Surrounding land uses are both commercial (C1) and residential (R1-1.5) in nature. Properties to the west, south and east are developed with existing single family uses. See Figures 1-4 above.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): 13376 Quaker Hill Cross Road is located in a rural residential area of unincorporated Nevada County on Banner Mountain. The site is approximately 0.80-acres with 20% of the site being impervious surface. The site contains an existing approximately 1,664 square foot garage/workshop building that formerly housed fire apparatus and is surrounded primarily with existing developed single family residential uses and zoning. Access is taken directly from Quaker Hill Cross Road and a portion of Timberline Court passes through the southwest corner of the property. The site is currently designated as Rural Commercial (RC) by the General Plan and has a Public (P) Zoning Designation. Immediately adjacent to the project site to the east is a single parcel of approximately 1.29-acres in size that is zoned Neighborhood Commercial (C1). Properties to the north and northwest are designated and zoned Rural-5/Residential Agricultural- 5-acre density limitation (RUR-5/RA-5) and uses west, southwest, south and southeast are designated as Urban Single Family (USF) by the General Plan and Single Family Residential with the Subdivision Limitation Combining District (R1-X). The majority of the surrounding properties are developed with existing single family residential uses. See Figures 5-9 above.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): 10085 East Lime Kiln Road is located in a rural/estate residential area of unincorporated Nevada County south of the Alta Sierra Subdivision approximately 400-feet east of the State Highway 49/Lime Kiln Road intersection. The property is approximately 0.61-acres in size with approximately 30% of the property being impervious surfacing. Access to the site is provided directly from East Lime Kiln Road. The site contains an existing approximately 2,640 square foot garage/workshop building that formerly housed fire apparatus and is surrounded primarily with existing developed single family residential uses and zoning. The project site is surrounded on all four sides with properties that are designated as Estate (EST) by the General Plan and have Residential Agriculture with a 3-acre density limitation (RA-3). There are similar sized properties in the vicinity of the project (0.61-acres) that are zoned RA-3. See Figures 10-14 above.

Project Background: The Nevada County Consolidated Fire District (NCCFD) currently maintains 12 facilities, 11 fire stations and 1 administrative office. Of the 11 fire stations, 4 are staffed by career personnel 24 hours a day 7 days a week, 365-days a year. The remaining 7 fire stations are unstaffed.

All of NCCFD facilities were built by the five former independent fire districts that now make up the NCCFD. Station locations were chosen independently by each fire district based on their organizational needs. Due to consolidations, annexations, partnerships, new fire stations and closer resource dispatching, the NCCFD has determined that the three facilities associated with this project are no longer needed by the District. NCCFD has indicated that retaining these unstaffed stations results in numerous ongoing expenses and liabilities to the District.

Changes with the NCCFD's volunteer program have resulted in these facilities no longer housing independent respond apparatus from these sites. None of these sites have provided an incident response for the last ten years and they all have had the primary function of storage over this time.

The Fire Suppression Rating Schedule issued by ISO, assigns a protection classification to fire departments. Ratings are on a 1-10 scale with 1 being the best and 10 being no fire protection. The District is currently rated as a 4 in the project areas. The rating schedule has seen dramatic changes which took effect in July 2013. Several changes now give NCCFD credit for partnerships with allied agencies and other factors in which NCCFD did not previously receive recognition for. NCCFD received its most current review and rating by ISO in March of 2015. The District has consulted with ISO and found that there would be no impact to NCCFD's rating by eliminating any of these stations.

While future growth in this service area of NCCFD is possible, NCCFD does not anticipate that the change would substantiate the need for additional staffed fire stations in these locations. Four fire stations are within 1.5, 2.4, 3.7 and 4.5 miles from the Ridge Road site, three are within 2.8, 3.4 and 5.0 miles from the Quaker Hill Cross Road site and finally, two additional fire stations are within 3.7 and 3.9 miles from the East Lime Kiln Road site.

At the May 21, 2015, regular meeting of the NCCFD Board of Directors, the Board passed a motion to declare all three facilities as surplus. In accordance with Government Code Section 54222, the District formally offered, for sale or lease, the facility to other government entities required under the code. No interest was received by the solicited government entities. On November 2, 2015, the aforementioned properties were listed with a local real estate firm for sale to the general public. In preparing their application, NCCFD Staff consulted with Nevada County Planning staff seeking zoning options for these facilities and their potential use. Based on advice from the Planning Department, NCCFD is requesting to remove the Public (PUB/P) General Plan Land Use Map and Zoning designation from the three surplus properties to change those designations to be consistent with surrounding land use and zoning designations as outlined in the Project Description above.

Relationship to Other Projects: The County Planning Department has elected to process these three projects concurrently and under one initial study document (County File # EIS16-004), but future action on each of the proposed General Plan Land Use Map and Zoning District Map amendments will require separate actions by the County Board of Supervisors based on the recommendation for each individual property by the County Planning Commission.

Other Permits Which May Be Necessary: Please note that this project is for the proposed legislative actions only and does not include or review any future development or redevelopment of the three properties in question. Based on initial comments received, the following permits may be required from the designated agencies once a future use occurs on the site.

1. Building/Grading permits – Nevada County Building Dept.
2. County Road Encroachment Permit – Nevada County Public Works Dept.
3. Septic Permit- Environmental Health

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. Agriculture / Forestry Resources	—	3. Air Quality
—	4. Biological Resources	—	5. Cultural Resources	—	6. Geology / Soils
—	7. Greenhouse Gas Emissions	—	8. Hazards / Hazardous Materials	—	9. Hydrology / Water Quality
—	10. Land Use / Planning	—	11. Mineral Resources	—	12. Noise
—	13. Population / Housing	—	14. Public Services	—	15. Recreation
—	16. Transportation / Circulation	—	17. Utilities / Service Systems	—	18. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures: No potential significant impacts have been identified and therefore no mitigation is required.

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). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration is to be prepared. If an EIR is determined to be necessary based on the conclusions of the Initial Study, the checklist is used to focus the EIR on the effects determined to be potentially significant. 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.

All special studies utilized in the preparation on this document, (with the exception of any archeological or cultural report(s) that are confidential as required by state or federal regulations) are available for review at the Nevada County Planning Department 950 Maidu Ave. Suite 170, Nevada City, CA, 95959.

1. AESTHETICS

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road site is in established developed area with pockets of Neighborhood Commercial (C1) development, but is predominately residential in form and function, with older modest sized homes dominating the landscape. The project site is tucked behind an existing commercial development and is minimally visible from Ridge Road through the site driveway. The site contains an existing approximately 2,792 square foot metal building. The building is off-white with three brick red roll up garage doors facing the road frontage, brick red trim accents and a reflective galvanized metal roof. The site is mostly denuded of vegetation.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road site is in a heavily treed established and developed urban/rural residential neighborhood. The site is highly visible to the passerby from Quaker Hill Cross Road, is perpendicular to the Crystal Wells Road/Quaker Hill Cross Road T-intersection and the entrance to Timberline Court crosses the western portion of the property so it is highly visible from three public views. The existing approximately 1,664 square foot two story garage/workshop structure is set back approximately 64-feet from the property line along Quaker Hill Cross Road and has tan shiplap siding with white accent trim. The two bay doors to the facility face Quaker Hill Road and the western view includes two “man” doors and three windows. The roof materials are composite shingle of a green tone. Existing vegetation on the project site consists mostly of incense cedars, some small madrones and a few black oak trees. Understory cover is almost non-existent at this time, and the project site includes a large asphalt driveway and parking area along the project frontage.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln site is within a rural/estate residential area of unincorporated Nevada County. The project site is highly visible to the passerby on East Lime Kiln Road for both east and west bound traffic. Located on the project site is an approximately 2,640 metal garage/workshop building with off-white siding, brick red trim and three brick red roll up doors facing East Lime Kiln Road. A small awning cantilevers off the front of the building towards the project frontage. At its closest point, the existing building is approximately 40-feet from the front property line along East Lime Kiln Road and has a large concrete pad and asphalt apron that connects to the existing paved road and covers almost the entire western side of the property that extends from the eastern building end and flairs eastward until it connects with East Lime Kiln Road. Vegetation on the project site includes annual grasses, a few smaller landscape trees as well as some native black oak trees primarily within the undeveloped eastern side of the property. Properties in the area host a variety of native foothill oak/pine mix as well as landscape foliage that provide for the quintessential foothill country road aesthetic.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in demonstrable, negative, aesthetic effects on scenic vistas or views open to the public?			✓		A
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A, 17, 18
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓		A, K
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓		A, 17, 18
e. Create a visually incompatible structure within a designated historic district?				✓	A, 17, 18

Impact Discussion 1a-c: GP16-001; EIS16-004 (Ridge Road): The project site is located in an urbanized built environment within a pod of Neighborhood Commercial (C1) development surrounded by single family residential uses. The project site is zoned C1, but has a Public (PUB) General Plan Land Use Map designation and therefore this project is meant to only make the property’s General Plan designation consistent with the existing zoning designation. The project site is developed with an existing garage/workshop type metal building and is virtually all asphalted at this time. There are five use types within the County Allowable Land Use Table for the C1 zoning district (Land Use and Development Code Section L-II 2.4 Table L-II 2.4.D) that are allowed without further discretionary action. These include Emergency Shelter Housing for six or fewer people, Temporary use of a mobile home or an RV during dwelling construction where there is a valid building permit for a dwelling, Temporary Commercial Uses, Crop and Tree Farming, and Minor and Certain Non-commercial Antennae.

It is possible that an Emergency Shelter for fewer than six people could be established on this site and the County would not have regulatory authority to impose discretionary standards of the Land Use and Development Code (LUDC), such as design review or lighting and landscaping standards. Given the built state of the project site, it is assumed if this type of use were established on the site it would likely incrementally improve the aesthetic of the overall property, as the proprietor would likely want to create a more aesthetically pleasing atmosphere for the people that are served there. As a result of the existing zoning for this site, C1, there is a low likelihood that a future standalone residential dwelling will be built on it as it would need to be a part of a mixed use project and therefore subject to discretionary action. Since virtually the entire site is covered by either the building or asphalt, it is unlikely that this site would be converted for Crop and Tree Growing. Finally, the Minor and Certain Non-commercial Antennae are for small hobby type antennae, which are meant to be small and non-intrusive and therefore would not be

foreseen to result in a significant aesthetic impact to this area of Nevada County. Since the site is already zoned C1, any of these uses on the site could be established without this project.

Future use of this site for any other commercial endeavors not discussed above will require further discretionary review, which would provide an opportunity for design review for consistency with the County's design guidelines, lighting and landscaping standards, etc. For the reasons discussed above and since this project is only a General Plan Amendment and does not include a subsequent land use "project", it is anticipated that this project will have a less than significant impact to views open to the public, will not damage any scenic resources, and will not substantially degrade the existing visual character or quality of this site and its surroundings. Further the project is not within a scenic vista and therefore will not have an impact to this type of resource.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The proposed project is within a rural residential/single family residential neighbor surrounded by developed residential properties on all sides. The proposed project, if approved, would take this project out of the Rural Commercial (RC) General Plan designation and Public (P) Zoning District and change it to the Urban Single Family (USF) General Plan designation and the Single Family Residential (R1) with the Subdivision Limitation (X) Combining District which is in line with both land use designations and existing development within this area. The project lot size, approximately 0.80-acres is generally consistent with other properties in the area. It is assumed that if this project is approved, the existing structure will remain and become an oversized workshop/garage or be converted to a dwelling unit through appropriate building permits. The County does not impose landscaping, lighting or design review requirements on single family development nor does the County enforce Conditions, Covenants and Restrictions (CC&Rs) of specific developments which may require a specific design or color palate for future development of this site. This parcel was not created by a known subdivision map with CC&Rs and therefore it is assumed that the County's site development standards, (setbacks, height, fencing and hedges, etc.) will ensure that future development of this site is compatible with surrounding development. The project site is not within a scenic vista, will not substantially damage scenic resources and will not degrade the existing visual character or quality of the site or surroundings. This project, if approved, will accommodate potential residential investment into this property, which would be consistent with other uses in the area and has the potential to improve the aesthetic character of the site. For the reasons discussed above, this project will have a less than significant impact to aesthetic resources in this area of Nevada County.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The proposed project is within an existing established rural residential/estate developed area of Nevada County. The baseline for this site is the existing metal building that is located approximately 40 to 50-feet from the travelled roadway (East Lime Kiln Road) and area of pavement that connects the front of the property to the paved road. The existing metal building lacks aesthetic quality and much like the Quaker Hill Cross Road site, this project, if approved will establish the ability to redevelop this site as a residential use as the proposal would take the property out of the Public (PUB/P) General Plan and Zoning Designation and change it to Estate/Residential Agriculture-3 (EST/RA-3) consistent with surrounding land uses. The parcel size is relatively small (0.61-acres) for this zoning district and area, but there are other parcels in the vicinity of the project site that are similar in size that have the same zoning and have been developed with single family residential dwellings and ancillary structures. Like the Quaker Hill Cross Road Site, the project site is not within a scenic vista, will not substantially damage scenic resources, and will not degrade the existing visual character or quality of the site or surroundings. This project, if approved, will accommodate potential residential investment into this property, which would be consistent with other uses in the area and has the potential to improve the aesthetic character of the site. For the reasons discussed above, this project will have a less than significant impact to aesthetic resources in this area of Nevada County.

