

**NEVADA COUNTY, CALIFORNIA
NOTICE OF AVAILABILITY OF PUBLIC REVIEW AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
FOR THE SODA SPRINGS AREA PLAN
GP14-003, GP16-004, Z16-005, ORD14-002 & EIS14-004**

To: Nevada County Building Dept., Nevada County Department of Public Works, County Fire Protection Planner, Truckee Fire District, Placer County Planning Department, Tahoe Truckee Unified School District, California Department of Fish and Wildlife, Department of Defense, Native American Heritage Commission, United Auburn Indian Community, Washoe Tribe of Nevada and California, T'si-Akim Maidu, Central Valley Water Quality Control Board, Caltrans, Board of Realtors, Sierra Club, Sierra Watch, S.Y.R.C.L., Donner Summit Area Association, Donner Summit Historical Society, Donner Summit Public Utility District, Hirschdale Property Owners, Mountain Area Preservation Foundation, Bill Oudegeest, The Palisades, Pla-Vada Community Association, Save Van Norden Lake, SLOPA, Serene Lakes/Donner Summit Conservation Assn., Sierra Lakes County Water District, Truckee Donner Chamber of Commerce, County Counsel*, Nevada County Principal Planner, Nevada County Board of Supervisors, State Clearinghouse*

* Note: All others NOA only

Project Title: Soda Springs Area Plan

File Numbers: GP14-003, GP16-004, Z16-005, ORD14-002 & EIS14-004

Assessor's Parcel Numbers: See Initial Study listing of "Owners"

Applicant: Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
(530) 265-1222

Project Location: The Area Plan is located on Donner Summit in eastern Nevada County. The Area Plan covers an area of approximately 141 acres running 1.2 miles along Donner Pass Rd. (historic Old Highway 40) from the Soda Springs/Norden Interstate 80 exit to Bunny Hill Road.

Project Description: GENERAL PLAN AMENDMENT (GP14-003), GENERAL PLAN LAND USE MAP AMENDMENT (GP16-004), REZONE (Z16-005), ZONING ORDINANCE AMENDMENT (ORD14-002), and ADOPTION of the NEGATIVE DECLARATION for the PROJECT (EIS14-004). The "project" is a proposal to the Board of Supervisors to adopt an Area Plan for the Donner Summit area. The Soda Springs Area Plan is a focused policy and design plan that includes land use designation and zoning changes, as well as specific development guidelines and standards, and would serve as the comprehensive land use and zoning plan for the Soda Springs Rural Center. For the Soda Springs Area Plan to be adopted the following legislative actions are required: **1)** a General Plan Amendment to adopt the Soda Springs Area Plan; **2)** General Plan Land Use Map Amendments to change the land use designation of specific parcels as follows:

- 1.03 acres currently designated USF (Urban Single Family Residential) re-designated to HC (Highway Commercial)
- 2.85 acres currently designated USF (Urban Single Family Residential) re-designated to FOR-40 (Forest-40 acre min.)
- 1.76 acres currently designated USF (Urban Single Family Residential) re-designated to UMD (Urban Medium Density Residential)
- 1.13 acres currently designated UMD (Urban Medium Density Residential) re-designated to UHD (Urban High Density Residential)
- 1.8 acres currently designated HC (Highway Commercial) re-designated to UMD (Urban Medium Density Residential)
- 4.07 acres currently designated HC (Highway Commercial) re-designated to NC (Neighborhood Commercial)
- 7.55 acres currently designated HC (Highway Commercial) re-designated to CC (Community Commercial)
- 0.78 acres currently designated HC (Highway Commercial) re-designated to IND (Industrial);

3) Parcel rezoning that corresponds with the proposed Land Use Map designation changes described above including adding SP (Site Performance) and RC (Rural Center) Combining District zoning to specific parcels; and 4) an amendment to Sec. L-II 4.2.3 of the Nevada County Zoning Ordinance to add a reference to the proposed Soda Springs Area Plan design guidelines and standards.

This Notice of Availability serves as public notice that the County of Nevada has prepared a Negative Declaration for the project identified above. As mandated by Public Resources Code § 21091, the minimum public review period for this document is 30 days. The public review period for the proposed project is from **July 22, 2016 to August 22, 2016**. **Comments must be received by 5 p.m. on the last day of the comment period, August 22, 2016**. Send comments to Patrick Dobbs, Senior Planner, via email, mail, or phone at:

Patrick Dobbs, Senior Planner
 Nevada County Planning Department
 950 Maidu Avenue, Suite 170
 Nevada City, CA 95959
 (530) 265-1423
 Patrick.Dobbs@co.nevada.ca.us

Prior to approval of the project, the Board of Supervisors will consider comments received on this Initial Study. The Board of Supervisors will hold a public hearing before it considers certification of the Initial Study and approval of the proposed project.

The Initial Study prepared for this project and the documents used in preparation of this Study can be reviewed online at <http://www.mynevadacounty.com/nc/cda/planning/Pages/Soda-Springs-Area-Plan.aspx> or at the Nevada County Planning Department, 950 Maidu Ave., Nevada City, California. Pursuant to the State of California Public Resources Code and the “Guidelines

for Implementation of the California Environmental Quality Act of 1970,” as amended to date, a Draft Negative Declaration has been prepared because no substantial evidence exists, as indicated in the attached Initial Study, that the proposed project may have a significant environmental effect.

Prepared by:


Patrick Dobbs, Senior Planner

7/22/2016
Date

**NEVADA COUNTY, CALIFORNIA
INITIAL STUDY**

To: Nevada County Building Dept., Nevada County Department of Public Works, County Fire Protection Planner, Truckee Fire District, Placer County Planning Department, Tahoe Truckee Unified School District, California Department of Fish and Wildlife, Department of Defense, Native American Heritage Commission, United Auburn Indian Community, Washoe Tribe of Nevada and California, T’si-Akim Maidu, Central Valley Water Quality Control Board, Caltrans, Board of Realtors, Sierra Club, Sierra Watch, S.Y.R.C.L., Donner Summit Area Association, Donner Summit Historical Society, Donner Summit Public Utility District, Hirschdale Property Owners, Mountain Area Preservation Foundation, Bill Oudegeest, The Palisades, Pla-Vada Community Association, Save Van Norden Lake, SLOPA, Serene Lakes/Donner Summit Conservation Assn., Sierra Lakes County Water District, Truckee Donner Chamber of Commerce, County Counsel*, Nevada County Principal Planner, Nevada County Board of Supervisors, State Clearinghouse*

* Note: All others NOA only

Date: July 22, 2016

Prepared by: Patrick Dobbs, Senior Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
(530) 265-1423/Patrick.Dobbs@co.nevada.ca.us

File Number(s): GP14-003, GP16-004, Z16-005, ORD14-002 & EIS14-004

Assessor’s Parcel Numbers: See listing under “Owners and Situs Addresses” below

Applicant: County of Nevada, Planning Department
950 Maidu Avenue
Nevada City, CA 95959

Owners and Situs Addresses:

R1-SP (Single Family-Site Performance Combining District)			
APN 47-040-01 Mehl Claudine A 10138 Bunny Hill Road Soda Springs, CA 95728	APN 47-040-02 Heckendorn Clark & Regina 10125 Bunny Hill Road Soda Springs, CA 95728	APN 47-040-04 Heckendorn Clark & Regina 10051 Bunny Hill Road Soda Springs, CA 95728	APN 47-040-06 Heckendorn Clark & Regina 10060 Bunny Hill Road Soda Springs, CA 95728
APN 47-040-08 Heckendorn Clark & Regina 20954 Donner Pass Road Soda Springs, CA 95728	APN 47-040-09 Lux David & Jennifer 10078 Easy Slope Road Soda Springs, CA 95728	APN 47-040-10 Nagao Henry & Christine 10110 Bunny Hill Road Soda Springs, CA 95728	APN 47-040-11 Wagenet John & Yvonne 10092 Bunny Hill Road Soda Springs, CA 95728
APN 47-040-12 Marcus Jeffrey & Linda 10124 Bunny Hill Road Soda Springs, CA 95728	APN 47-040-13 Lux David & Jennifer 10064 Easy Slope Road Soda Springs, CA 95728	APN 47-040-14 Heckendorn Clark & Regina 20874 Donner Pass Road Soda Springs, CA 95728	APN 47-040-17 Griffin Mark & Amy 10109 Bunny Hill Road Soda Springs, CA 95728