Impact Discussion 1d: **GP16-001; EIS16-004 (Ridge Road):** The existing building has existing security lighting on the front and sides of the structure. Future development of this site, with a few exceptions

discussed in Impact Discussion 1a-c, will require discretionary review which is subject to the County's Lighting Ordinance, which requires all new lighting to be downward facing and fully shielded consistent with International Dark Sky standards. Further this project is in an area of relatively dense development, by rural Nevada County standards, and subsequently ambient light in this location is greater than in other more rural environs of the County. Depending on the type of future development that will occur on this site, it is possible that additional screening will be necessary to reduce potential compatibility issues with surrounding residential development. The additional screening and future adherence to the County's Lighting standards will ensure that this project will have a less than significant impact in terms of creating a new source of substantial glare which would adversely affect day or nighttime views in the area. The project at this time is a General Plan Amendment only to ensure the existing site zoning is consistent with the property's General Plan Land Use Designation. This legislative action will not result in a physical change to the project site and therefore this impact is less than significant.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): As discussed in Impact Discussion 1a-c, these two projects, if approved, would result in transitioning these two former fire station sites to a residential use type (USF/R1-X for Quaker Hill Cross Road and EST/RA-3 for East Lime Kiln Road). Should these projects be approved, it is assumed that these properties will eventually become residential uses that are not subject to the County's lighting standards. Both of the existing buildings have outdoor security lighting and future development of these projects for residential use will result in increased activity on these parcels, which will likely include additionally lighting (both interior and exterior). This proposed use types however are consistent with surrounding uses and development within the vicinity of the project areas. Mandating an additional requirement on these two properties, such as a requirement to install only downward facing fully shielded outdoor lighting on future construction could be perceived as creating an additional burden on future owners that other property owners in this area were not subject to when constructing their homes. The addition of one more residential structure within these two rural residential and rural estate areas is not anticipated to create a new source of substantial light or glare that would adversely affect day and nighttime views in this area and therefore this impact is less than significant.

Impact Discussion 1e: **GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road):** There is no special historic zoning designation in place at or near any of the three project sites. Therefore, the proposed project will result in no impact to aesthetic resources on any designated historic area.

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The project area is not within an area mapped by the Important Farmland Mapping program of the California Department of Conservation. The site is within the "Urban and Built-Up Land" designation and no existing agricultural uses or operations exist in the project vicinity. Additionally, the project area contains neither Williamson Act contracts nor land zoned for agriculture, forest or timberland.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The project area is not within an area mapped by the Important Farmland Mapping program of the California Department of Conservation. The site is within the "Urban and Built-Up Land" designation with a small portion in the "Other Land: designation along the northern property line. There are no known existing agricultural uses or operations in the project vicinity. Additionally, the project area does not contain any existing Williamson Act contracts. There is an area approximately 1,000-feet to the south that is designated with the Timber Production Zone (TPZ), but the project site is buffered by a large developed area of R1-X zoning, that consists of rural residential development with average lot sizes around 0.5-acres.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The project area is not within an area mapped by the Important Farmland Mapping program of the California Department of Conservation. The site is within the “Other Land” designation and no existing agricultural uses or operations exist in the project vicinity. The nearest area of Farmlands of Local Importance is approximately 1,500-feet to the east of the project site. The project site is in an area zoned as Residential Agriculture that is dominated by rural single family residential development. There are no existing Williamson Act contracts within the vicinity of the project site.

Would the proposed 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 Department of Conservation’s Division of Land Resource Protection, to non-agricultural use?				✓	A, K, N, 7
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A, K, N
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production Zone (per Section L-II 2.3.C of the Nevada County Land Use and Development Code)?				✓	A, K, 18
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A, K, 17, 18
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓	A, K

Impact Discussion 2a: GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The project sites do not contain any known or historic agricultural uses and are not within the areas of Nevada County that are mapped as Important Farmlands by the USDA Important Farmland Mapping and Monitoring Program. The re-designation of these properties to land uses that are consistent with other surrounding land uses (C1, R1-X and RA-3) would not convert important farmlands to a non-agricultural use or result in any potential conflicts with existing or future agricultural uses. Subsequently there would be no impact to farmlands from the proposed project.

Impact Discussion 2b: GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): None of the project properties have a recent history of agricultural use or are currently being used for agricultural purposes. The re-designation of these properties to land uses that are consistent with other surrounding land uses (C1, R1-X and RA-3) would not convert agricultural land. The project area and adjacent lands are not zoned or designated as Farmland, nor are within any lands with Williamson Act contracts; therefore, there would be no impact to farmlands from the proposed project.

Impact Discussion 2c: GP16-001; EIS16-004 (Ridge Road); GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): These two project sites are not within a Timberland Production Zone and will not result in the rezoning of forest land. Therefore, there would be no impact.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): While this project site is located approximately 1,000 feet from a TPZ zoned property, it is within an area of similarly sized rural residential parcels that act as a buffer between the project site and the TPZ zoned properties. This re-designation of this site from RC/P to USF/R1-X will not impact timber resources and therefore there will be no impact to this criterion.

Impact Discussion 2e: **GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road):** Approval of this proposed project would not result in the conversion of farmland to nonagricultural uses as noted above. The project site and surrounding parcels are not designated as farmland and therefore there will be no impact to farmlands from this proposed project.

3. AIR QUALITY

Existing Setting:

GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Nevada County is located in the Mountain Counties Air Basin within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD). The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State and Federal air quality standards have been established for specific “criteria” air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. In addition, there are State standards for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. State standards are called California Ambient Air Quality Standards (CAAQS) and federal standards are called National Ambient Air Quality Standards (NAAQS). NAAQS are composed of health-based primary standards and welfare-based secondary standards.

Western Nevada County is Marginal Nonattainment for the 1997 ozone NAAQS, with a “Finding of Attainment” based on three years of “clean” data. The area is also Marginal Nonattainment for the 2008 ozone NAAQS and is Nonattainment for the ozone CAAQS. Most of western Nevada County’s ozone is transported to the area by wind from the Sacramento area and, to a lesser extent, the San Francisco Bay Area. Ozone is created by the interaction of Nitrogen Oxides (NOx) and Reactive Organic Gases (ROG) (also known as Volatile Organic Compounds or VOCs) in the presence of sunlight, especially when the temperature is high. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours.

Nevada County is also Nonattainment for the PM10 CAAQS, but Unclassified for the PM10 NAAQS due to lack of available recent data. The number after “PM” refers to maximum particle size in microns. PM10 is a mixture of dust, combustion particles (smoke) and aerosols, whereas PM2.5 is mostly smoke and aerosol particles. PM2.5 sources include woodstoves and fireplaces, vehicle engines, wildfires and open burning. PM10 sources include the PM2.5 plus dust, such as from surface disturbances, road sand, vehicle tires, and leaf blowers. Some pollen and mold spores are also included in PM10, but most are larger than 10 microns. All of Nevada County is Unclassifiable/Attainment for the PM2.5 NAAQS and Unclassified for the PM2.5 CAAQS (US Environmental Protection Agency 2015).

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine exist in several locations in Nevada County, mainly in the western half (California Department of Conservation, Division of Mines & Geology 2000). All three project sites are not mapped as having a likelihood of containing naturally occurring asbestos or ultramafic rock/serpentine during grading.

The NSAQMD has established thresholds of significance that are based on a source’s projected impacts and are meant to provide guidance on when to apply mitigation. The NSAQMD has developed a tiered approach to significance levels: a project with emissions meeting Level A thresholds will require the most basic mitigations; projects with projected emissions in the Level B range will require more extensive mitigations; and those projects which exceed Level C thresholds will require the most extensive mitigations. The tiered thresholds for Level A, B and C emissions of criteria pollutants in lbs/day are provided in the table to the right.

Level A Thresholds		
NOX	ROG	PM10
<24 lbs/day	<24 lbs/day	<79 lbs/day
Level B Thresholds		
NOX	ROG	PM10
24-136 lbs/day	24-136 lbs/day	79-136 lbs/day
Level C Thresholds		
NOX	ROG	PM10
>136 lbs/day	>136 lbs/day	>136 lbs/day

Please note that Greenhouse Gas Emissions are described in Section 7 below.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in substantial air pollutant emissions or deterioration of ambient air quality?				✓	A, F, 14
b. Violate any air quality standard or contribute to an existing or projected air quality violation?				✓	A, F, 14
c. Expose sensitive receptors to substantial pollutant concentrations?				✓	A, F, 14
d. Create objectionable smoke, ash, or odors?				✓	A, F, 11
e. Generate dust?			✓		A, D, F, 14
f. Exceed any potentially significant thresholds adopted in County Plans and Goals?				✓	F, 14, 17, 18
g. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				✓	F, 14

Impact Discussion 3a-f: GP16-001; EIS16-004 (Ridge Road): The proposed project is a General Plan Amendment to change the existing General Plan Designation from Public (PUB) to Neighborhood Commercial (NC). The existing C1 zoning of the project site allows for all types of commercial uses, most of which are subject to a discretionary development or use permit. The proposed change in the Land Use Designation is not anticipated to create significant impacts to air quality since the site’s zoning is already C1. Further the site is already developed with an existing approximately 2,792 square foot former fire station and paved parking areas. While this project does not include the consideration of a land use entitlement associated with it, it is assumed that at some point this property will be repurposed for commercial use. As a result, it is anticipated that additional vehicle trips to the project site will occur resulting in incremental increases in vehicle emissions as well as the potential for some minor site disturbance depending on the type of commercial use that is established on the project site. This project does not issue any entitlements for the future use of the project site and this initial study does not attempt to analyze the potential impacts of an unknown future commercial use of the site. The Planning Department has recently discussed this site with a prospective buyer, who is interested in using the property for an auto repair business. But at this time, the County is not processing a formal application for this use, so this is only being provided for full disclosure. The project at this time is only a General Plan Land Use Map Amendment to make the Land Use designation consistent with the site’s existing Neighborhood

Commercial (C1) zoning. There is no physical disturbance associated with this legislative action and therefore, this project will have no impact to air quality in this area of unincorporated Nevada County.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The proposed project for both the Quaker Hill Cross Road and East Lime Kiln Road properties, if approved, will establish the potential for these two former fire station sites to be converted to a residential use. The project proposes to match the surrounding zoning for both of these project sites, creating a consistent use type for these properties with other uses in the area. It is assumed that some residential reinvestment would occur, which could result in internal remodels or construction of new single family residences on these sites. The County's Grading Ordinance, the application of the California Building Code, and those regulations enforced by the Northern Sierra Air Quality Management District will ensure future development of these two properties will not result in significant air quality impacts associated with grading (dust), smoke (vegetation disposal) or emissions (construction equipment) as those regulations are intended minimize impacts associated with construction activities. Further the potential construction of two new residential structures on these relatively flat sites is not foreseen to require significant grading. This project is a legislative action and while it could facilitate some construction activities for residential use, the impacts to air quality that are anticipated to occur will be minor when taken in context with the size and scope of the properties and their anticipated future use for residential purposes. No impact will occur as a result of the action necessary to approve the proposed General Plan Land Use and Zoning District Map amendments associated with this project.

4. BIOLOGICAL RESOURCES

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is in an urban built environment surrounded by both pockets of Neighborhood Commercial and larger swaths of single family residential development. The site is the location of a former fire station and is approximately 0.23-acres in size. The site contains an approximately 2,792 square foot building and the majority of the remainder of the site is an asphalt driveway and parking area (approximately 91% of the site is impervious surface). There are no aquatic resources on the project site.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is located in a rural residential area of unincorporated Nevada County on Banner Mountain. The site is approximately 0.80-acres with 20% of the site being impervious surface. The site contains an existing approximately 1,664 square foot garage/workshop building (formerly housed fire apparatus) and is surrounded primarily with existing developed single family residential uses and zoning. Existing vegetation on the project site consists mostly of incense cedars, some small madrones and a few black oak trees. Understory cover is almost non-existent at this time, and the project site includes a large asphalt driveway and parking area along the project frontage. There are no aquatic resources on the project site.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is located in a rural/estate residential area of unincorporated Nevada County south of the Alta Sierra Subdivision approximately 400-feet east of the State Highway 49/Lime Kiln Road intersection. The property is approximately 0.61-acres in size with approximately 30% of the property being impervious surfacing. Vegetation on the project site includes annual grasses, a few smaller landscape trees as well as some native black oak trees primarily within the undeveloped eastern side of the property. Vegetation in the immediate vicinity of the project site includes a variety of native foothill oaks and pines as well as other non-native landscape trees, shrubs and similar vegetation. There are no aquatic resources on the project site.

Would the proposed 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?			✓		K, J
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓	K, J
c. Result in a substantial reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?				✓	K, J
d. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	K, J
e. 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?				✓	J
f. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A, 17
g. Introduce any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?			✓		A

Impact Discussion 4a-g: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): As discussed throughout this initial study, all three project sites are in developed areas with existing human activities, contain existing improvements and lack overall habitat value as a result of their built nature. Both the Quaker Hill Cross Road site and the East Lime Kiln road sites do have some native trees that could provide limited habitat value to nesting birds, but are both along major County roadways that have a high number of vehicles that travel them each day creating relatively substantial ambient noise which diminishes the potential habitat value of these trees for nesting birds. Due to their locations, the fact that these sites are highly disturbed by their previous use as fire stations, and because there were no development proposals associated with these projects, the County did not require the applicant to prepare site specific biological inventories for this project. While future disturbance and construction could occur on all three sites, the potential to impact sensitive plant or animal species is minimal for those reasons discussed above and therefore the re-designation of these sites to remove the Public land use designation to allow for the sale to the general public will have a less than significant impact on biological resources.

5. CULTURAL RESOURCES

Existing Setting:

The varied environmental zones, the geological characteristics and the geographical position of Nevada County account for an exceedingly rich and exceptionally complex cultural resource base. There are a relatively large number, and wide array, of recorded prehistoric site types in Nevada County. The Nevada County region has been occupied by Native American people for a period of at least 1,000 to 2,000 years in duration. The local people who occupied the territory where this project site is located were known as the Hill Nisenan, or “Southern Maidu”. In 1848, gold brought immigrants to the local area. By 1852, and the advent of placer mining, the population of Nevada County was estimated at more than 21,000 people. There has been significant ground disturbance in and around the vicinity of the project site properties dating back to the late 1970’s when each site was developed as a fire station. A number of State laws regulate the disturbance of archaeological sites and the Nevada County General Plan and Zoning Regulations establish procedures for identifying potentially sensitive sites.

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is in an urban built environment surrounded by both pockets of Neighborhood Commercial and larger swaths of single family residential development. The site is the location of a former fire station and is approximately 0.23-acres in size. The site contains an approximately 2,792 square foot building and the majority of the remainder of the site is an asphalt driveway and parking area (approximately 91% of the site is impervious surface).

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is located in a rural residential area of unincorporated Nevada County on Banner Mountain. The site is approximately 0.80-acres with 20% of the site being impervious surface. The site contains an existing approximately 1,664 square foot garage/workshop building (a former fire station) with a large asphalt driveway and parking area along the project frontage. The project site is surrounded primarily with existing developed single family residential uses and zoning.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is located in a rural/estate residential area of unincorporated Nevada County approximately 400-feet east of the State Highway 49/Lime Kiln Road intersection. Located on the project site is an approximately 2,640 metal garage/workshop building that was formerly used as a fire station. The site has a large concrete pad and asphalt apron that connects to the existing paved road and covers almost the entire western side of the property and extends from the eastern building end and flairs eastward until it connects with East Lime Kiln Road. The property is approximately 0.61-acres in size with approximately 30% of the property being impervious surfacing.

Would the proposed 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 as defined in Section 15064.5 of the CEQA Guidelines?				✓	A, I
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?				✓	A, I
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓	A, I
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓	A, I

Impact Discussion 5a-d: GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): As discussed throughout this initial study, all three project sites are in developed areas, contain existing improvements including relatively large paved or concrete surface areas. Due to their locations, the fact that these sites are highly disturbed by their previous use as fire stations, and because there were no development proposals associated with these projects, the County did not require the applicant to prepare site specific cultural inventories for this project. The County did however send out tribal consultation request letters to local Native American representatives pursuant to SB12 and SB52, but at the time of completion of this Initial Study, comments had not been received regarding this request for consultation. While future disturbance and construction could occur on all three sites, no specific mitigation is required as State Law dictates how cultural resources are dealt with should they be found during grading activities. If such resources are encountered or suspected, State Law requires that all work shall be halted immediately and the Planning Department be contacted. A professional archaeologist is required to 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.

The proposed changes in the specific Land Use Designations and Zoning associated with this project will not create significant impacts to cultural resources. Additionally, this change in Land Use Designations and Zoning does not change local and state requirements for protection of cultural resources that will be applied to any development whether it was proposed under current land use/zoning or under the proposed land use/zoning designations. Furthermore, this project is a legislative action only, and includes amending the General Plan Land Use Designation and Zoning on the three project properties.

6. GEOLOGY / SOILS

Existing Setting:

According to the U.S. Geological Service, Nevada County falls within five earthquake ground movement intensity zones. The western half of the County where all three project sites are located is in the lower intensity zones (5-20 % gravity). According to the County Master Environmental Inventory (1991) all three sites are shown to be in relatively close proximity to known faults within the “Foothills” fault zone that trend in a south to north orientation through western Nevada County. Faults within the Foothills fault zone however are generally considered inactive and are not considered seismic sources that are likely to produce ground shaking at the project sites. The nearest active fault to western Nevada County is the Cleveland Hill Fault which is located over 30-miles north of the project properties.

GP16-001; EIS16-004 (Ridge Road): According to the the Natural Resource Conservation Service (NRCS) Web Soil Survey prepared by the United States Department of Agriculture (USDA), this project site is underlain by one soil type, Aiken Loam 2 to 9 percent slopes. This soils type has a slow to medium runoff potential and the hazard of erosion is slight to moderate. The site is virtually flat and is 91% covered in impervious surface. The site is in an area of relatively low seismic activity, although the project property is approximately 0.5-miles from the closest fault line which is a Quaternary Fault (younger than 2 million years old) that trends south to north along the Highway 49 corridor.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): According to the the Natural Resource Conservation Service (NRCS) Web Soil Survey prepared by the United States Department of Agriculture (USDA), this project site is underlain by one soil type, Aiken Loam 2 to 9 percent slopes. This soils type has a slow to medium runoff potential and the hazard of erosion is slight to moderate. The site is virtually flat and is 20% covered in impervious surface. The site is in an area of relatively low seismic activity,

although the Quaker Hill Cross Road property is just under 1-mile from the closest fault line which is a Pre-Quaternary Fault (older than 2 million years old) that trends south to north through this longitude of western Nevada County.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): According the the Natural Resource Conservation Service (NRCS) Web Soil Survey prepared by the United States Department of Agriculture (USDA), this project site is underlain by one soil type, Boomer-Rock Outcrop Complex 5 to 30 percent slopes. This soils type has a slow to medium runoff potential and the hazard of erosion is slight to moderate. The site is virtually flat on the western developed end of the property on what appears to be a manmade building pad and gradually slopes to the south away from East Lime Kiln Road on the eastern undisturbed side of the property. Impervious surfacing makes up approximately 30% of the site. The site is in an area of relatively low seismic activity, although the East Lime Kiln Road property is approximately 1,000-feet from the closest fault line which is a Quaternary Fault (younger than 2 million years old) that trends south to north along the Highway 49 corridor and is the same fault that is near the Ridge Road property.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				✓	A, K, 16, 20, 21
b. Result in disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading?			✓		A, K
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓	A, K, 16, 20, 21
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓		A, C
e. Result in any increase in wind or water erosion of soils, on or off the site?			✓		D, F
f. Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?				✓	D, K
g. Result in excessive grading on slopes of over 30 percent?				✓	A, K

Impact Discussion 6a & c: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Each of the project sites is near (less than 1 mile from) a known inactive fault. The fault that is closest to the Ridge Road and East Lime Kiln Road properties has been identified in prior Environmental Impact Reports (EIRs) for recent projects in Nevada County (Rincon Del Rio and Nevada County Housing Element Rezone Program Implementation Project) as being approximately 1.6 million years old. According to the Master Environmental Inventory (MEI) for the 1995 Nevada County General Plan, the fault near the Quaker Hill Cross Road property is over 2 million years old. Both the aforementioned EIRs and the MEI state that these

two faults are inactive and have little potential for causing seismic hazards in Nevada County. Future redevelopment of the project sites will be subject to California Building Code standards which will effectively ensure future construction is designed for structural integrity. This project does not include associated development or construction and is a map amendment proposal only. The proposed change in General Plan Land Use and Zoning District Maps for these three properties will have no impact that could result in exposure to future residents to geologic hazards.

Impact Discussion 6b & e: **GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road):** There is no grading or other construction activities being considered with this proposed General Plan Land Use and Zoning District Map amendment project. While this is the case, the purpose of this project is to establish appropriate land use designations/zoning consistent with surrounding uses so NCCFD can sell these former fire station properties to the public. Once established it is assumed some redevelopment and reinvestment will occur on these sites, especially the Quaker Hill Cross Road and East Lime Kiln Road properties, which will be going to residential and the existing building will be converted to a residential use or a new residence will be constructed on the site. All future grading activities that could result from this reinvestment will be subject to the Nevada County Grading Ordinance as well as other applicable state (and federal, if applicable) regulations which include provisions for ensuring Best Management Practices (BMPs) are in place to minimize erosion. With the implementation of these standard grading ordinance and erosion control measures, the potential for this project to result in significant on or off-site wind or water erosion is less than significant.

Impact Discussion 6d: **GP16-001; EIS16-004 (Ridge Road):** The Ridge Road property has an existing septic system onsite. The Environmental Health Department has indicated that they have no records of this system and therefore future development on this site will be required to analyze the system and perform additional soils testing to establish a repair area prior to issuance of any future land use entitlements on this site. The Department of Environmental Health did state that they had no objection to the General Plan Land Use Map Amendment on this site and that this action would have no impact on the existing septic system. At this time this project is a General Plan Land Use Map Amendment only and no land use entitlements are being sought. Therefore, this project will not have a less than significant impact to onsite soils for wastewater treatment.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property has an existing septic system onsite. The Environmental Health Department has indicated that they do have records of this system and that the system is the equivalent of a 3-bedroom septic. Environmental Health has stated that when the existing fire station is converted (assuming this project is approved) that the future property owner will be required to do additional soils testing to establish a repair area for this system. Environmental Health did state that they had no objection to the General Plan Land Use and Zoning District Amendment on this site to go from Rural Commercial/Public (RC/P) to Urban Single Family/Single Family Residential with the Subdivision Limitation Combining District (USF/R1-X) and that this action would have no impact on the existing septic system. At this time this project is a legislative action only and the conversion of the fire station of another use is not immediately imminent. Therefore, this project will not have a less than significant impact to onsite soils for wastewater treatment.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property has an existing septic system onsite that served the existing fire station located there. The Environmental Health Department has indicated that they have no records of this system and therefore future development on this site will be required to analyze the capacity of the system and do additional soils testing to establish a repair area prior to issuance of a building permit to convert this site from a fire station use. The Department of Environmental Health did state that they had no objection to the General Plan Land Use and Zoning District Amendment on this site to go from Public (PUB/P) to Estate/Residential Agriculture-3 (EST/RA-3) and that this action would have no impact on the existing septic system. At this time this project is a legislative

action only and the conversion of the fire station to another use is not immediately imminent. Therefore, this project will not have a less than significant impact to onsite soils for wastewater treatment.

Impact Discussion 6f-g: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): All three sites are relatively flat with only gentle slopes. There are no water courses on any of the project sites and no slopes over 30%. As a result this project will have no impact to water resources or to slopes in excess of 30 percent.

7. GREENHOUSE GAS EMISSIONS

Existing Setting: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): 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. 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). CO2 emissions are largely from fossil fuel combustion. In California, approximately 43 percent of the CO2 emissions come from cars and trucks. 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. The adverse impacts of global warming include impacts to air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and an increase in health related problems.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction would be accomplished through regulations to reduce emissions from stationary sources and from vehicles. The California Air Resources Board (ARB) is the State agency responsible for developing rules and regulations to cap and reduce GHG emissions. 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 (California Attorney General’s Office 2010). The NSAQMD has also prepared a guidance document that includes mitigations for general air quality impacts that can be used to mitigate GHG emissions, *Guidelines for Assessing Air Quality Impacts of Land Use Projects* (Northern Sierra Air Quality Management District 2009).