APN 47-051-01 Jones Nan 21218 Castle Drive Soda Springs, CA 95728	APN 47-051-02 California State Of Division of Highways Unknown address Soda Springs, CA 95728	APN 47-052-01 Lehtin Terrell 21037 Castle Drive Soda Springs, CA 95728	APN 47-052-02 Ibarria Desiree 21281 Castle Drive Soda Springs, CA 95728
APN 47-052-03 Liebendorfer Eric 10096 Sierra Drive Soda Springs, CA 95728	APN 47-053-01 Tanhoff Trevor & Elizabeth 10097 Sierra Drive Soda Springs, CA 95728	APN 47-053-03 Roberts Joseph & Janis 21134 Donner Drive Soda Springs, CA 95728	APN 47-053-04 Merrill Parley 21092 Donner Drive Soda Springs, CA 95728
APN 47-053-03 Vatistas Paul & Kerry 21194 Donner Drive Soda Springs, CA 95728	APN 47-053-06 Tallman Michelle S 21119 Donner Drive Soda Springs, CA 95728	APN 47-053-07 Boncella Patricia A 21095 Castle Drive Soda Springs, CA 95728	APN 47-053-08 Holland Mildred Trste 21217 Castle Drive Soda Springs, CA 95728
APN 47-053-09 Esswein Carolyn 21197 Castle Drive Soda Springs, CA 95728	APN 47-053-10 Jehl Jacklyn 21116 Donner Drive Soda Springs, CA 95728	APN 47-053-11 Sullivan Jack & Mary 21154 Donner Drive Soda Springs, CA 95728	APN 47-053-12 Sullivan Jack & Mary 21157 Donner Drive Soda Springs, CA 95728
APN 47-053-13 Vatistas Paul & Kerry 21175 Castle Drive Soda Springs, CA 95728	APN 47-053-14 Monroe Gary & Karen 21174 Donner Drive Soda Springs, CA 95728	APN 47-060-02 Jones Nan 21500 Castle Drive Soda Springs, CA 95728	APN 47-060-03 Kos Paul 21420 Castle Drive Soda Springs, CA 95728
APN 47-060-04 Roberts Jennifer 10156 Hill Road Soda Springs, CA 95728	APN 47-060-05 Lehman Brett & Melanie 21550 Castle Drive Soda Springs, CA 95728	APN 47-070-01 Pensco Trust 21302 Donner Drive Soda Springs, CA 95728	APN 47-070-02 Kelly Janel 21276 Donner Drive Soda Springs, CA 95728
APN 47-070-03 King William 10078 Sierra Drive Soda Springs, CA 95728	APN 47-070-05 Tanhoff Trevor & Elizabeth 10079 Sierra Drive Soda Springs, CA 95728	APN 47-070-06 Holland Mildred 21210 Donner Drive Soda Springs, CA 95728	APN 47-070-11 Hou Qingming 21173 Donner Drive Soda Springs, CA 95728
APN 47-070-12 Etchell Russell & Marjorie 21193 Donner Drive Soda Springs, CA 95728	APN 47-070-15 Young Life 21246 Donner Drive Soda Springs, CA 95728	APN 47-070-16 Young Life 10050 Sierra Drive Soda Springs, CA 95728	APN 47-070-17 Sherwood Robert 21275 Donner Drive Soda Springs, CA 95728
APN 47-070-19 Hughes John & Mayumi 21293 Donner Drive Soda Springs, CA 95728	APN 47-070-20 Price Charles & Carol 21312 Donner Pass Road Soda Springs, CA 95728	APN 47-070-22 Lichter Justin 21122 Donner Pass Road Soda Springs, CA 95728	APN 47-070-23 Marshall Hugh 21284 Donner Pass Road Soda Springs, CA 95728
APN 47-070-25 Snyder Daniel 21284 Donner Pass Road Soda Springs, CA 95728	APN 47-070-26 Cushman Steven & Laura 21190 Donner Pass Road Soda Springs, CA 95728	APN 47-070-27 Snyder Daniel 21180 Donner Pass Road Soda Springs, CA 95728	APN 47-070-28 Porter Gordon & Marta 21087 Donner Pass Road Soda Springs, CA 95728
APN 47-070-29 Bertenthal Howard 21106 Donner Pass Road Soda Springs, CA 95728	APN 47-070-30 Alexander Colleen 21084 Donner Pass Road Soda Springs, CA 95728	APN 47-070-31 Moftakhar Hossein & Mahnaz 21109 Donner Drive Soda Springs, CA 95728	APN 47-070-32 Kaufman Joan 21270 Donner Pass Road Soda Springs, CA 95728
APN 47-070-33 Kaufman Joan 21266 Donner Pass Road Soda Springs, CA 95728	APN 47-070-34 Buer Noelle & Stein 21202 Donner Pass Road Soda Springs, CA 95728	APN 47-070-35 Buer Noelle & Stein 21209 Donner Pass Road Soda Springs, CA 95728	APN 47-070-36 Markgraf David & Jeannette 21146 Donner Pass Road Soda Springs, CA 95728
APN 47-070-37 Rodholm Peter & Jill 21153 Donner Pass Road Soda Springs, CA 95728	APN 47-070-38 Murphy Gwen 21222 Donner Pass Road Soda Springs, CA 95728	APN 47-070-39 Plank Karen 10051 Sierra Drive Soda Springs, CA 95728	APN 47-071-01 Wiese Investments Inc. 21323 Donner Pass Road Soda Springs, CA 95728

<p>APN 47-071-02 McMahon Thomas & Elaine 21307 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-03 Busboom Herbert & Anne 21285 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-04 Marin Ski Club Inc. 21265 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-05 Cook Benjamin 21245 Donner Pass Road Soda Springs, CA 95728</p>
<p>APN 47-071-07 Sherwood Robert III 21111 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-08 Langford Richard 21085 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-09 Oblates of St. Joseph 21149 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-10 Oblates of St. Joseph 21131 Donner Pass Road Soda Springs, CA 95728</p>
<p>APN 47-071-11 Amborn Ryan 21209 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-12 Bell Susan 21171 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-13 Amborn Ryan 21227 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-071-14 Baldauf Hans & Marian 21191 Donner Pass Road Soda Springs, CA 95728</p>
<p>APN 47-080-02 Roberts Jennifer 21556 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-03 Schock Marlow 21530 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-04 Jacober Garth & Marcia 10106 Hill Road Soda Springs, CA 95728</p>	<p>APN 47-080-05 Benson Jerome & Carol 21480 Donner Drive Soda Springs, CA 95728</p>
<p>APN 47-080-06 Lundblad Kurt 21468 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-07 Kos Paul 21432 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-08 Minor Paul & Alice 21390 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-09 Vadasz Bela & Marla 21369 Castle Drive Soda Springs, CA 95728</p>
<p>APN 47-080-10 Francis Nan 21353 Castle Drive Soda Springs, CA 95728</p>	<p>APN 47-080-11 Lively Keven & Pamela 21337 Castle Drive Soda Springs, CA 95728</p>	<p>APN 47-080-12 Francis Nan 21330 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-13 Francis Nan 21350 Donner Drive Soda Springs, CA 95728</p>
<p>APN 47-080-14 Francis Nan 21362 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-15 Towey Gavin 21353 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-16 Ryan Matthew & Barbara 21383 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-18 Lichter Justin 21401 Donner Drive Soda Springs, CA 95728</p>
<p>APN 47-080-20 Rackley Daniel 21419 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-21 Molina Mario 21431 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-23 Stromquist Eben 21457 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-25 Hurley Starr 10050 Hill Road Soda Springs, CA 95728</p>
<p>APN 47-080-26 Hurley Starr 21503 Donner Drive Soda Springs, CA 95728</p>	<p>APN 47-080-29 Bochene Anthony 10032 Hill Road Soda Springs, CA 95728</p>	<p>APN 47-080-30 Reimers Niels III 10028 Hill Road Soda Springs, CA 95728</p>	<p>APN 47-080-31 Stromquist Eben 21586 Donner Pass Road Soda Springs, CA 95728</p>
<p>APN 47-080-36 Myers John & Linda 21443 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-080-37 Anderson Daniel Jr. 21431 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-080-38 Anderson Daniel Jr. 21409 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-080-39 Royer David & Twyla 21399 Donner Pass Road Soda Springs, CA 95728</p>
<p>APN 47-080-40 Appelbaum Thomas & Jeanne 21377 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-080-41 Appelbaum Thomas & Jeanne 21359 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-080-42 Buchignani Cheryl 21341 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-090-01 Fessenden Carl & Jennifer 10084 Lola Montez Lane Soda Springs, CA 95728</p>
<p>APN 47-090-02 Rye Robert & Kathleen 10066 Lola Montez Lane Soda Springs, CA 95728</p>	<p>APN 47-090-03 Rouchy Claire & Christophe 21736 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-04 Boegel Mary 21720 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-05 Goldline Investments LLC 21708 Lotta Crabtree Terrace Soda Springs, CA 95728</p>
<p>APN 47-090-06 Masterson Nola 21694 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-07 Mehmedbasich Cheng-Er 21680 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-08 Moffitt Richard & Arika 21674 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-09 Lehman Brett 21666 Lotta Crabtree Terrace Soda Springs, CA 95728</p>