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

Impact Discussion 7a-b: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems, it is not possible to determine to what extent this project’s CO2 emissions would result in

any altered physical conditions. In considering this project's GHG emissions within the context of statewide and regional emissions it is anticipated to be minimal given the small scale of the proposed projects. Typically, cumulative impacts are analyzed and mitigated in the County's General Plan and associated EIR. In this case, the General Plan for Nevada County does not address GHG Emissions. Therefore, this analysis uses the precautionary principle and acknowledges that the project will make a small, minor contribution to regional and statewide GHG emissions.

The proposed project will result in small but incremental increases in CO₂ levels from the new vehicle trips to this site as well as from minor construction activities as this project could result the potential for the redevelopment or use of these unmanned fire stations (commercial on Ridge Road and residential on Quaker Hill Cross Road/East Lime Kiln Road). While for disclosure purposes some assumed uses are discussed throughout this initial study, the intent is not to attempt to speculate what the size, intensity, type and scope of a future business will be at the Ridge Road property or the two properties being proposed for residential zoning. Depending on how long it takes to find new owners for these properties, it is likely that ambient air quality will be different than today's conditions. It is anticipated that the future redevelopment and use of the project parcels will have some incremental impacts to air quality in the region through GHG emissions but those the impacts would be less than significant, as the three projects are geographically spread out, are relatively small in size and all have existing buildings located on them. Short-term GHG emission impacts could result from construction of the site, but it is unknown at this time whether future construction will be internal only or whether or not exterior improvements will be performed. Since, this project is only a legislative action, a CalEEMOD model was not run for this project, as any inputs would be purely speculative.

Current requirements of the California Building Code, Northern Sierra Air Quality District and the California Air Resources Board, will ensure future construction that may occur as a result of this project is done in a manner that is consistent with these codes and will minimize greenhouse gas emissions to the greatest extent possible.

8. HAZARDS / HAZARDOUS MATERIALS

Existing Setting: GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is not a hazardous materials site pursuant to Government Code Section 65962.5 (*Department of Toxic Substances Control, EnviroStor Database, 2016*). The nearest Leaking Underground Fuel Cleanup "LUST" site, RB Case Number 290190, is approximately 400 feet to the northwest of the property which was the former Alta Hill Gas site which is listed as "Completed-Closed Case" in 2006 on the EnviroStor Website. The nearest "School Clean Up" site is the former Kenny Ranch Burn dump site which is approximately 3,000 feet/miles away and is in an active status at the time of the completion of this Initial Study. Finally the nearest voluntary clean-up site is the Kenny Ranch property which is approximately 1,500 feet from the Ridge Road property and is in an "Inactive- Action Required" state and the clean-up was required as a result of former hard rock mining. Finally there is Spills, Leaks, Investigation and Cleanup "SLIC" site approximately 1,000 feet from the project site that is listed as "Open-Inactive". This is the site of the Calvary Chapel Church on Alta Street and the clean-up is a result of a diesel spill in 1993. The project area is designated as a Very High Fire Hazard Area for wildland fire. No other known hazardous materials sites or other know hazards are located in the vicinity of the project site.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*Department of Toxic Substances Control, EnviroStor Database, 2016*). The nearest voluntary clean-up site is approximately 1-mile from the project site. The project area is designated as a Very High Fire Hazard Area for wildland fire. No other known hazardous materials sites or other know hazards are located in the vicinity of the project site.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*Department of Toxic Substances Control, EnviroStor Database, 2015*). The nearest SLIC site is over 0.5-miles from the project site and was the cleanup was the result of a diesel spill. The project area is designated as a High Fire Hazard Area for wildland fire. No other known hazardous materials sites or other know hazards are located in the vicinity of the project site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		C
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓	C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, K
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, C
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, K
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓	A, K
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	C, L
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓	L

Impact Discussion 8a-b: GP16-001; EIS16-004 (Ridge Road): The proposed General Plan Land Use Map re-designation from Public to Neighborhood Commercial (for consistency with the existing C1 Zoning) will not result in a greater potential for the transport and storage of hazardous materials, as the project site is already zoned for commercial use. This project proposes to bring the property's General Plan Designation into consistency with the onsite zoning to allow for the sale of the property to a private owner. This act could likely facilitate the future use of this property for commercial purposes. However as discussed in the Aesthetic and Land Use Sections of this section, the majority of commercial uses require the approval of a use permit, which will allow for further discretionary review and analysis of that proposed use. Further, any future use that stores or routinely transports hazardous materials will be subject to local, state and federal laws applicable to the materials that will be used.

During the construction phase to convert the structure from a fire station to accommodate a commercial use, it is anticipated that small quantities of hazardous materials would be stored, used, and handled. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration standards. Therefore, this impact is considered less than significant. At this time there is no proposal being considered for the future use of this property. This project is a General Plan Land Use Map Amendment only and future development or use of the site will be adequately regulated in terms of hazardous material storage, use and transport and therefore the overall impact of this project to criterion 8a-8b will be less than significant.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The proposed General Plan Land Use and Zoning District Map Amendment to go from RC/P to USF/R1-X (Quaker Hill Cross Road) and from PUB/P to EST/RA-3 is anticipated to result in the redevelopment of the two project properties for residential uses. During the construction phase to convert the structure from a fire station to accommodate a residential use, it is anticipated that small quantities of hazardous materials would be stored, used, and handled. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration standards. Once established, it is anticipated that small amounts of common household chemicals (cleaners, 2 and 4-cycle engine fuel, oil, vegetation killers, etc.) will likely be stored on the project properties in small residential quantities that are not subject to Environmental Health storage regulations. Therefore, this impact is considered less than significant.

Impact Discussion 8c: **GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road):** None of the project sites are not within a ¼ mile from an existing school and therefore the proposed project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that could impact such a facility. Further this project is a General Plan Land Use and Zoning District Map Amendment only, which has no potential to result in hazardous material emission or storage and therefore this project will have no impact to the criterion.

Impact Discussion 8d: **GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road):** The proposed project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, subsequently this project will not create a significant hazard to the public or the environment. As discussed in the existing setting, there are a few former hazardous sites within the vicinity of the project properties, especially the Ridge Road property, but all have been remediated or are far enough away from the project properties to have a negative influence to those sites. As discussed through this Initial Study document, this project is a General Plan Land Use and Zoning District Map Amendment only that has no potential to create a significant hazard to the public or the environment as the result of disturbing a known hazardous material site and therefore this project will have no impact to the criterion.

Impact Discussion 8e-f: **GP16-001; EIS16-004 (Ridge Road): and GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road):** Both Ridge Road and Quaker Hill Cross Road project sites are not within 2 miles of a public or private airstrip. Future redevelopment of those properties that could result from this General Plan Land Use and Zoning District Map Amendment project does not have the potential to result

in a safety hazard for people residing or working in the project area due to airport hazards and therefore this project will have no impact to this criterion.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is approximately 1.35 air miles from the Alta Sierra Airport, a private airstrip. The property is in an estate residentially developed area. Should this project be approved, this property would be subject to the same overflight hazards as those residential units that are in the vicinity of the project site. This project, if approved, would not result in a greater safety hazard than what exists under current conditions. This project is a map amendment only and therefore this project will have no impact to this criterion.

Impact Discussion 8g: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The project will not alter any existing emergency evacuation plans for the areas where the projects are located. The Office of the Nevada County Fire Marshall has reviewed the project proposals and did not comment on any adverse impacts to emergency response or evacuation plans. As outlined in the background section of this Initial Study when electing to surplus these properties, NCCFD contacted the ISO to determine if the sale of these three former fire stations to private ownership would change NCCFD's existing Fire Suppression Rating of 4 (ratings are on a 1-10 scale with 1 being the best and 10 being no fire protection). ISO found that there would be no impact to NCCFD's rating by eliminating any of these stations. While future growth in this service area of NCCFD is possible, NCCFD does not anticipate that the change would substantiate the need for additional staffed fire stations in these locations. Four fire stations are within 1.5, 2.4, 3.7 and 4.5 miles from the Ridge Road site, three are within 2.8, 3.4 and 5.0 miles from the Quaker Hill Cross Road site and finally, two additional fire stations are within 3.7 and 3.9 miles from the East Lime Kiln Road site. Since, the proposed project would not impair, effect NCCFD's ability to perform their mission or physically interfere with any adopted emergency response and evacuation plan; there would be no impact as a result of this project.

Impact Discussion 8h: GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is within a Very High Fire Hazard Severity Zone as mapped by CalFire. There is little area of vegetation on the project site and surrounding properties are developed with urban residential and commercial uses. Future use of the site for commercial endeavors by a private land owner will require fire agency review to ensure whatever is being proposed meets fire safety codes, standards and regulations. Any discretionary land use will require the approval of a Fire Protection Plan, pursuant to Nevada County Land Use and Development Code Section L-II 4.3.18. Since this project is only a General Plan Land Use Map Amendment the Fire Protection Plan is not required at this time. The change in General Plan designation will have no physical change to the property that would further create potential safety hazards at or in the vicinity of the project site. Therefore this project will have no impact to fire safety.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is within a Very High Fire Hazard Severity Zone as mapped by CalFire. The project is within a developed single family neighborhood and is on the fringe of more rural forested residential land uses. Future use of the site for residential purposes by a private land owner will require a building permit to either construct a new dwelling or convert the existing structure to a residential use. This conversion or new construction will be subject to all fire safety codes, standards and regulations applicable to a residential use in the Wildland Urban Interface, including defensible space and potentially fire sprinklers. Since this project is only a General Plan Land Use and Zoning District Map Amendment, this project will have no physical change to the property that would further create potential safety hazards at or in the vicinity of the project property. Therefore this project will have no impact to fire safety.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is within a High Fire Hazard Severity Zone as mapped by CalFire. The project is within a developed estate residential area. Future use of the site for residential purposes by a private land owner will require a building permit

to either construct a new dwelling or convert the existing structure to a residential use. This conversion or new construction will be subject to all fire safety codes, standards and regulations applicable to a residential use in the Wildland Urban Interface, including defensible space and potentially fire sprinklers. Since this project is only a General Plan Land Use and Zoning District Map Amendment, this project will have no physical change to the property that would further create potential safety hazards at or in the vicinity of the project property. Therefore this project will have no impact to fire safety.

9. HYDROLOGY / WATER QUALITY

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is in an urban built environment surrounded by both pockets of Neighborhood Commercial and larger swaths of single family residential development. The site is the location of a former fire station and is approximately 0.23-acres in size. The site contains an approximately 2,792 square foot building and the majority of the remainder of the site is an asphalt driveway and parking area (approximately 91% of the site is impervious surface). The project is within the Rattlesnake Creek-Wolf Creek Subzone of the Slate Creek watershed. There are no aquatic resources on the project site and the project is not within or adjacent to a 100-year floodplain.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is located in a rural residential area of unincorporated Nevada County on Banner Mountain. The site is approximately 0.80-acres with 20% of the site being impervious surface. The site contains an existing approximately 1,664 square foot garage/workshop building (formerly housed fire apparatus) and is surrounded primarily with existing developed single family residential uses and zoning. The project property is within the Little Deer Creek-Deer Creek subzone of the Deer Creek watershed. There are no aquatic resources on the project site and Little Deer Creek is just over 2,000 south of the project site. The project is not within or adjacent to a 100-year floodplain.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is located in a rural/estate residential area of unincorporated Nevada County south of the Alta Sierra Subdivision approximately 400-feet east of the State Highway 49/Lime Kiln Road intersection. The property is approximately 0.61-acres in size with approximately 30% of the property being impervious surfacing. The site is within the South Wolf Creek subzone of the Wolf Ditch watershed, there are no aquatic resources on the project site and the nearest “blue-line” stream shown on the USGS map is approximately 360 feet to the west and is a seasonal stream. The project is not within or adjacent to a 100-year flood plain.

Would the proposed 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?				✓	A, B
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?				✓	A, B

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?			✓		A, K, 9, 13
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			✓		A, K, 13
e. Create or contribute to runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			✓		A, B
f. Otherwise substantially degrade water quality?			✓		A, C
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	K, 13
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	A, K, 13
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓	A, B, D, K, 13, 16,
j. Create inundation by mudflow?				✓	A, B, D, K, 12, 16

Impact Discussion 9a: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): As discussed throughout this Initial Study, this project is a proposal to: 1) align the General Plan Land Use Designation of the Ridge Road site with its existing Neighborhood Commercial (C1) zoning; 2) remove the Rural Commercial (RC) General Plan Land Use Designation and Public (P) Zoning District from the Quaker Cross Hill Road property and replace it with the Urban Single Family (USF) General Plan Land Use Designation/Single Family Residential (R1) Base Zoning District consistent with surrounding land use/zoning designations; and 3) amend the Public (PUB) General Plan Land Use Designation and Public (P) Zoning District from the East Lime Kiln Road property to an Estate (EST) General Plan Land Use Designation and Residential Agriculture-3 (RA-3) Zoning District consistent with surrounding land use/zoning designations. All three project sites host unmanned fire stations that have been designated as surplus by the applicant, NCCFD. There is no development proposal associated with this project and this is a mapping/legislative project only. Since the overall purpose of this project is to facilitate the future sale of these properties to private ownership, it is assumed that future redevelopment and reinvestment will occur on these sites to accommodate the use of these sites by future owners. As a result some minor grading and construction activities may be required to accomplish this. As discussed in the Geology and Soil section future grading and construction activities will be subject to the County Grading Ordinance and the California Building Code which will ensure those activities do not violate water quality or waste discharge requirements. The action necessary to amend the land use and zoning designations for these project sites will have no impact on water quality or waste discharge.

Impact Discussion 9b: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): See Impact Discussion

9a for project background. All three project sites are connected to existing public water sources supplied by Nevada Irrigation District. The East Lime Kiln Road property has a standby account but does not have a water meter installed. Should this project be approved, a future property owner would be required to go through the appropriate NID processes and pay the appropriate fees to have this meter installed. The other two project sites already have meters. For the Ridge Road property, a future water demand analysis may be required to ensure the existing meter size is appropriate and fees have been collected based on the demand on the system. Since there is no proposal for a commercial use on this site being proposed at this time, no action is required and no mitigation or conditions of approval are required for this legislative project. Since all of the proposed project properties have existing access to public water, this project would not directly or indirectly result in the construction of uses that would utilize groundwater and therefore, there would be no impact related to depletion of groundwater supplies or interference with groundwater recharge.

Impact Discussion 9c-f: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): See Impact Discussion 9a for project background. All three project properties have been disturbed from previous construction activities associated with the development of the fire stations facilities and driveways/parking areas located on them. While this project is only a map amendment, the project could result in future grading and construction, primarily on the Quaker Hill Cross Road and East Lime Kiln Road properties, through the potential development of those sites for residential use. Alternatively, it is possible that the existing buildings could be converted to residential structures (through appropriate permits) that would result in internal modifications only. Either way, the County's Grading Ordinance and the application of the California Building Code would ensure that adequate measures are taken to ensure any future site disturbance does not result direct or indirect impacts to water quality in this area of Nevada County. Further none of the project sites have onsite water courses on them that could be impacted for future grading on construction activities. Notwithstanding, any potential ground disturbance has the potential to alter onsite drainage patterns, but those impacts are expected to be less than significant. Finally, as expressed throughout this Initial Study, the project is a legislative action only and does not include any physical disturbance to the environment at this time.

Impact Discussion 9g-j: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): See Impact Discussion 9a for project background. There are no flood hazard areas or designated flood zone on or in proximity of any of the three project sites. Therefore, there would be no impact associated with placement of housing or structures 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. Since no watercourses are in the vicinity of the project sites, the redevelopment of the project sites does not have the potential to expose people to significant loss, injury or death due to flooding. Finally the project properties are not within areas with steep slopes and all sites are relatively flat, therefore the future redevelopment of the project properties will have no impact to this criterion.

10. LAND USE / PLANNING

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road site is in established developed area with pockets of Neighborhood Commercial (C1) development, but is predominately residential in form and function, with older modest sized homes dominating the landscape. The project site is tucked behind an existing commercial development. The site contains an existing approximately 2,792 square foot metal building that was used as a former fire station by the Nevada County Consolidated Fire District. The property is within the City of Grass Valley Long Term Sphere of Influence which has it designated as Public on their General Plan 2020 Land Use map. While there are pockets of C1 zoned land in this area, there are only a few commercial businesses operating in this area, including a small thrift store along the Ridge Road frontage

and the Alta Street Market at the corner of Ridge Road and Alta Street. Other uses in the area are primarily residential in terms of zoning and actual land use.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road site is in a heavily treed established and developed urban/rural residential neighborhood. The site contains an existing approximately 1,664 square foot garage/workshop building that has historically been used as an unmanned fire station. Uses to the east, west and south are that of single family residential uses. To the north is more rural residential with larger lot sizes than the aforementioned area. The site is currently designated as Rural Commercial by the General Plan and there is a single approximately 1.3-acre undeveloped property immediately adjacent to the project property that is designated as Rural Commercial (RC) by the General Plan and zoned Neighborhood Commercial (C1). All other uses and zoning in the immediate vicinity of the project site are residential.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln site is within a rural/estate residential area of unincorporated Nevada County. Located on the project site is an approximately 2,640 metal garage/workshop building that was formerly used as an unmanned fire station. The East Lime Kiln property is surrounded by similar residential uses and Estate/Residential Agricultural General Plan/Zoning as being proposed by this project. The nearest commercial zoning is over one mile south of the project site along State Highway 49.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in structures and/or land uses incompatible with existing land uses?			✓		A, 17, 18, 20
b. The induction of growth or concentration of population?			✓		A
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				✓	B, T
d. Result in the loss of open space?				✓	A, M, 17, 18, 20
e. Substantially alter the present or planned land use of an area, or conflict with a general plan designation or zoning district?			✓		A, M, 17, 18, 20
f. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A, M, 17, 18, 20
g. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community?				✓	A, M, 17 18, 20

Impact Discussion 10a, e, f: **GP16-001; EIS16-004 (Ridge Road):** The Ridge Road property is currently zoned Neighborhood Commercial (C1) on Zoning District Map 40a but has a Public (PUB) General Plan Designation. Since this property is within the Grass Valley Long Term Sphere of Influence the project site is also designated as Public (P) on the Grass Valley General Plan 2020 Land Use Maps that were updated in 1998. Depending on the nature of a future use of this site, it is possible that it may potentially conflict with surrounding residences that are in very close proximity to the existing building on the project site (nearest residence appears to be within 20-feet of the existing structure). While this project does not include a proposal for the future use of this site at this time, the Planning Department has received an inquiry from

a prospective buyer who expressed interest in establishing an auto repair business at this location. This type of commercial use would require a Use Permit pursuant to the Nevada County Land Use and Development Code (LUDC) Section L-II 2.4 Commercial Districts and special consideration would need to be given to compatibility issues, such as light, noise, smells, storage of hazardous materials, etc. Under current zoning, an applicant could currently propose this type of use on the site. Without the approval of this General Plan Amendment project to make the property's General Plan Land Use designation consistent with the existing C1 zoning however, it would be difficult for the County to make the requisite General Plan consistency findings necessary to approve any commercial use of the property. Therefore this project is necessary to facilitate future economic investment in this property.

Regarding potential conflicts with an approved plan in the area, changing the site's General Plan Designation to Neighborhood Commercial (NC) could be considered to be in conflict with the City of Grass Valley's Public General Plan designation if the property were larger and had the potential for an intensive commercial use. County General Plan Policy 1.8.3 states: "Within the City/Town spheres of influence, the Nevada County General Plan Land Use Maps will generally reflect the City's/Towns General Plan land use mapping. In some instances the County may provide for a less intensive land use due to the infrastructure capability, environmental constraints or effects on land use and development patterns outside of the city's sphere. However, the County's Plan will not preclude implementation of the City's/Town's Plan by providing significantly more intensive land use than the City's/Town's Plan." In this instance the property has a Public (PUB) General Plan Designation and an existing unmanned fire station that according to the application materials has not been used for an incident for a period exceeding ten years. The property is very small (0.23-acres) and therefore use of the site for commercial purposes would not impact planned infrastructure, overall land use intensity or planned development in this area of the Sphere of Influence. As a result this impact would be less than significant.

Pursuant to General Policy 1.8.4, the County first requested that the City determine whether or not it desires to annex the project. In this case the City expressed that it was not in a position to annex this property. General Plan Policy 1.8.4 then requires that County to refer the application to the City for review and comment. The County did route this project to the City's and received correspondence reiterating that the City would not be in a position to annex this property at this time. Since this property has been historically used by NCCFD as a fire station, the County's/City's Public General Plan Designation was appropriate for this site. As outlined in the project background section of this Initial Study, however this fire station has not been used for an incident for over 10-years. Further when the NCCFD Board of Directors passed a motion to declare all three facilities as surplus, the District formally offered, for sale or lease, the facility to other government entities accordance with Government Code Section 54222, but no interest was received by the solicited government entities. Therefore the likelihood of this property continuing to being used for public service purposes is slim to none. As discussed above, this is a very small property and the future use of it for commercial purposes would not impact planned infrastructure, overall land use intensity or planned development in this area of the Sphere of Influence. Future uses would be subject to further discretionary review which would allow mitigating factors to be applied depending on what type of use is ultimately proposed. For these reasons, the impact of making the property's General Plan Land Use designation consistent with its existing Neighborhood Commercial Zoning would not result in significant conflicts with existing land uses, would not substantially alter planned land uses in the area and would not substantially conflict with an adopted plan for the area. Subsequently this impact would be less than significant.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Both the Quaker Hill Cross Road and East Lime Kiln Road proposals would bring the properties in line with other land use and zoning designations in the vicinity of those properties. Anticipated future use of these sites would be residential in nature like those uses surrounding them. Therefore this project would not result in conflicts with existing or planned land uses nor would it conflict with an adopted plan for the area.

Impact Discussion 10b, g: GP16-001; EIS16-004 (Ridge Road): The Ridge Road project intends to bring the property's General Plan designation into consistency with its existing Neighborhood Commercial (C1) zoning. The anticipated future use would therefore be commercial in nature and would not induce population growth. The property is in an established urban residential area that hosts pockets of commercially zoned parcels. This property is currently developed with an existing unmanned fire station structure and is currently designated Public by the Nevada County General Plan. The proposal to bring this designation into consistency with its zoning would establish a like use with those properties that front Ridge Road (this property is one parcel removed from Ridge Road). Due to the historical use of the site, as well as the established nature of the commercial and residential uses in the area, this project will not physically divide an established neighborhood and therefore there would be no impact as a result of this project to these potential impact areas.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): This project proposes to change the existing land use and zoning designations for these two properties from Rural Commercial (RC)/Public (P) (Quaker Hill Cross Road) and Public (PUB)/Public (P) (East Lime Kiln Road) to USF/R1-X and EST/RA-3 which would be consistent with other general plan land use/zoning and established residential uses in the vicinity of these two geographically separated properties. It is anticipated that future use of these two former fire stations would become single family residential. This could result in a very small population growth at these sites (assuming potential future owners are not from the area), but one new residence within each of these established residential areas could not be considered substantial growth that would have an impact upon existing infrastructure or the environment in these areas. Neither of these properties would divide the physical arrangement of an established community and would instead become part of these communities as a similar use. Subsequently, the impact of adding one new residential unit to both of these areas would be less than significant in terms of population growth and the potential for disrupting an established community.

Impact Discussion 10c: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): All three of the project properties are located on existing public County maintained roads and are served by existing onsite septic systems. This project does not have the potential to require the extension of sewer trunk lines or access roads that would facilitate future development beyond these properties. Therefore this project will have no impact that would induce additional growth beyond the redevelopment of the project properties.

Impact Discussion 10d: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): None of the project properties are zoned open space, adjacent to areas zoned open space or acting as the functional equivalent of open space. Therefore this project will not result in the loss of open space nor will it conflict with existing open space zoning in the area and therefore will have no impact to open space.

11. MINERAL RESOURCES

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is not within a Mineral Resource Zone (MRZ) or an area of known valuable mineral deposits and there are no known historical or active mining operations in the immediate vicinity of the project.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is near an area of former mining activity and the Mineral Resource Area (MRZ-2) zone clips the northwestern corner of the property. The nearest historical mines in this area are approximately 3,000-feet away from the project property. There are no known active mines in the vicinity of the project.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is not within a Mineral Resource Zone (MRZ) or an area of known valuable mineral deposits and there are no known historical or active mining operations in the immediate vicinity of the project.