<p>APN 47-090-10 Sherman Robert & Joan 21663 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-11 Rauschhuber Brian & Julie 21667 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-12 Penman Hugh 21679 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-13 Sandhu Amritpaul 21691 Lotta Crabtree Terrace Soda Springs, CA 95728</p>
<p>APN 47-090-14 Cervantes Antonio 21705 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-090-15 Beary Selby & Catherine 10095 Lola Montez Lane Soda Springs, CA 95728</p>	<p>APN 47-090-16 Walker Trevor & Deana 10081 Lola Montez Lane Soda Springs, CA 95728</p>	<p>APN 47-090-17 Reams Keith 10071 Lola Montez Lane Soda Springs, CA 95728</p>
<p>APN 47-090-18 Reams Keith 21728 T-Bar Court Soda Springs, CA 95728</p>	<p>APN 47-090-19 Baldwin Don 21702 T-Bar Court Soda Springs, CA 95728</p>	<p>APN 47-090-20 Spargo Richard & Sherrill 21692 T-Bar Court Soda Springs, CA 95728</p>	<p>APN 47-090-21 Gamick Philip 21689 T-Bar Court Soda Springs, CA 95728</p>
<p>APN 47-090-25 Spargo Richard & Sherrill 21670 T-Bar Court Soda Springs, CA 95728</p>	<p>APN 47-090-26 Dow Seth 21688 T-Bar Court Soda Springs, CA 95728</p>	<p>APN 47-101-06 Rhoads Gary 21985 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-101-07 Belden Dana 21976 Yuba Trail Soda Springs, CA 95728</p>
<p>APN 47-101-08 Belden Donald 21946 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-101-09 Sierra Snow Removal & Excavation 21935 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-101-48 Stromquist Eben Unknown address Soda Springs, CA 95728</p>	<p>APN 47-390-01 Runyon Joe 20754 Portia Way Soda Springs, CA 95728</p>
<p>APN 47-390-02 Anderson Eric 20652 Portia Way Soda Springs, CA 95728</p>	<p>APN 47-390-04 Runyon Joe 20683 Portia Way Soda Springs, CA 95728</p>	<p>APN 47-390-05 Rother Brook 20711 Portia Way Soda Springs, CA 95728</p>	<p>APN 47-390-06 Lamen Chris 20725 Portia Way Soda Springs, CA 95728</p>
<p>APN 47-390-07 Lamen Chris 21052 Portia Way Soda Springs, CA 95728</p>	<p>APN 47-390-08 Peter Jeffrey & Kerry 21008 Donner Pass Road Soda Springs, CA 95728</p>	<p>APN 47-410-01 Rehal Rupinder 21916 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-02 Wheeler Randy 21918 Lotta Crabtree Terrace Soda Springs, CA 95728</p>
<p>APN 47-410-03 Robertson R. Jr. 21943 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-04 Isenberg Robert & Sandra 21958 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-05 Popovic Branko & Nicolle 21472 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-06 Preis Cathy 21992 Lotta Crabtree Terrace Soda Springs, CA 95728</p>
<p>APN 47-410-07 Sandu Jaswinder & Manjit 22010 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-08 Bertoglio Seven & Cory 22028 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-11 Calfee David 21981 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-410-14 Belden Dana 21971 Yuba Trail Soda Springs, CA 95728</p>
<p>APN 47-410-15 Baumberger Edward & Catherine 22027 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-16 Rehal Gurdip & Surinder 22013 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-17 Miller Robert & Theresa 21987 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-18 Gates David & Cynthia 21965 Lotta Crabtree Terrace Soda Springs, CA 95728</p>
<p>APN 47-410-19 Layton Eric 21947 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-20 Jaul Douglas & Zoya 21927 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-410-21 Tragoutsis Matthew & Cynthia 10100 Poma Lane Soda Springs, CA 95728</p>	<p>APN 47-410-22 Ekert Karl & Terri 10076 Poma Lane Soda Springs, CA 95728</p>
<p>APN 47-410-23 Bouska Richard & Georgia 21898 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-410-24 Gates David & Cynthia 21932 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-410-25 Salmonson Mical 21995 Yuba Trail Soda Springs, CA 95728</p>	<p>APN 47-420-01 Hamel Gregory 21752 Lotta Crabtree Terrace Soda Springs, CA 95728</p>
<p>APN 47-420-02 Jones Jeffrey & Barbara 21768 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-420-03 Thurmon Steven & Melissa 21784 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-420-04 Iwasa Mark & Kathleen 21800 Lotta Crabtree Terrace Soda Springs, CA 95728</p>	<p>APN 47-420-05 Hopp David 21816 Lotta Crabtree Terrace Soda Springs, CA 95728</p>

APN 47-420-06 Bearry Selby & Catherine 21832 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-07 Hanford Henry 21848 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-08 O'Connell Dennis 21864 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-09 O'Connell Dennis 21882 Lotta Crabtree Terrace Soda Springs, CA 95728
APN 47-420-10 O'Connell Dennis 21900 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-11 Prince Mary 10115 Poma Lane Soda Springs, CA 95728	APN 47-420-12 Singhal Ashok 10103 Poma Lane Soda Springs, CA 95728	APN 47-420-13 Seaberg Jeff 21863 Lotta Crabtree Terrace Soda Springs, CA 95728
APN 47-420-14 Selander Mary Anne 21845 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-15 Creese Brent & Jeri 21829 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-16 Barkett Catherine 21811 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-17 Dickinson Caroline & Nathanael 21787 Lotta Crabtree Terrace Soda Springs, CA 95728
APN 47-420-18 Selander Mary 21965 Lotta Crabtree Terrace Soda Springs, CA 95728	APN 47-420-19 Gould John 21794 T-Bar Drive Soda Springs, CA 95728	APN 47-420-20 Sashas Arizona LLC 21812 T-Bar Drive Soda Springs, CA 95728	APN 47-420-21 Schock Charles 21830 T-Bar Drive Soda Springs, CA 95728
APN 47-420-22 Motamedi Kamron & Cynthia 10093 Poma Lane Soda Springs, CA 95728	APN 47-440-11 Heckendorn Clark & Regina 10111 Bunny Hill Road Soda Springs, CA 95728	APN 47-440-14 Douglas William & Ella 21031 Donner Pass Road Soda Springs, CA 95728	

R2-RC (Urban Medium Density-Rural Center Combining District)

APN 47-080-17 Mt. Diablo Ski Club 21376 Donner Pass Road Soda Springs, CA 95728	APN 47-080-19 Denny Sean 21406 Donner Pass Road Soda Springs, CA 95728	APN 47-080-22 McRae Michael 21436 Donner Pass Road Soda Springs, CA 95728	APN 47-080-28 Hurley Starr 21520 Donner Pass Road Soda Springs, CA 95728
APN 47-080-32 Fleming Philip & Beverly 21554 Donner Pass Road Soda Springs, CA 95728	APN 47-090-22 Delarosa Wilfred & Linda 21693 T-Bar Court Soda Springs, CA 95728	APN 47-090-23 Smith Ruby 21711 T-Bar Court Soda Springs, CA 95728	APN 47-101-15 Sandu Jaswinder & Manjit 10067 Poma Lane Soda Springs, CA 95728
APN 47-101-21 Pries Cathy 21772 Donner Pass Road Soda Springs, CA 95728	APN 47-101-22 Stephen Hollinger 21753 T-Bar Drive Soda Springs, CA 95728	APN 47-101-28 Sweeney Denise & Michael 21664 Donner Pass Road Soda Springs, CA 95728	APN 47-101-32 Christensen Matthew & Patricia 21642 Donner Pass Road Soda Springs, CA 95728
APN 47-101-33 Cantoni Ronald 21628 Donner Pass Road Soda Springs, CA 95728	APN 47-101-34 South Bay Ski Club Inc. 21618 Donner Pass Road Soda Springs, CA 95728	APN 47-101-35 Cullom Freeman & Catherine 21604 Donner Pass Road Soda Springs, CA 95728	APN 47-101-36 August Schrichte 21604 Donner Pass Road Soda Springs, CA 95728
APN 47-101-38 Gamick Philip 21654 Donner Pass Road Soda Springs, CA 95728	APN 47-101-47 Stromquest Eben 21586 Donner Pass Road Soda Springs, CA 95728	APN 47-420-24 Brost Valen 21821 T-Bar Drive Soda Springs, CA 95728	

R2-PD-RC (Urban Medium Density-Planned Dev.-Rural Center Combining Dist.)