Would the proposed 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, C, K, 1
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓	A, C, K, 1

Impact Discussion 11 a-b: GP16-001; EIS16-004 (Ridge Road): GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Both of these sites are not within a Mineral Resource Area nor are they within an area of active or historic mining activities. The sites are developed with existing unmanned fire stations that include paved driveways and parking areas. Future development of these properties is not being considered at this time, but will likely only result in minor surface disturbance that will not impact any unknown subsurface mineral resources. The impact of this General Plan Land Use and Zoning District Map Amendment project is therefore anticipated to have no impact to Mineral Resources.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): As discussed in the Existing Setting section above, the project site is adjacent to an area of known historic mining and contains a very small sliver of the property within the MRZ-2 zone. Similar to the the Ridge Road and East Lime Kiln Road properties, future development of these properties is not being considered at this time. It is assumed that the site will eventually be converted to a residential use, consistent with the proposed zoning and surrounding land uses, but this activity will likely only result in minor surface disturbance that will not impact any subsurface mineral resources. The size of the property and the developed state that it is in is not conducive to future mining endeavors and therefore this General Plan Land Use and Zoning District Map Amendment project will have no impact to Mineral Resources.

12. NOISE

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is in a developed area of single family residential uses with pockets of neighborhood commercial development. The greatest source of ambient noise at the project site is Ridge Road and Alta Street, both of which are considered Major Collectors by the Nevada County General Plan. Other noise in the area is typical of residential and relatively small commercial uses. The General Plan and LUDC have established daytime noise levels for commercial uses as follows: a maximum allowable noise level in commercial district is an average (Leq) of 70 decibels and a maximum (Lmax) of 90 decibels between the hours of 7 a.m. and 7 p.m. and an Leq of 65 decibels with an Lmax of 75 decibels between the hours of 7 p.m. and 7 a.m. This property has a Neighborhood Commercial (C1) Zoning District, but has a Public (PUB) General Plan Designation. This project is abuts a residential district and therefore the County’s Noise Standards dictate that: “where 2 different zoning districts abut, the standard applicable to the lower, or more restrictive, district plus 5 dBA [decibels] shall apply.” As a result this project is subject to the residential noise standards (which are the same as those allowed in the Public zoning district) plus 5dBA, which result in allowable noise levels as follows: an average (Leq) of 60 decibels and a maximum (Lmax) of 80 decibels between the hours of 7 a.m. and 7 p.m.,

an Leq of 55 decibels with an Lmax of 70 decibels between the hours of 7 p.m. and 10 p.m., and finally an Leq of 50 with an Lmax of 65 decibels between the hours of 10 p.m. and 7 a.m.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is in a developed area of single family residential uses. The greatest source of ambient noise at the project site is Quaker Hill Cross Road, which runs along the property frontage and is considered a Minor Collector by the Nevada County General Plan. Other noise in the area is typical of residential uses. The General Plan and LUDC have established daytime noise levels for discretionary projects within for Residential and Public zoning districts as follows: an average (Leq) of 55 decibels and a maximum (Lmax) of 75 decibels between the hours of 7 a.m. and 7 p.m., an Leq of 50 decibels with an Lmax of 65decibels between the hours of 7 p.m. and 10 p.m., and finally an Leq of 45 decibels with an Lmax of 60 decibels between the hours of 10 p.m. and 7 a.m. The County Noise regulations specifically state that permitted residential land uses are not subject to these standards, but these thresholds have been provided above for reference.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is in a developed area of estate single family residential uses. The greatest source of ambient noise at the project site is State Highway 49, which is approximately 400-feet from the western property line and East Lime Kiln Road, which runs along the property frontage and is considered a Minor Collector by the Nevada County General Plan. Other noise in the area is typical of residential uses. The General Plan and LUDC have established daytime noise levels for discretionary projects within for Residential and Public zoning districts as follows: an average (Leq) of 55 decibels and a maximum (Lmax) of 75 decibels between the hours of 7 a.m. and 7 p.m., an Leq of 50 decibels with an Lmax of 65decibels between the hours of 7 p.m. and 10 p.m., and finally an Leq of 45 decibels with an Lmax of 60 decibels between the hours of 10 p.m. and 7 a.m. The County Noise regulations specifically state that permitted residential land uses are not subject to these standards, but these thresholds have been provided above for reference.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Expose persons to or generate noise levels in excess of the County's adopted standards established in the General Plan and Land Use and Development Code?			✓		A, 17, 18
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels (e.g., blasting)?				✓	B, D
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A, 17, 18
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A, 17, 18
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A, K
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓		A, K

Impact Discussion 12a-d: GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is within an area of urban development, (relative to development in unincorporated Nevada County) and is in close proximity to two public roads that are considered Major Collectors by the Nevada County General Plan

with average daily trips (ADTs) (counted in 2014) of 3,762 ADTs (Alta Street) and 6,878 ADT (Ridge Road). As a result vehicle traffic is the primary source of ambient noise in this area. Secondary noise generators are attributed to residential uses that surround the site. The nearest residential structure appears to be less than 20-feet from the former fire station located on this site based on the aerial photograph of this area. While there is no application being processed it is assumed that a commercial business will eventually redevelop the site/existing structure for commercial purposes. As discussed in the Aesthetics and Land Use Sections, future commercial use of this site will likely require a discretionary use permit or development permit. The Planning Department has recently received a few inquiries from a prospective buyer who expressed interest in establishing an auto repair business at this location, but at the time of preparation of this Initial Study a formal application for this use has not been submitted and is not being considered as a part of this project. In light of the proximity to existing residences, future use of this site will need to be properly designed to meet County noise standards. The proposed project is a General Plan Land Use Map designation amendment only and does not include a proposal for the development of the property nor does it issue any entitlements for future development on the project parcel. Since at this time the project only includes a change in the General Plan Land Use Map Designation to be consistent with the existing C1 zoning and because there is no physical change to the existing vacant fire station located on this property, this project will not have a significant impact related to the generation of noise as it is a legislative action only and the sites zoning is already Neighborhood Commercial (C1).

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is within a developed residential area of Nevada County with road frontage along public minor collector road way. Quaker Hill Cross Road had 1,703 ADTs in 2013 and is the major source of ambient noise in the area. Secondary noise sources are primarily from developed residential uses in the area. The project proposes to amend the site's General Plan Land Use and Zoning District Map designations from Rural Commercial (RC)/Public (P) to Urban Single Family (USF)/Single Family Residential with the Subdivision Limitation Combining District (R1-X). This designation is consistent with those surrounding the property and the assumed future use of this property for residential purposes would be consistent with other uses in this area. It is possible that temporary noise, above and beyond normal residential noise, will occur during construction or redevelopment of the property. Temporary construction noise however is exempt from the County's noise standards due to its temporary nature. Once construction or redevelopment is completed, noise generated by the potential residential use of the property is not anticipated to exceed County noise thresholds or result in significant impacts in this relatively quiet residential area of Nevada County.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is within a developed estate residential area of Nevada County with road frontage along public minor collector road way. East Lime Kiln Road had 3,675 ADTs in 2013 and is one of two major sources of ambient noise in the area. The most prevalent source of noise in this area is State Highway 49, which approximately 400-feet from the western property boundary. Other tertiary noise sources are primarily from developed residential uses in the area. The project proposes to amend the site's General Plan Land Use and Zoning District Map designations from Public (PUB)/Public (P) to Estate (EST)/Residential Agriculture (RA-3). This designation is consistent with those surrounding the property and the assumed future use of this property for residential purposes would be consistent with other uses in this area. It is possible that temporary noise, above and beyond normal residential noise, will occur during construction or redevelopment of the property. Temporary construction noise however is exempt from the County's noise standards due to its temporary nature. Once construction or redevelopment is completed, noise generated by the potential residential use of the property is not anticipated to exceed County noise thresholds or result in significant impacts in this relatively quiet residential area of Nevada County.

Impact Discussion 12e: **GP16-001; EIS16-004 (Ridge Road); GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road); and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road):** None of the project parcels are within two miles of a public airport and therefore the project would not the expose people residing or working in the project area to excessive noise levels, resulting in no impact to this criteria.

Impact Discussion 12f: GP16-001; EIS16-004 (Ridge Road): and GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The project is not within the vicinity of a private airport; therefore, no impact would arise from the exposure of people residing or working within the project area to excessive noise levels from a private airport.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property is approximately 1.35 air miles from the Alta Sierra Private Airport. Consistent noise generated from State Highway 49 would drown out any periodic noise from the infrequent use of this private airstrip. Subsequently, should this site be converted to a residential use as a result of this project, the impact of the property being within less than 2 miles from the Alta Sierra Airport would not expose people residing or working in the project area to excessive noise levels and therefore this impact would be less than significant.

13. POPULATION / HOUSING

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property is in a developed area with a mix of single family residential (R1-1.5 Zoning) with pockets of commercial uses (C1 Zoning). Parcel sizes range from as small as 0.17-acres up to 1.5-acres in size.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property is in a developed area of mostly single family and rural residential land uses. The Deer Creek Park subdivision is immediately adjacent to the project site and is essentially built out with average parcels sizes around 0.5 acres. On the north side of the project site, land uses transitions into more rural residential with larger approximately 5.0 parcels dominating the landscape.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln property is in a developed area of rural residential uses. The predominate land use and zoning in this area that surrounds the project site on all sides is Estate (EST) and Residential Agriculture with 3-acre density limitations (RA-3). Parcels sizes in the area are generally above 3-acres although there are many parcels near the project area with the RA-3 zoning that are similar in size to or smaller than the subject property (0.61-acres).

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

Impact Discussion 13a-c: GP16-001; EIS16-004 (Ridge Road): The Ridge Road project, if approved, will result in aligning the sites existing C1 zoning designation with its General Plan Land Use designation, which is currently (Public), by changing it to Neighborhood Commercial (NC). While residential uses are allowed as a part of a mixed-use project at 4-units per acre with a use permit in the C1 zone, the developed state of the property, its limited parcel size (0.23-acres) and the proposed designation is not conducive towards residential development. Subsequently, this change will not result in substantial population

growth, will not displace substantial numbers of housing nor will it displace any people requiring the construction of replacement housing elsewhere, therefore, this Ridge Road project will have no impact on population and housing in this area of Nevada County.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Both the Quaker Hill Cross Road and East Lime Kiln projects will result in the potential for the development of single-family residences and a second dwelling unit (which are an allowed use in all zones that allow single family development as an allowed use). As discussed throughout this Initial Study, both of these sites are former fire facilities that are located in established residentially developed areas. Therefore, based on the County's most recent census data (2010 Census) which provide the County's persons per household at 2.35 persons, this project has the potential to result in a population growth of approximately 10 people, assuming both sites are converted to both a single family home with an attached second dwelling unit (as required by the Zoning code for properties under one-acre). These two properties are geographically separated by 12-air miles and therefore the impacts of each property being converted to residential uses would not be cumulatively felt. Since these two areas are established developed residential and rural residential areas, the addition of a new potential single family use on these two properties is not anticipated to result in substantial population growth; therefore this impact is less than significant. Further, because these two sites are currently not developed with residential uses this project does not have the potential to displace any housing units or people and as a result this project will have no impact to these criteria.

14. PUBLIC SERVICES

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The following public services are provided to this site:

Fire: Nevada County Consolidated Fire District

Police: The Nevada County Sheriff provides law enforcement services.

Water: Nevada Irrigation District (NID)

Transit: Nevada County Transit Services/Gold Country Stage

Sewage: Individual Septic

Electricity: Pacific Gas and Electric

Schools: Grass Valley Elementary, Nevada Joint Union School District

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The following public services are provided to this site:

Fire: Nevada County Consolidated Fire District

Police: The Nevada County Sheriff provides law enforcement services.

Water: Nevada Irrigation District (NID)

Transit: Nevada County Transit Services/Gold Country Stage

Sewage: Individual Septic

Electricity: Pacific Gas and Electric

Schools: Nevada City Elementary, Nevada Joint Union School District

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The following public services are provided to this site:

Fire: Nevada County Consolidated Fire District

Police: The Nevada County Sheriff provides law enforcement services.

Water: Nevada Irrigation District (NID)

Transit: Nevada County Transit Services/Gold Country Stage

Sewage: Individual Septic

Electricity: Pacific Gas and Electric

Schools: Pleasant Ridge, Nevada Joint Union School District

Would the proposed 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:					
1. Fire protection?				✓	L
2. Police protection?				✓	A
3. Schools?			✓		A
4. Parks?			✓		A, 17, 18
5. Other public services or facilities?			✓		A, B, C

Impact Discussion 14a.1-5: GP16-001; EIS16-004 (Ridge Road): The proposed project, if approved, will change the site’s Public (PUB) General Plan Land Use map designation to Neighborhood Commercial (NC) for consistency with the existing Neighborhood Commercial (C1) zoning of the site. There is no associated development being proposed at this time. The site is developed with an existing unmanned fire station building. The proposed change to the property’s General Plan Land Use designation will have no impact on the ability of police and fire services to serve the site and will have no impact to parks or schools in this area. As outlined in the background section of this Initial Study when electing to surplus these properties, NCCFD contacted the ISO to determine if the sale of these three former fire stations to private ownership would change NCCFD’s existing Fire Suppression Rating of 4 (ratings are on a 1-10 scale with 1 being the best and 10 being no fire protection). ISO found that there would be no impact to NCCFD’s rating by eliminating any of these stations. While future growth in this service area of NCCFD is possible, NCCFD does not anticipate that the change would substantiate the need for additional staffed fire stations in lese locations. Four fire stations are within 1.5, 2.4, 3.7 and 4.5 miles from the Ridge Road site. Since, the proposed project would not impair or effect NCCFD’s ability to perform their mission there would be no impact to fire services as a result of this project.

Public water and electrical service are already connected to the property and this project will have no impact upon those services. Correspondence from the County Environmental Health Division (whom is responsible for permitting septic systems) states that they have no objection to the proposed General Plan Amendment for this property and that the proposed General Plan Amendment will not have any impact on public water source or existing septic system on this parcel. Environmental Health did note however that: “...this department has no information on the septic system size or location. Converting this station into commercial business will require the septic system to be traced and evaluated and new soils work would be required to establish a repair area for the existing septic system.” While septic disposal is not a “public service” it is an important potentially limiting factor for the future redevelopment of the project site. Should a land use entitlement application or building permit to convert the structure to an allowed use in the C1 zone is received, this work will need to be performed to the satisfaction of the Environmental Health Department. Since this is just a legislative action at this time no action is required regarding the existing septic system. Domestic water is provided to the site by NID through an existing connection, this project will have no impact on NID’s ability to continue to serve this property. NID has indicated that a future water demand analysis may be required to ensure the existing meter size is appropriate and fees have been collected based on the demand on the system. Since there is not a proposal for a commercial use on this site being proposed at this time, no action is required and no mitigation or conditions of approval are required for this legislative project. For those reasons described above, this project will have less than

significant impact on Public Services.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The proposed project, if approved, will change the site's Rural Commercial (RC) General Plan Land Use map designation to Urban Single Family (USF) and will change the site's Public (P) Zoning to Single Family Residential with the Subdivision Limitation Combining District (R1-X) consistent with surrounding zoning. There is no associated development being proposed at this time. The site is developed with an existing unmanned fire station building. The proposed change to the property's Land Use and Zoning designation will have no impact on the ability of police and fire services to serve the site. As outlined in the background section of this Initial Study when electing to surplus these properties, NCCFD contacted the ISO to determine if the sale of these three former fire stations to private ownership would change NCCFD's existing Fire Suppression Rating of 4 (ratings are on a 1-10 scale with 1 being the best and 10 being no fire protection). ISO found that there would be no impact to NCCFD's rating by eliminating any of these stations. While future growth in this service area of NCCFD is possible, NCCFD does not anticipate that the change would substantiate the need for additional staffed fire stations in this location. Three fire stations are within 2.8, 3.4 and 5.0 miles from the Quaker Hill Cross Road site. Since, the proposed project would not impair or effect NCCFD's ability to perform their mission or physically interfere with any adopted emergency response and evacuation plan; there would be no impact as a result of this project.

The proposed project will have a minimal impact to parks or schools in this area as this property is anticipated to be converted to a residential use which could result in a minor population growth. Public water and electrical service are already connected to the property and this project will have no impact upon those services. Correspondence from the County Environmental Health Division states that they have no objection to the proposed project and that the proposed General Plan Amendment and Rezone will not have any impact on public water source or existing septic system on this parcel. Environmental Health did note however that: "...the septic system on site has no designated repair area and it appears that the current sizing for this existing system is an equivalent to a three bedroom residence." While septic disposal is not a "public service" it is an important potentially limiting factor for the future redevelopment of the project site. When a building permit to convert the structure to an allowed use in the R1 zone, such as a single family dwelling, is received soils work will be required to establish a repair area and to expand the existing septic should more than a 3-bedroom residence be proposed. Since this is just a legislative action at this time no action is required regarding the existing septic system. Domestic water is provided to the site by NID through an existing connection/meter, this project will have no impact on NID's ability to continue to serve this property. Subsequently, this proposed project is anticipated to have a less than significant impact to Public Services.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The proposed project, if approved, will change the site's Public (PUB) General Plan Land Use map designation to Estate (EST) and will change the sites Public (P) Zoning to Residential Agricultural with a 3-acre density limitation (RA-3) consistent with surrounding zoning. There is no associated development being proposed at this time. The site is developed with an existing unmanned fire station building. The proposed change to the property's Land Use and Zoning designation will have no impact on the ability of police and fire services to serve the site As outlined in the background section of this Initial Study when electing to surplus these properties, NCCFD contacted the ISO to determine if the sale of these three former fire stations to private ownership would change NCCFD's existing Fire Suppression Rating of 4 (ratings are on a 1-10 scale with 1 being the best and 10 being no fire protection). ISO found that there would be no impact to NCCFD's rating by eliminating any of these stations. While future growth in this service area of NCCFD is possible, NCCFD does not anticipate that the change would substantiate the need for additional staffed fire stations in this location. Two additional fire stations are within 3.7 and 3.9 miles from the East Lime Kiln Road site. Since, the proposed project would not impair or effect NCCFD's ability to perform their mission or physically interfere with any adopted emergency response and evacuation plan; there would be no impact as a result of this project.

The proposed project will have a minimal impact to parks or schools in this area as this property is anticipated to be converted to a residential use which could result in a minor population growth. Public water and electrical service are already connected to the property and this project will have no impact upon those services. Correspondence from the County Environmental Health Division states that they have no objection to the proposed project and that the proposed General Plan Amendment and Rezone will not have any impact on public water source or existing septic system on this parcel. Environmental Health did note however that: "...this department has no information on the septic system size or location. Converting this station into a residence will require the septic system to be traced and evaluated [to establish existing capacity] and new soils work would be required to establish a repair area for the existing septic system." While septic disposal is not a "public service" it is an important potentially limiting factor for the future redevelopment of the project site. When a building permit to convert the structure to an allowed use in the RA zone, such as a single family dwelling, is received this work will need to be completed consistent with Environmental Health Regulations. Since, this is just a legislative action at this time no action is required regarding the existing septic system. Domestic water is provided to the site by NID and the East Lime Kiln property has a standby account with NID but does not have a water meter installed. Should this project be approved, a future property owner would be required to go through the appropriate NID processes and pay the appropriate fees to have this meter installed. NID has stated that this project will have no impact on NID's ability to continue to serve this property. Subsequently, this proposed project is anticipated to have a less than significant impact to Public Services.

15. RECREATION

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): Public recreational facilities do not occur on or immediately adjacent to the Ridge Road project site. The nearest public recreational facilities are within the City of Grass Valley at DeVere Mautino Memorial Park on Alta Street approximately 0.5 driving miles from the project site. The subject property is mapped within the boundaries of the Grass Valley Recreation Benefit Zone.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): Public recreational facilities do not occur on or immediately adjacent to the Quaker Hill Cross Road project site. The nearest public recreational facilities is the Cascade Canal Trail which is approximately 1.0 driving miles from the project site off of Red Dog Road. The subject property is mapped within the boundaries of the Nevada City Recreation Benefit Zone.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): Public recreational facilities do not occur on or immediately adjacent to the East Lime Kiln project site. The nearest public recreational facilities are within the City of Grass Valley approximately 8.0 driving miles from the project site or at the Bear River High School fields which is approximately 7.0 driving miles from the project site. The subject property is mapped within the boundaries of the Bear River Park and Recreation District.

Would the proposed 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, 17, 18
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				✓	A, 17, 18

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?				✓	A, 17, 18

Impact Discussion 15a-c: GP16-001; EIS16-004 (Ridge Road): The proposed project will result in changing the project site’s General Plan Designation from Public (PUB) to Neighborhood Commercial (NC). The existing Neighborhood Commercial (C1) zoning designation would remain. The project would not adversely impact recreational facilities in the project vicinity because there is no development anticipated as a part of this project. Additionally it is assume that the future development of the project will be commercial in nature and will not result in residential development creating additional demand on recreational facilities. Therefore, no impact to Recreation is anticipated.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The proposed project, if approved, will result in changing the project site’s General Plan Designation from Rural Commercial (RC) to Urban Single Family (USF) and the zoning will change from Public (P) to Single Family Residential with the Subdivision Limitation Combining District (R1-X). As discussed in the Population and Housing Section above, this site is anticipated to be converted from the existing unmanned fire station use to a single family residential use which has the potential for minimal population induction. Since only one new primary residential unit and one second dwelling unit could be created, this General Plan Amendment and Rezone will have no impact to recreational resources in the Nevada City Benefit Zone and no impact will occur that results in the deterioration of existing recreational facilities in this area.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The proposed project, if approved, will result in changing the project site’s General Plan Designation from Public (PUB) to Estate (EST) and the zoning will change from Public (P) to Residential Agriculture-3 (RA-3). As discussed in the Population and Housing Section above and similar to the Quaker Hill Cross Road impact discussion above, this site is anticipated to be converted from the existing unmanned fire station use to a single family residential use which has the potential for minimal population induction. Since only one new primary residential unit and one second dwelling unit could be created, this General Plan Amendment and Rezone will have no impact to recreational resources in the Bear River Park and Recreation District. Further no impact will occur from the minimal population growth associated with this project that will result in the deterioration of existing recreational facilities in this area.

16. TRANSPORTATION / CIRCULATION

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): The Ridge Road property takes access off of Ridge Road via an existing paved 20-foot wide driveway. Ridge Road is considered a Major Collector by the Nevada County General Plan Circulation Element and the average daily trips (ADT) on Ridge Road were 6,878 trips (counted in 2014). Also in the immediate vicinity of the Ridge Road property is Alta Street which is also considered a Major Collector with ADTs of 3,762 trips (counted in 2014). There are several other local private roads in the area that serve residential development north of Ridge Road, including Banner View Drive, Butte View Drive, Cedar Way and Sierra Way and residential development south of Ridge Road including Bettcher Court and Carey Drive. According to the Nevada County General Plan Volume 2, Chapter 2: Circulation, Table 10. Daily Planning Service Volume Criteria, the two major collector roads are currently operating at a Level of Service (LOS) “B” for Ridge Road and LOS “A” for Alta Street based on their 2014 ADTs. In this area, the shoulder of Ridge Road is adequate sized to accommodate alternative

transportation, such as biking and pedestrians, although there are no sidewalks in this area. Site distance to the east is excellent and site distance to the west is adequate.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): The Quaker Hill Cross Road property takes access directly off of Quaker Hill Cross Road via an existing paved encroachment. Quaker Hill Cross Road is considered a Minor Collector by the Nevada County General Plan Circulation Element and the average daily trips (ADT) on Quaker Hill Cross Road were 1,703 trips (counted in 2013, the most recent count). Also in the immediate vicinity of the Quaker Hill Cross Road property are a couple of other local private and public roads that serve residential development in the vicinity of the project. These roads include Crystal Wells Road and Timberline Court. According to the Nevada County General Plan Volume 2, Chapter 2: Circulation, Table 10. Daily Planning Service Volume Criteria, Quaker Hill Cross Road is currently operating at a Level of Service (LOS) “A” based on 2013 traffic counts. There are no pedestrian amenities along Quaker Hill Cross Road. Site distance along the project frontage is excellent in both east and west directions.

GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The East Lime Kiln Road property takes access directly off of East Lime Kiln Road via an existing paved encroachment. East Lime Kiln Road is considered a Minor Collector by the Nevada County General Plan Circulation Element and the average daily trips (ADT) on this road were 3,675 trips (counted in 2013, the most recent count). Also in the immediate vicinity of the East Lime Kiln Road property are a couple of other local private and public roads that serve residential development in the vicinity of the project. These roads include Retreat Road and Daniels Way. According to the Nevada County General Plan Volume 2, Chapter 2: Circulation, Table 10. Daily Planning Service Volume Criteria, East Lime Kiln Road is currently operating at a Level of Service (LOS) “A” based on 2013 traffic counts. The East Lime Kiln Road property is approximately 400-feet east of State Highway 49 which has a functional classification of a principal arterial as designated by the Nevada County General Plan. There are no pedestrian amenities along East Lime Kiln Road. Site distance along the project frontage is good to the east and somewhat limited to the west depending on where access is to the road (note: the entire property frontage from the eastern side of the building to the western property edge is paved and connected to the roadway).