APN 47-080-34 Common Area 21501 Donner Pass Road Soda Springs, CA 95728	APN 47-380-01 Nunn Marvin & Kallen 21501 #1 Donner Pass Road Soda Springs, CA 95728	APN 47-380-02 Herkt Melissa 21501 #2 Donner Pass Road Soda Springs, CA 95728	APN 47-380-03 Morrison James 21501 #3 Donner Pass Road Soda Springs, CA 95728
APN 47-380-04 Mintz Randolph 21501 #4 Donner Pass Road Soda Springs, CA 95728	APN 47-380-05 Pierce Frank 21501 #5 Donner Pass Road Soda Springs, CA 95728	APN 47-380-06 Heffernon Jeffrey & Ursula 21501 #6 Donner Pass Road Soda Springs, CA 95728	APN 47-380-07 Ullom James 21501 #7 Donner Pass Road Soda Springs, CA 95728
APN 47-380-08 Lantz Mark & Rena 21501 #8 Donner Pass Road Soda Springs, CA 95728	APN 47-380-09 Trubschenck Carl III 21501 #9 Donner Pass Road Soda Springs, CA 95728	APN 47-380-10 Sison Joseph 21501 #10 Donner Pass Road Soda Springs, CA 95728	APN 47-380-11 Zurinaga Luis & Suzanne 21501 #11 Donner Pass Road Soda Springs, CA 95728

APN 47-380-12 Theis Aaron & Tara 21501 #12 Donner Pass Road Soda Springs, CA 95728	APN 47-380-13 Underwood John & Monica 21501 #13 Donner Pass Road Soda Springs, CA 95728	APN 47-380-14 Elfes Orlo III & Marilyn 21501 #14 Donner Pass Road Soda Springs, CA 95728	APN 47-380-15 Garzon Hernando 21501 #15 Donner Pass Road Soda Springs, CA 95728
APN 47-380-16 Young Stephen & Sandra 21501 #16 Donner Pass Road Soda Springs, CA 95728	APN 47-380-17 Kansas Peter 21501 #17 Donner Pass Road Soda Springs, CA 95728	APN 47-380-18 Rouzier Robert & Carolyn 21501 #18 Donner Pass Road Soda Springs, CA 95728	

R3-RC (Urban High Density-Rural Center Combining District)

APN 47-380-24 Zapotocky Maryann 21466 Donner Pass Road Soda Springs, CA 95728	APN 47-380-27 Hurley Starr 21490 Donner Pass Road Soda Springs, CA 95728	
---	--	--

C1-RC (Neighborhood Commercial-Rural Center Combining District)

APN 47-440-16 Dillon Rick and Jamie 10108 Soda Springs Road Soda Springs, CA 95728	APN 47-080-35 Sayler Norman 21455 Donner Pass Road Soda Springs, CA 95728	APN 47-101-10 Calfee David 21926 Donner Pass Road Soda Springs, CA 95728	APN 47-101-13 Strele Jean 21854 Donner Pass Road Soda Springs, CA 95728
APN 47-101-37 Bass Betty 21923 Yuba Trail Soda Springs, CA 95728	APN 47-102-01 21995 Lincoln Highway LLC 21995 Donner Pass Road Soda Springs, CA 95728	APN 47-102-17 Gorbatenko Andrei 21907 Donner Pass Road Soda Springs, CA 95728	APN 47-102-18 Slaughter Lee 21831 Donner Pass Road Soda Springs, CA 95728
APN 47-102-19 Lenihan Sean 21865 Donner Pass Road Soda Springs, CA 95728	APN 47-410-12 Calfee David Unknown Address Soda Springs, CA 95728	APN 47-410-13 Calfee David 21964 Donner Pass Road Soda Springs, CA 95728	

C2-RC (Community Commercial-Rural Center Combining District)

APN 47-080-33 Maria Howe 21547 Donner Pass Road Soda Springs, CA 95728	APN 47-090-24 Wells Fargo Bank 21728 Donner Pass Road Soda Springs, CA 95728	APN 47-101-17 Gates David & Cynthia 21816 Donner Pass Road Soda Springs, CA 95728	APN 47-101-19 Hoyt Carrie 21784 Donner Pass Road Soda Springs, CA 95728
APN 47-101-25 Bell Christopher & Michelle 21714 Donner Pass Road Soda Springs, CA 95728	APN 47-101-26 Flaherty Loretta 21700 Donner Pass Road Soda Springs, CA 95728	APN 47-101-27 Cascade Snow Removal Inc. 21674 Donner Pass Road Soda Springs, CA 95728	APN 47-101-41 Preis Cathy 21760 Donner Pass Road Soda Springs, CA 95728
APN 47-101-41 Preis Cathy 21760 Donner Pass Road Soda Springs, CA 95728	APN 47-101-42 Hollinger Stephen 21752 Donner Pass Road Soda Springs, CA 95728	APN 47-102-03 Flint Ayame 21801 Donner Pass Road Soda Springs, CA 95728	APN 47-102-04 Flint Ayame 21775 Donner Pass Road Soda Springs, CA 95728
APN 47-102-05 Munoz John & Melinda 21757 Donner Pass Road Soda Springs, CA 95728	APN 47-102-16 Maktal Venkat & Blanca 21653 Donner Pass Road Soda Springs, CA 95728	APN 47-102-06 Yuba River Holdings LLC 21719 Donner Pass Road Soda Springs, CA 95728	APN 47-102-13 Shatterhand Holding Co. 21685 Donner Pass Road Soda Springs, CA 95728
APN 47-102-14 Fox Maurice and Margaret 21673 Donner Pass Road Soda Springs, CA 95728	APN 47-102-15 Larson Adele 21629 Donner Pass Road Soda Springs, CA 95728	APN 47-102-21 Ben's Truck & Equipment 21615 Donner Pass Road Soda Springs, CA 95728	APN 47-102-22 Ben's Truck & Equipment 21581 Donner Pass Road Soda Springs, CA 95728
APN 47-380-19 Donner Spitz Inn Inc 21501 #19 Donner Pass Road Soda Springs, CA 95728	APN 47-420-23 Gates David & Cynthia 10049 Poma Lane Soda Springs, CA 95728		

CH-RC (Highway Commercial-Rural Center Combining District)

APN 47-101-39 Sugar Bowl Corp. 22002 Donner Pass Road Soda Springs, CA 95728	APN 47-101-46 Nyaco LLC 22082 Donner Pass Road Soda Springs, CA 95728	APN 47-410-09 Lung Randall & Wendy 22044 Lotta Crabtree Terrace Soda Springs, CA 95728	
--	---	--	--

M1-RC (Light Industrial-Rural Center Combining District)

APN 47-101-11 Pacific Telephone & Telegraph 21908 Donner Pass Road Soda Springs, CA 95728	APN 47-101-12 Rhoads Gary 21880 Donner Pass Road Soda Springs, CA 95728	
--	---	--

REC-SP (Recreation-Site Performance Combining District)

APN 47-021-71 Boreal Ridge Corporation Unknown Address Soda Springs, CA 95728	APN 47-440-15 Boreal Ridge Corporation 10109 Soda Springs Road Soda Springs, CA 95728	APN 47-440-17 KSW Enterprises 10130 Soda Springs Road Soda Springs, CA 95728	APN 47-440-18 Boreal Ridge Corporation 10260 Soda Springs Road Norden, CA 95724
APN 47-440-20 Truckee Donner Land Trust 10187 Soda Springs Road Soda Springs, CA 95728			

FOR-40-SP (Forest- 40 acre min.-Site Performance Combining District)

APN 47-390-03 USA Tahoe National Forest 10162 Bunny Hill Road Soda Springs, CA 95728	
--	--

Project Location: The Soda Springs Area Plan (SSAP) covers those Donner Summit communities connected along Donner Pass Rd. (old Hwy. 40) between Cisco Grove and the Donner Memorial Bridge. Although some of those areas are in Placer County, and the SSAP is only specifically applicable to those areas in Nevada County, the connection between these communities should not be ignored because of jurisdictional boundaries. The primary focus of the SSAP is the 141-acre designated Soda Springs Rural Center located atop Donner Summit, approximately 12 miles west of the town of Truckee, California.

Document Preparation: This Initial Study (IS) has been prepared to address the potential environmental effects of the Soda Springs Area Plan located in Nevada County. The IS contains a project description, description of the existing environmental setting, identification and explanation of environmental effects, and evaluation of the Area Plan’s consistency with and divergence from existing applicable land use regulations.

This Initial Study IS/ND has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, Cal. Pub. Res. Code §2100 et seq. The CEQA lead agency for this project is the County of Nevada.

Project Summary

The proposed project is an Area Plan for the Donner Summit area, with land use regulations and zoning focused on the Soda Springs Rural Center. The Soda Springs Area Plan (Area Plan) is a focused policy and design document that supplements the Nevada County General Plan and Zoning Ordinance that serves as the comprehensive land use and zoning plan for the community of Soda Springs and embodies the expressed goals of residents and business owners, and

establishes concrete and achievable actions. The Area Plan is a tool to advance the goals and policies for the Nevada County General Plan while benefitting the local community. The Area Plan provides long-term guidance that is intended to improve the prosperity of Soda Springs and environs in a way that supports a healthy economy, environment, and social fabric for the residents and general public.

Action is needed at this time to focus revitalization efforts to promote economic activity, community sustainability, and capitalize on the non-winter seasons and activities. A conscious directed change in the intensity and types of year round land uses in the Soda Springs commercial area and community enhancement design standards will be the primary method by which positive community values and strengths can be preserved and enhanced. It is vitally important (and possible) to do so, while maintaining the rural natural setting.