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			✓		B
b. Result in a need for private or public road maintenance, or new roads?				✓	B
c. Result in effects on existing parking facilities, or demand for new parking?				✓	A
d. Substantially increase hazards due to a design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?			✓		B
e. Result in a substantial impact upon existing transit systems (e.g., bus service) or alteration of present patterns of circulation or movement of people and/or goods?				✓	B
f. Result in an alteration of waterborne, rail, or air traffic patterns or levels?				✓	B

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
g. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?				✓	B
h. Result in inadequate: Sight distance? Ingress/egress? General road capacity? Emergency access (4290 Standard)?			✓		A, B, K, L
i. Result in inconsistency with adopted policies supporting the provision of transit alternatives to automobile transportation on an equitable basis with roadway improvements, e.g. clustered development, commuter-oriented transit, bus turnouts, sidewalks, paths, and bicycle racks?				✓	A, B, 17, 18

Impact Discussion 16a: GP16-001; EIS16-004 (Ridge Road): The Ridge Road project, if approved, will result in aligning the site’s existing C1 zoning designation with its General Plan Land Use designation, which is currently Public (PUB), by changing it to Neighborhood Commercial (NC). The project has been historically used as a fire station, but most recently has been used as storage for the applicant. As a result the volume of traffic entering and exiting the site has been relatively minimal. It is assumed that this project, if approved, will result in the economic reinvestment into this site for a commercial use. Depending on the type of use that eventually gets approved for the site, the volume of traffic could vary greatly. Therefore this Initial Study does not intend to speculate about what that use may be, but does note for full disclosure purposes that the Planning Department has received an inquiry from a prospective buyer who is interested in doing auto repair at his location. This type of use and virtually all other intensive commercial uses that could be allowed in the C1 zoning district would require further discretionary review and analysis, which will allow potential project impacts to be mitigated based on what is ultimately proposed for the site. Because it is assumed that this site will eventually become a commercial use, it is anticipated that some increase in traffic may occur, but the amount of traffic is unknown at this time. Since this project is a General Plan Land Use Map amendment only and does not approve a specific project on this property, the impact of this project is less than significant in terms of an increase in traffic.

GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): As discussed throughout this Initial Study, this project would result in the potential for residential redevelopment of the two geographically separated former fire station properties. The introduction of two new residential units within these two established residential areas could potentially add a small amount of traffic to the primary roads serving the project properties. Both Quaker Hill Cross Road and East Lime Kiln Road are operating at LOS A. Should this project be approved, the LOS rating for both of these roads will remain unchanged due to the nature of the low intensity residential uses allowed in the resultant general plan and zoning districts associated with this project. Therefore, while there will be a small amount of traffic increase over existing conditions, this impact will be minimal and subsequently this impact is less than significant.

Impact Discussion 16b, c, e- g: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): The proposed project is a legislative action only, consisting of a General Plan Amendment to change the existing General Plan Land Use Map designation of the Ridge Road property from Public (PUB) to Neighborhood Commercial (NC), which would be consistent with the site’s Neighborhood Commercial (C1) zoning; a General Plan Land Use and Zoning District Map Amendment for the Quaker Hill Cross Road property from Rural Commercial (RC)/Public (P) to Urban Single Family (USF)/Single Family Residential with the

Subdivision Limitation Combining District (R1-X) to be consistent with surrounding land use and zoning designations; and a General Plan Land Use and Zoning District Map amendment to change the East Lime Kiln Road property from Public (PUB)/Public (P) to Estate (EST)/Residential Agriculture with a 3-acre density limitation (RA-3) which is also consistent with surrounding general plan and zoning designations in this area. This General Plan Land Use and Zoning District Map amendment project alone will have no impact upon traffic in the areas that the properties reside as it is only a legislative action and does not include the approval of a development project.

Each of the project sites is located on existing public roads with existing paved encroachments and therefore there will be no requirement to extend any existing roads. Additionally, each site has established outdoor and indoor parking areas to serve future use of the properties for uses allowed within each proposed general plan designation or zoning district. The redevelopment of any of the project sites is not anticipated to result in substantial impact upon the existing transit system as there would not be significant population growth associated with this project. This project will have no impact to waterborne, rail or air traffic patterns as none of those amenities exist in the project area. Finally, the approval of this project and any resultant land uses that are established as a result of the approval of this project, is not anticipated to result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic because the Department of Public Works has stated that they, as a matter of standard practice, will evaluate the existing road encroachment to determine if a new encroachment permit is necessary. The determination will be based on the condition and functionality of the existing encroachment for the proposed use and safety, including sight distance, parking, striping and point of ingress/egress. If any work in the County road right-of-way is necessary to correct or improve safety, condition and functionality of the encroachment, then an encroachment permit will be required. This practice will ensure future traffic hazards do not result from the future redevelopment of the three project properties.

Impact Discussion 16d & h: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): All three project properties are located on County maintained public road ways. Each has an existing paved encroachment on these roads. None of the project sites are beyond a dead-end road limit and all of the roads are currently functioning at acceptable levels of service (Ridge Road, LOS B; Quaker Hill Cross Road/East Lime Kiln LOS A). Further none of the roads have traffic counts near the threshold that would degrade the existing LOS. Both the Ridge Road property and the Quaker Hill Cross Road project sites have adequate site distance and are located on relatively straight stretches of road without any visual obstructions. As discussed above, that Department of Public Works has stated that they, as a matter of standard practice, will evaluate the existing road encroachment to determine if a new encroachment permit is necessary. The determination will be based on the condition and functionality of the existing encroachment for the proposed use and safety, including sight distance, parking, striping and point of ingress/egress. If any work in the County road right-of-way is necessary to correct or improve safety, condition and functionality of the encroachment, then an encroachment permit will be required.

A thorough review of the existing encroachment during the building permit review process will be important because the East Lime Kiln Road property is on a curve that is heavily vegetated, which restricts site distance when turning westbound out of the project site. As stated in the existing setting section above, site distance along the project frontage is good to the east and somewhat limited to the west depending on the access is onto the road and the entire property frontage from the eastern side of the building to the western property edge is paved and connected to the East Lime Kiln Road. If a driver is entering the roadway in a perpendicular manner from the eastern extent of the paved area, the site distance is likely adequate for a westbound turn movement. If a driver is entering the roadway in a perpendicular manner from the western extent of the paved area, the site distance is somewhat limited to obstructed to eastbound traffic thus making a westbound turn potentially unsafe. This is due both to the curve in the road and the vegetation along the south side of East Lime Kiln Road that blocks a drivers view when leaving the site and making a left hand turn. However, this project does not include a development proposal for any of the

project sites and this project alone, being only a General Plan Land Use and Zoning District Map amendment only, will not result in an increase in potential traffic safety hazards above current conditions. Further the County Department of Public Work’s practice of reviewing the safety of access when approving a building permit will ensure that safety hazards do not result from the redevelopment of any of the project properties. Therefore, this project will have a less than significant impact to traffic hazards in the areas where these properties are located.

Impact Discussion 16i: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): This project cannot be reasonably foreseen to result in inconsistency with adopted policies supporting the provision of transit alternatives to automobile transportation on an equitable basis with roadway improvements. There is no development associated with this project and as discussed above/throughout this document, future development will be reviewed by the Department of Public Works to ensure consistency with adopted transportation policies. As a result, this project will have no impact to policies that promote alternative means of transportation.

17. UTILITIES / SERVICE SYSTEMS

Existing Setting:

GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): All three properties associated with this project are served by the same utilities and service systems. Electrical service is provided by Pacific Gas & Electric and is currently connected to each existing building. Natural gas is projected to the Ridge Road site by Pacific Gas and Electric, but is not available to the Quaker Hill Cross Road and East Lime Kiln properties. Both the Quaker Hill Cross Road and East Lime Kiln properties contain propane tanks (Quaker Hill Cross Road- 500 gallon tank/East Lime Kiln- 250 gallon tank) and several private propane companies serve these areas. Public water service is available to all three properties and is provided by Nevada Irrigation District. Solid waste generated either during the development of the site or after occupancy, is processed at the McCourtney Road Transfer Site, which is maintained by the County of Nevada, which contracts with a solid waste disposal company to haul material to a permitted sanitary landfill. There are a number of wireless telephone services available in western Nevada County but with variable coverage depending upon the carrier. Sewage treatment and disposal would occur via onsite septic systems.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in a need for the extension of electrical power or natural gas?				✓	A
b. Require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	A, B
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓	A, J
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓	O
e. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	A, B

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
f. Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓	B
g. Comply with federal, state, and local statutes and regulations related to solid waste?				✓	B
h. Require a need for the extension of communication systems?				✓	A

Impact Discussion 17a-h: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): All three project sites are developed with existing unmanned fire station facilities and associated driveways and parking areas. Existing utilities are already available to each site and are connected to the existing buildings. Any modification to these utilities would be done through appropriate building permits and would be done on each individual site, so no offsite extension of any public utilities would be required that have the potential to cause significant environmental effects. Each site has onsite septic systems as discussed under the Public Utilities Section of the Initial Study. No adverse comments have been received from the County Department of Public Works, Solid Waste Division regarding capacity issues at the McCourtney Road Transfer Station or the sanitary landfill where solid waste from western Nevada County is transferred to. There are no proposals for the development of any of the project sites at this time and this Initial Study does not intend to speculate the potential impacts of future development or redevelopment of the project sites. This project is strictly a General Plan Land Use Map and Zoning District Map amendment for these three former fire station facilities. The action necessary for amending the designations of these properties will have no physical impacts on the environment or public utilities that serve these properties and therefore this impact is anticipated to be less than significant.

18. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?				✓	See Appendix A
b. Does the project have environmental effects that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)				✓	See Appendix A
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓		See Appendix A

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project?				✓	See Appendix A

Impact Discussion 17a-h: GP16-001; EIS16-004 (Ridge Road): GP16-002; Z16-002; EIS16-004 (Quaker Hill Cross Road): and GP16-003; Z16-003; EIS16-004 (East Lime Kiln Road): As repeated throughout this document, the proposed project is a legislative action only, consisting of a General Plan Amendment to change the existing General Plan Land Use Map designation of the Ridge Road property from Public (PUB) to Neighborhood Commercial (NC), which would be consistent with the sites Neighborhood Commercial (C1) zoning; a General Plan Land Use and Zoning District Map Amendment for the Quaker Hill Cross Road property from Rural Commercial (RC)/Public (P) to Urban Single Family (USF)/Single Family Residential with the Subdivision Limitation Combining District (R1-X) to be consistent with surrounding land use and zoning designations; and a General Plan Land Use and Zoning District Map amendment to change the East Lime Kiln Road property from Public (PUB)/Public (P) to Estate (EST)/Residential Agriculture with a 3-acre density limitation (RA-3) which is also consistent with surrounding general plan and zoning designations in this area.

Each of the project properties has an existing unmanned fire station building that has been deemed to be surplus by the applicant, NCCFD. There are no actual development projects being proposed with this project nor does this legislative project grant any discretionary land use entitlements as a result of the proposed change. Future development of these properties will be subject to applicable local, state and federal codes, standards, permitting requirements and regulations that are applicable to the type of redevelopment that might be proposed. This Initial Study does make some assumptions for the future use of the properties (i.e. a potential commercial use will likely occur on the Ridge Road property and residential uses will likely occur on the Quaker Hill Cross Road/East Lime Kiln properties) based on the proposed land use and zoning designations. Further this Initial Study makes a good faith effort to disclose anticipated future impacts of the redevelopment of these sites, especially the residential properties because approval of single family residential uses would become a ministerial action, but it does not attempt to comprehensively analyze and mitigate the potential development of these sites, especially the Ridge Road property because at this time the type, size and scope of what might be developed on this sites is still undetermined and future development of that property would in almost all cases require a discretionary action that would be subject to additional review pursuant to the California Environmental Quality Act Guidelines. With that being said, no significant impacts have been identified within this Initial Study as a result of this project and therefore the proposed change to the Zoning District Map and General Plan Land Use Map designation that are being requested by the applicant are anticipated to have a less than significant impact to environmental resources.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or a "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Tyler Barrington, Principal Planner

5-5-16
Date

APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Natural Resource Conservation Service/Resource Conservation District
 - F. Northern Sierra Air Quality Management District
 - G. Caltrans
 - H. Regional Water Quality Control Board (*Central Valley Region*)
 - I. North Central Information Service, Anthropology Department, California State University, Sacramento
 - J. California Department of Fish & Wildlife
 - K. Nevada County Geographic Information Systems
 - L. Cal Fire
 - M. Nevada County Transportation Commission
 - N. Nevada County Agricultural Advisor Commission
 - O. Nevada Irrigation District
1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 4. CalFire. *Fire Hazard Severity Zone Map for Nevada County*, 2007. Adopted by CalFire on November 7, 2007. Available at: <http://www.fire.ca.gov/wildland_zones_maps.php>.
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