The Soda Springs Area Plan is comprised of the following plan components and discretionary actions:

- General Plan Amendments to adopt the Soda Springs Area Plan,
- General Plan Land Use Map Designation Amendments to 51 parcels,
- Parcel rezoning to correspond with the proposed Land Use Map Designation changes, including adding SP (Site Performance) and RC (Rural Center) Combining District zoning to specific parcels, and
- Zoning Ordinance Amendment to Sec. L-II 4.2.3 of the Nevada County Zoning Ordinance to add a reference to the proposed Soda Springs Area Plan design guidelines and standards.

Project Location and Surrounding Land Uses

This Area Plan is located on Donner Summit in eastern Nevada County. The Area Plan covers an area approximately 1.2 miles along Donner Pass Rd. (historic Old Highway 40) from the Soda Springs/Norden Interstate 80 exit to Bunny Hill Rd. The area functions as the primary visitor and tourist area on Donner Summit and provides direct access to developed and passive recreation opportunities. The Area Plan's focus is the community of Soda Springs which the County has designated a Rural Center for the surrounding rural area. The Soda Springs Rural Center is approximately 141 acres in size (excluding roadway and railroad rights of way) and the predominant theme of the land use pattern is commercial and residential.

The commercially zoned area of the Soda Springs Rural Center has three primary nodes: on the western edge is the gas station, in the middle is the General Store building, and the eastern edge is the Soda Springs Station condominiums at the flashing light intersection with Soda Springs Rd. The gas station area includes the Sugar Bowl Ski Resort operated Donner Summit Lodge, and Summit Restaurant. The General Store area includes the Soda Springs Post Office, real estate offices and the currently closed Tinker's Station mixed-use building. The Soda Springs Lodge area is primarily residential although it does include some commercial businesses and the Donner Summit Historical Museum. These uses occupy structures ranging in height, age and physical conditions. Most of the buildings are quite old, with many constructed between 1930 and 1950.

The Soda Springs Rural Center is bordered to the north by Interstate 80 and lands owned by Auburn Ski Club associated with Boreal Ski Resort. To the south, the Area Plan is bordered by the Soda Springs Ski Resort and 1,000 lot residential community of Serene Lakes just beyond.

Directly west of the Area Plan across the Interstate 80 overpass are the Donner Summit Public Utility District facilities and a few miles down Donner Pass Road is the residential community of Pla-Vada near the town of Kingvale. To the east of the Area Plan is Tahoe National Forest before arriving at Donner Ski Ranch and Sugar Bowl Ski Resort.

Background

On March 25, 2014, the Board of Supervisors issued Board Order BO-14-02 directing the Advance Planning Division work program priorities for Phase II of the General Plan Land Use Element. The work plan calls for a new Area Plan for the Soda Springs community in accordance with Program 1.2.1.b of the General Plan Land Use Element.

Local efforts to provide input for long range planning on Donner Summit have been underway for more than a decade. There has been consistent and strong support in the Soda Springs community for a coordinated planning effort between Nevada and Placer County and by the Donner Summit Area Association (DSAA). With support from Nevada County and other organizations, the ongoing efforts of the DSAA to establish a vision for Donner Summit has been the groundwork for an Area Plan for Soda Springs. Those efforts have resulted in the Donner Summit Economic Study (2004), the Donner Summit Visioning and Planning Resident Survey (2007), and the Community Prosperity Summit (2008), which provides a base foundation of the Soda Springs Area Plan.

As a result of the construction of Highway 80 in 1964, Soda Springs has become more of a drive-by community than a stop by, or destination itself. Interstate 80 allows potential visitors to pass by enroute to nearby Truckee, Reno, and Lake Tahoe, oblivious to the experiences they might enjoy on Donner Summit. Additionally, time has passed on while the area has been hindered in its economic promotion by the lack of investment and the consequent impacts of some areas of blight in the built environment. Many competing recreational areas further east have better organized and promoted attractions for year-round recreation resulting in Donner Summit being comparatively less competitive for tourist dollars needed to support economic viability.

The current Highway Commercial Land Use Designation is outdated and too restrictive of local uses appropriate for the commercial area and there is a clear need to revitalize the physical appearance and promote the accessibility of the area to increase economic activity. Healthy economic activity, in turn, is key to a healthy social fabric and the conditions to enhance and protect the natural environment. Compounding this problem of the restrictive land use designation is the multitude of political jurisdictions and divided community needs that have resulted in not capitalizing on opportunities that exist in the area such as non-winter uses. Adding to the challenge, consecutive drought years and projected climate changes create uncertainties for the local economy which is historically heavily dependent upon snow fall. The passage of time with consequent deterioration of buildings and infrastructures, the national economic downturn and the impacts of global climate change present even greater challenges to economic development of the Soda Springs area than was the case a decade ago.

Project Description

The proposed project is an Area Plan that promotes revitalization of the Donner Summit area to be consistent with community values and the County's General Plan, with specific land use regulations and zoning changes focused on the Soda Springs Rural Center commercial zoning.

The Soda Springs Area Plan establishes goals, policies and implementation strategies for providing specific land use guidance for the Donner Summit area. The Area Plan will help achieve the vision of the community by implementing its guiding principles through rezoning land use designations, and development of community design standards. The Area Plan proposes to achieve this through more intensive concentrated mixed use development in the commercial area and flexible design standards to promote revitalization to improve its aging infrastructure, provide for improved recreation access, and diversify commercial retail needs for visitors and residents. The area is envisioned as a regional destination that provides full services for visitors and permanent residents and offers unique experiences related to the many outdoor recreation and natural experience possibilities that abound on Donner Summit. The revitalization of Soda Springs will catalyze the transformation from seasonal winter recreation economy into a sustainable year-round community and outdoor tourism recreational destination with a diversified business base.

The Soda Springs Area Plan defines land use regulations and guidelines for planning decisions. It does this by presenting principles, goals, policies and implementation strategies developed by Nevada County and stakeholders to support a sustainable community that puts its residents first with expanded commercial goods and services, improved trail connections to surrounding recreation areas, support for public areas and facilities, and promotion of the area in the Spring, Summer and Fall. The County also intends to provide direction to property owners, community groups, and interested individuals planning and promoting the area. The proposed plan is intended to provide for mixed-use and concentrated development conditions that provide local commercial needs as well as provide a sense of community and a sense of a stronger place by encouraging public gathering places and locations for community events.

The County and community's basic objectives for the proposed project are provided below.

1. Establish a land use plan and policy framework that will guide future development and redevelopment in the Soda Springs Rural Center toward land uses that focus economic development and create a community and recreation destination that provides a diversity and concentration of resident servicing shops as well as services that also appeal to visitors;
2. Improve trail connectivity between the Soda Springs Rural Center and existing adjacent residential and recreation areas;
3. Develop and implement design standards that reflect Donner Summit's historic mountain identity while promoting trail connectivity and public plazas, in order to activate the pedestrian streetscape and improve roadway perimeters for both pedestrian and vehicular safety;
4. Create a desirable first impression with attractive, welcoming gateway signs or monuments that reinforce the historic small town character;
5. Locate multi-family residential development within close proximity to the Soda Springs commercial area; and
6. Promote non-winter special events and recreational opportunities.

7. Set standards that will protect and restore the natural environment.

Table 1: Elements of the Soda Springs Area Plan		
Soda Springs Area Plan Element	Proposed Change from Existing Plans, Maps, and Ordinances	Summary Description
Goals and Policies: All Elements	Adds Goals and Policies specific to Donner Summit	<p>Adds goals and policies to implement the vision and capital improvements identified in the Area Plan, resulting in:</p> <ul style="list-style-type: none"> ▪ desirable economic development ▪ protection of rural lifestyle values and character ▪ more services for local residents ▪ quality affordable housing and lodging ▪ creation of in-town public places ▪ trail connections within and around the Rural Center ▪ construction of gateway signage and branding ▪ improved vehicle and pedestrian safety, and ▪ expanded residential and visitor services
Land Use: Map Amendments	Expand and modify existing Land Use/Zoning District boundaries by removing outdated and unnecessary obstacles to well-planned development	<p>A conscious, directed change in the intensity and type of land uses in the Soda Springs commercial area will be the primary method by which positive community values and strengths can be preserved and the area’s potential realized. Proposed zoning changes include:</p> <ul style="list-style-type: none"> ▪ 1.03 acres currently zoned R1 (single family residential) rezoned to CH (highway commercial) ▪ 2.85 acres currently zoned R1 (single family residential) rezoned to FR-40 (Forest-40 acre min.) ▪ 1.76 acres currently zoned R1 (single family residential) rezoned to R2 (medium density residential) ▪ 1.13 acres currently zoned R2 (medium density residential) rezoned to R3 (high density residential) ▪ 1.8 acres currently zoned CH (highway commercial) rezoned to R2 (medium density residential) ▪ 4.07 acres currently zoned CH (highway commercial) rezoned to C1 (neighborhood commercial) ▪ 7.55 acres currently zoned CH (highway commercial) rezoned to C2 (community commercial) ▪ 0.78 acres currently zoned CH (highway commercial) rezoned to M1 (light industrial)

Table 1: Elements of the Soda Springs Area Plan

Soda Springs Area Plan Element	Proposed Change from Existing Plans, Maps, and Ordinances	Summary Description
<p>Land Use: Rural Center (RC) and Site Performance (SP) Combining Zone Districts</p>	<p>Adds the Rural Center (RC) Combining District to the Commercial Area and Adjacent Surroundings, and adds the Site Performance (SP) Combining District to the remainder (e.g., Residential, Recreation, Forest)</p>	<p>Focus economic development and improvements in and around the Soda Springs commercial area with the addition of the Rural Center (RC) Combining District which allows for more flexible development standards and permissible uses summarized below.</p> <ul style="list-style-type: none"> ▪ New construction standards on vacant lands: <ul style="list-style-type: none"> ○ Protect existing natural features ○ Earthtone exterior building colors and materials ○ Provide adequate snow storage area ○ Utilize native vegetation ○ Preserve mountain, forest, and meadow public views from Donner Pass Road ○ Site design consideration of solar exposure, climate, noise, safety, fire protection and privacy ○ Water-efficient appliances ▪ Community Development Flexible Design Standards: <ul style="list-style-type: none"> ○ Open space reduction for mixed-use building with required landscaping ○ Encourage gateway signage that complements natural setting and Donner Summit history ○ Allows for up to 50 % offsite parking ○ Establishes metal shipping container storage standards (also applies to SP Combining District) ○ Wildlife secure garbage facilities ○ Allows limited commercial activities within legal non-conforming residences ○ Establishes snow removal equipment and outdoor storage screening requirements (also applies to SP Combining District) ▪ Housing Density Standards: <ul style="list-style-type: none"> ○ Mixed-use projects in the C1 and C2 zone district may utilize a maximum residential density of 6 units/acre. ○ Multi-family residential projects may utilize a two unit (duplex) minimum density allowance for parcels zoned R2-RC, subject to zoning compliance. ▪ Agricultural Uses such as farmer’s markets and produce stands are permissible subject to approval pursuant to Sec. L-II 3.3 of the Nevada County Zoning Ordinance.

Relationship to Other Projects

There are no pending project applications submitted for any property within the planning area. As discussed below, the public Donner Summit Road Improvement Project is funded and beginning design stages, with construction scheduled for 2019.

Other Permits Which May Be Necessary:

This IS/ND is intended to provide a program-level review of the Soda Springs Area Plan. Future project-level environmental review within the Soda Springs Rural Center would be based on consistency with the Soda Springs Area Plan. No specific development projects are proposed at this time or analyzed herein.

All future projects within the Soda Springs Rural Center and any parcel affected with the proposed amendments would be subject to project-level environmental review and permitting by Nevada County. Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

Other potential permits and/or approvals that may be required for development of the project could include, but are not limited to, the following:

- County Road Encroachment Permits (Nevada County Department of Public Works)
- Grading and Building permits (Nevada County Building Department)
- Sewer and Water Connection Permits (Donner Summit Public Utility District)
- Storm Water Pollution Prevention Plan and National Pollutant Discharge Elimination System (Central Valley Regional Water Quality Control Board)
- Dust Control and Operations Permits (Northern Sierra Air Quality Control District)
- Section 1602 Streambed Alteration Agreement and obtaining permits associated with take and loss of habitat for California special status species (CA Department of Fish and Game)
- Biological Opinion and permits associated with take of federal special-status species (U.S. Fish & Wildlife Services)
- Section 404 permit (U.S. Army Corps of Engineers)

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

Environmental Factors Potentially Affected: All of the following environmental factors have been considered. There are no environmental factors with impacts that require additional 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

INITIAL STUDY AND CHECKLIST

Introduction

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except “No Impact” responses that are adequately supported by noted information sources. Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows.

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

1. AESTHETICS

Existing Setting:

The general aesthetic quality of the area consists of rural forested areas, hills, and mountains. Paved and dirt roads, native vegetation, and forests surround the project sites. The area includes the headwaters of the South Yuba River, which contains sensitive aquatic and riparian habitats. Soda Springs Ski Area is a privately owned and operated ski area with several chairlifts and open terrain with scattered trees for skiers.

Nevada County’s scenic preservation is accomplished by such measures as designating scenic highways, establishment of permanent open spaces, public forests, conservation areas clustering development, and agricultural zoning. Urban design quality is accomplished by architectural controls, historic preservation ordinances and land use patterns. There are no State designated scenic highways in eastern Nevada County, nor are there any County designated scenic resources within the project area.

The overall impression of the Soda Springs area is that the community appears worn out and run down. Visually Soda Springs reflects a community with a lively past, but whose economic core has been neglected for many years. Soda Springs is developed by disconnected strip commercial development stretching along Donner Pass Road. The overall lack of coherence in how buildings in the community are designed and how they address Donner Pass Road undermines a strong sense of place. Landscaping along the Donner Pass Road is minimal or non-existent. Commercial wood cutting yards, outside storage of heavy snow removal equipment, and shipping container storage are typical elements of mountain living, yet these operations sprawl throughout the community and are viewed as eyesores to many.

CEQA Environmental Checklist Item	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, 18
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A, 18
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓		A, 18
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓		A, 18
e. Create a visually incompatible structure within a designated historic district?				✓	17, 18

1.a. Would the Project result in demonstrable, negative aesthetic effects on scenic vistas or views open to the public?

Impact Discussion 1a: Adoption of the Soda Springs Area Plan would allow for changes in the built environment that would be visible from Interstate 80 and Donner Pass Road (Old Highway 40) scenic roadway corridors. While development often results in improvement in the scenic quality of scenic roadway corridors, changes in the built environment could have undesirable consequences on scenic quality if they adversely affect views or vistas, damage or remove scenic resources, or result in development that is incompatible with the scenic values of the region. The Soda Springs Area Plan would result in the implementation of specific standards for site, building, equipment and material storage, and development that are intended to preserve the community scenic resources and enhance the built environment. Subsequent development under the Soda Springs Area Plan would be subject to the updated standards and would alter the overall built environment to be consistent with the vision and principles of the Soda Springs Area Plan and improve scenic quality of the community.

While this project will not directly result in new development, policies to facilitate development are recommended which include scenic protection measures to preserve the extraordinary aesthetic quality of Donner Summit (Policy NCR 2.1), and community design standards to integrate development with the natural setting (Policy LU-3.1).

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

1.b. Would the Project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Impact Discussion 1b: Interstate 80 is eligible as a state scenic highway, but not officially designated as a California Scenic Highway by the California Department of Transportation (California Scenic Highway Mapping System, Department of Transportation, 2007). Although Caltrans has not designated the Soda Springs/Norden section of Interstate 80 part of the State Scenic Highway System areas within the Area Plan are visible from Interstate 80, however those areas visible from the Interstate do not contain any trees, rock outcroppings or historic buildings that are unique or contribute to the visual resources of the area.

The Soda Springs Area Plan design and development standards would improve the scenic quality consistent with the desired community character by establishing standards to reduce blight, such as the proposed limitations for metal shipping containers and unscreened accessory storage.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

1.c. Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

Impact Discussion 1c: The Area Plan includes detailed design standards that are intended to ensure that the built environment complements the natural appearing landscape on Donner

Summit. The Area Plan specifically regulates building form, materials and colors and includes the following site development and building design standards:

- Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream zones and to minimize vegetation removal and maintain the natural slope of the project site;
- Roofs, including mechanical equipment and skylights, and other exterior materials should be constructed of non-glare finishes and earthtone colors that minimize reflectivity. Materials that blend with the site's natural surroundings (e.g., wood, stone or corten steel) are encouraged. Solar panels or other alternative energy equipment may be exempted from this standard if a project level assessment demonstrates that scenic conditions from public viewpoints will not be adversely impacted. Colors shall be within a range of natural colors that blend, rather than contrast, with the existing backdrop vegetation and soils color and earthtone colors shall be medium to dark;
- Viewsheds shall be considered in all new construction, with emphasis placed on preserving and enhancing mountain, forest and meadow public views from Donner Pass Road where feasible;
- The development of gateway signage or branding features at the western and eastern entrances to Soda Springs along Donner Pass Road should complement the natural setting and history of Donner Summit.

Although the Area Plan promotes a more dense land use pattern to promote economic and pedestrian-oriented the changes are expected to improve the visual character or quality of the Soda Springs Rural Center as a result of the proposed design standards discussed above. These detailed standards, and others scenic protections not specifically discussed here, are intended to ensure the built environment integrates and complements the natural landscape and character of Donner Summit.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

1.d. Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the areas?

Impact Discussion 1d: Consistent with existing conditions, implementation of the Area Plan would allow for construction of new development and redevelopment projects. These projects would likely include new or modified sources of exterior lighting. However, the lighting standards (LUDC L-II 4.2.8) provide criteria for the range of lighting that is necessary to provide safety and security, protect against misdirected or excessive lighting as well as provide, in limited areas, the ambient lighting that would allow for a festive atmosphere to enhance the qualities of an active civic place. Moreover, Policy 18.11 requires all New Commercial, Industrial and Multiple Family development to utilize fixtures and light sources that minimize night time light pollution (Chapter 18 Aesthetics, Volume 1, Nevada County General Plan, 1995). Additionally, the lights from nearby

sources such as Interstate 80 are cumulatively much brighter in comparison with respect to nighttime views. The existing standards for exterior lighting are designed to provide for efficient, safe and attractive outdoor lighting while minimizing nighttime light pollution and energy waste. New development requires the use of variety of natural-appearing material and colors that complement the natural setting and prohibits the use of flood lighting and reflective materials to minimize reflectivity and glare. No changes to the County’s already effective lighting standards are proposed and any resulting light sources would not be substantial.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

Would the Project create a visually incompatible structure within a designated historical district?

Impact Discussion 1e: There are no designated historic districts within the nearby vicinity of the Area Plan. There are three designated historic districts in Nevada County and the Commercial Row-Brickelltown Historic District in downtown Truckee is the nearest historic district located approximately twelve miles away.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: Eastern Nevada County is not within an area mapped by the Important Farmland Mapping program of the California Department of Conservation. The Soda Springs Rural Center is primarily built up and urbanized land surrounded by forest land, and no existing agricultural uses or operations exist in the project’s vicinity. Additionally, the area is designated as ‘non-enrolled land’ according to the 2006 Williamson Act Maps for Nevada County (CDC, 2006) and contains neither Williamson Act contracts nor land zoned for agriculture.

CEQA Environmental Checklist Item	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, D, 7
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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, 17
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A
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, D

2a. Would the Project 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?

Impact Discussion 2a: Donner Summit is a high elevation mountain pass with extreme weather conditions and does not contain any current or known historic agricultural uses and is not located within an area that this mapped by the USDA Important Farmland Mapping and Monitoring Program. Lands in the project vicinity do not produce crops or livestock and are not considered important to the local economy due to their farming productivity or value. Because there are no identified important farmlands in the project’s vicinity the proposed Area Plan would not convert important farmlands to a non-agricultural use and subsequently there would be no impact to farmlands from the proposed project.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

2.b. Would the Project conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

Impact Discussion 2b: The Soda Springs Area Plan does not propose any changes to land use regulations related to agricultural uses, and creates no conflicts with zoning for agricultural use or a Williamson Act contract because no contracts exist within the project area.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

2.c. Would the Project 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)?

Impact Discussion 2c: The Soda Springs Area Plan conflicts with no zoning of, and causes no rezoning of existing Forest land, or timberland zoned Timberland Production. In the northeastern most corner of the Rural Center along Bunny Hill Road is a 2.85 acre parcels owned by the U.S. Forest Service that is being re-zoned from R1 (Single-Family Residential) to FR-40 (Forest-40 acre min.), consistent with the zoning and U.S.F.S. management of surrounding Tahoe National Forest parcels. Otherwise no rezoning of forest land, timberland or timberland zoned Timberland Production, will result.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

2.d. Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Impact Discussion 2d: See analysis for Question 2.c. above which concludes no impacts to forest land are anticipated with implementation of the Soda Springs Area Plan.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

2.e. Would the Project 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?

Impact Discussion 2e: See analyses for Questions 2.b. through 2.d., above which concludes no impacts to farmlands and forest land within the project area and vicinity.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

3. AIR QUALITY

Existing Setting:

Donner Summit is located in the Mountain Counties Air Basin which is within the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD). Air quality problems in the County are primarily related to commuting in motor vehicles to and from the Sacramento area. According to the California Air Resources Board (CARB), the Mountain Counties “Air Basin violates the State ozone standard due to transport from the Sacramento Valley, San Joaquin, and San Francisco Bay area air basins. Eastward flowing surface winds can move air pollution from these adjoining air basins up the mountain valley during the daytime, and back down at night” (CARB, 2010).

The Northern Sierra Air Quality Management District (NSAQMD) is responsible for the management of air quality in Nevada, Plumas, and Sierra counties. According to the NSAQMD, the pollutants of greatest concern are ozone, particulate matter, and air toxins.

The overall air quality in Nevada County has improved over the past decade, largely due to vehicles fuels and engines running 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 (*NSAQMD*). Table 3-1 below describes Nevada County Area designations for State and National Ambient Air Quality (CARB, 2010).

Table 3-1
 Nevada County Area Designations for State and National Ambient Air Quality

Criteria Pollutants	State Designation	National Designation
1-hour Ozone	Non-attainment	See footnote a
8-hour Ozone	Non-attainment	Non-Attainment
PM ₁₀	Non-attainment	Unclassified
PM _{2.5}	Unclassified	Unclassified / Attainment
Carbon Monoxide	Unclassified	Unclassified / Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Unclassified
Sulfates	Attainment	-
Lead	Attainment	Attainment
Hydrogen Sulfide	Unclassified	-
Visibility Reducing Particles	Unclassified	-

(a) The National 1-Hour Ozone Standard was revoked in June 2005 and replaced with an 8-hour standard. (Source: CARB, 2010)

Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. 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 Particulate Matter (PM) 10 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.

CEQA Environmental Checklist Item	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, E
b. Violate any air quality standard or contribute to an existing or projected air quality violation?			✓		A, E
c. Expose sensitive receptors to substantial pollutant concentrations?			✓		E
d. Create objectionable smoke, ash, or odors?			✓		E, 17
e. Generate dust?			✓		E, 17
f. Exceed any potentially significant thresholds adopted in County Plans and Goals?			✓		A, E
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)?			✓		A, E

3.a. Would the Project result in substantial air pollutant emissions or deterioration of ambient air quality?

Impact Discussion 3a: See analysis and discussion in Questions 3.b. through 3.g., below.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

3.b. Would the Project violate any air quality standard or contribute to an existing or projected air quality violation?

Impact Discussion 3b: The proposed Soda Springs Area Plan does not alter, revise, conflict or obstruct the regulations pertaining to air quality. Consistent with existing conditions, subsequent projects that could occur under the Soda Springs Area Plan would be subject to subsequent environmental review and permitting, and would be required to comply with emission standards regulated by the Northern Sierra Air Quality Management District.

This project proposes action plans and policies, zoning changes that allow new land uses such as community meeting facilities, expanded retail/service facilities and farmer’s markets, as well as modest density increases that are expected to improve air quality because they would reduce the necessity of longer travel to surrounding markets like Truckee to obtain goods and services, and housing. Policy NCR-2.5 seeks to maintain and improve regional air quality and limit greenhouse gas emissions by encouraging new development projects to include transportation alternatives and utilize passive solar design.

As required for all future development, site-specific impacts resulting from physical development will be evaluated on a project-by-project basis in compliance with State and local regulations. To assure public health and safety in the region, air quality impacts are assessed by the Northern

Sierra Air Quality Management District (NSQAMD), on a project-by-project basis. No significant air quality impacts are anticipated to occur as a result from the implementation of this project.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

3.c. Would the Project expose sensitive receptors to substantial pollutant concentrations?

Impact Discussion 3c: Typical sensitive receptors include residences, hospitals, and schools. While there are many residences within the project area, there are no hospitals or schools. Subsequent development projects that could occur on sites within the Soda Springs Rural Center would involve construction and construction emissions. Construction emissions are described as short-term or temporary in duration and primarily associated with gas and diesel equipment exhaust and the application of architectural coatings. Long-term operational emissions from development projects could affect regional air quality and could create localized exposure to carbon monoxide (CO) emissions, however as stated before, any future project will be subject to particulate matter and odor regulations prior to approval.

The (M1) Light Industrial Zone District allows for more uses with odor creating potential than the BP District, including auto-painting, farm supply, kennels, and bio-mass facilities. The proposed Area Plan is a legislative action that includes re-designation of two parcels from CH (Highway Commercial) to M1 (Light Industrial) because of the existing and historical uses of the properties as a telecommunications facility and snow removal business. The more intense types of uses allowed in the M1 (Light Industrial) district would still require discretionary approval and would be subject to site specific air quality review (including odors) in accordance with Chapter 14 of the General Plan. Additional discussion on the proposed land use/zoning re-designation is provided in Section 10: Land Use.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

3.d. Would the Project create objectionable smoke, ash, or odors?

Impact Discussion 3d: See analysis and discussion in Question 3.c., above. The occurrence and severity of odor effects depend on the nature, frequency, and intensity of the odor source, wind speed and direction, and the presence of sensitive receptors. Offensive odors rarely cause physical harm, but odors can be unpleasant and generate citizen complaints to regulatory agencies and local governments.

As a general matter, the types of land use development that pose potential odor problems include wastewater treatment plants, refineries, landfills, composting facilities and transfer stations. No such uses currently occupy the project area and are not characteristic of the types of uses that would result.

In the short-term, odor impacts occur from the use of diesel engines and asphalt concrete paving during construction. These odors are both temporary and localized, affecting only the area immediately adjacent to the active construction area. Diesel exhaust emissions and asphalt

concrete paving odors dissipate rapidly away from the source and cease upon completion of construction activities. Thus, the implementation of the Soda Springs Area Plan does not result in substantial direct or indirect exposure to smoke, ash or offensive odors.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

3.e. Would the Project generate dust?

Impact Discussion 3e: Fugitive dust emissions must be controlled in accordance with GP Policy 14.4, and are primarily associated with site preparation and vary as a function of such parameters as soil silt content, soil moisture, wind speed, acreage or disturbance area, and vehicle travel by construction vehicles on- and off-site.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

3.f. Would the Project exceed any potentially significant thresholds adopted in County Plans and Goals?

Impact Discussion 3f: Nevada County's 1995 General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County and no changes to air quality and emission regulations are proposed, therefore any impacts to air quality resulting from implementation of the Soda Springs Area Plan would be less than significant.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

3.g. Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Impact Discussion 3g: The Mountain Counties Air Basin is designated non-attainment for ozone and non-attainment for PM₁₀, as presented in Table 3-1. A significant cumulative impact results if the Project causes a considerable increase in PM₁₀ and Ozone.

On Donner Summit these pollutants relate to automobile use and potential impacts measured with vehicle miles travelled (VMT) calculations. No single project is likely to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts.

With respect to ozone precursors and PM₁₀, consistent with the General Plan, subsequent projects that may occur under the Soda Springs Area Plan may include development and redevelopment projects that could generate long-term operational emissions, including mobile and area source emissions. Based on vehicle emission trends, emissions of ozone precursors would be expected to decrease substantially over the coming decades. This can be explained by the fact that vehicle

emissions standards would be improved substantially over the next 20 years. Any additional population growth and associated increase in operational ozone precursor emissions in the project area would be more than offset by more stringent vehicle emissions standards, fuel economy standards, and truck and bus emission rules.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

4. BIOLOGICAL RESOURCES

Existing Setting: The landscape of Donner Summit hosts an incredible array of wildlife habitat, including creeks and lakes, mountain meadows, old growth forests, and important wildlife corridors. No known complete field study exists for Donner Summit, but initial assessments reveal the area is home to a wealth of Sierra wildlife including at least sixteen species of amphibians, 20 species of mammals, at least 100 species of birds, and over 100 species of butterflies.

Important species of birds include Northern Goshawks, Bald Eagles, Golden Eagles, and Spotted Owls. Notable, the native willows and meadows of the Summit Valley and along McKay Creek, in the heart of Donner Summit, provide habitat for the state-listed endangered willow flycatcher. Other special-status animals that are known to occur in the Donner Summit region include: Harlequin Duck, Black Swift, Yellow Warbler, and probably Wolverine, Pacific Fisher, and Sierra Nevada Red Fox.

A variety of vegetation communities including montane meadows, riparian habitats, montane chaparral, Sierran mixed conifer forest, lodge pole pine forest, white fir forest, and red fir forest occur at the Summit. Diverse flowering perennials, many of which are considered sensitive, can be found scattered through these habitats, particularly in open areas. More than 500 species of vascular plants, representing more than one third of all plant families in California, are known to occur in the Donner Summit region. At least sixteen special-status plants species thrive on Donner Summit, including the starved daisy, long-petaled lewisia, and the Donner Pass buckwheat.

The high mountain meadows of Donner Summit play an important role in the region's complex system of hydrologic processes, providing water quality protection, flood regulation, and species habitat. An incredible resource in itself, Van Norden Meadow is the largest wetland above an elevation of 6,700 feet in Nevada or Placer counties. Lake Van Norden was created originally by damming the headwaters of the South Yuba River about 100 years ago. The dam was breached in 1972 (Beedy and Brussard 2002, Jones & Stokes 2004), and it now consists of a notched concrete spillway that holds water in the reservoir at a depth of less than 10 ft. Also known as Summit Valley, it supports one of the largest wetlands in the Sierra, covering over 200 acres of lacustrine and wet meadow habitat, with emergent vegetation around its shores. Migratory waterfowl, songbirds, wading birds, and shore birds use the lake and its willow-lined shoreline as wintering areas or temporary stopover resting and foraging sites during migration.

Outside our National Parks, one of the only remaining large stands of virgin, old-growth forests in California are found in the Donner Summit region. Lodge pole pines are the dominant trees in moist areas along meadows, as well as rocky areas, while the other conifers such as red-firs, white firs, and ponderosa pines are typically found on deeper well-drained soils. These forest communities provide nesting and roosting sites for birds, cover and shelter, and food sources for a diversity of animals. The downed logs and woody debris support insects and smaller mammals that are a source of food for larger animals, and snags of dead trees provide nesting cavities for owls and woodpeckers.

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓		A, F
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓		A, F
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?			✓		A, F
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?			✓		A, F
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?			✓		A, F
f. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A
g. Introduce any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?			✓		A, F

4.a. Would the Project 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?

Impact Discussion 4a: The Soda Springs Area Plan would not alter or revise any regulations that adversely affect 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. Consistent with existing conditions, development projects associated with the Soda Springs Area Plan could affect unique, rare, or endangered species depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and local regulations pertaining to the protection of animal species. At a project-level, potential effects on animal species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. Nevada County existing policies and Code provisions address potential impacts to special-status species by requiring development and implementation of project-specific measures to avoid or minimize impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (Section L-II 4.3.12 of the Nevada County Zoning Ordinance).

As a policy document, the proposed Area Plan will facilitate use of sites by identifying the development constraints and applicable design standards for the Soda Springs Rural Center. This project will not result in a significant increase in the amount of development anticipated by the General Plan for this area and will not directly or indirectly result in physical changes to the environment, including biological resources. No significant adverse impacts to biological resources are expected to occur as a result of this project.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

4.b. Would the Project 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?

Impact Discussion 4b: The Soda Springs Area Plan would not alter or revise the regulations pertaining to existing fish or wildlife habitat quantity or quality or to resource protection measures for wetlands which encompasses riparian habitat. Consistent with existing conditions, development projects associated with the Soda Springs Area Plan could affect riparian habitat or other sensitive natural community depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and local regulations pertaining to the protection of riparian areas. Section L-II 4.3.17 of the Nevada County Zoning Ordinance includes provision for protecting riparian vegetation. Project-level planning and environmental analysis would identify potentially significant effects, avoid or minimize those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Implementation of the Soda Springs Area Plan would not result in the deterioration of riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations.

The Area Plan's broad strategies to implement the community development vision for the area and create economic sustainability focus on rezoning and site development standards. Generally, the permissible uses and intensity allowed within the proposed commercial and industrial zoning are similar to the uses and intensity allowed in the current CH (Highway Commercial) zoned parcels. Other Area Plan elements such as the proposed residential density increase within the Rural Center (RC) Combining Zone District, and proposed development standards for things like shipping containers used for storage would not impact biological resources.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

4.c. Would the Project result in a substantial reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?

Impact Discussion 4c: Development of any site within the Soda Springs Rural Center will be subject to existing vegetation protections, defensible space requirements and flood control improvements. Several policies are proposed to ensure protection of Donner Summit's natural resources such as Policies NCR-2.2 and NCR-2.4, which focus on flood management of the South Yuba River and native vegetation preservation.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

4.d. Would the Project 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?

Impact Discussion 4d: Consistent with existing conditions, development projects associated with the Soda Springs Area Plan are required to comply with all provisions of the Resource Management and Protection regulations for watercourses, wetlands, and riparian areas found in Sections L-II 4.3.17 of the County Zoning Ordinance. Proposed Policy NCR-2.7 directs protection of the wetlands and meadows of Donner Summit.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

4.e. Would the Project 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?

Impact Discussion 4e: The proposed Area Plan would not alter or revise the regulations pertaining to the migration or movement of animals. Consistent with existing conditions, development projects associated with any of the sites could result in a barrier to the migration or movement of animals depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review

and permitting at which time they would be required to demonstrate compliance with all federal, state, and County regulations including LUDC Sec. L-II 4.3.7 which protects major deer migration corridors. Proposed Policies NCR-1.3 and NCR-2.3 protect wildlife habitat from conflicting land uses.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

4.f. Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Impact Discussion 4f: The proposed Soda Springs Area Plan will not amend regulations pertaining to the protection of biological resources such as tree preservation policies. Consistent with existing conditions, development projects within the Area Plan could result in removal of trees and vegetation depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and County regulations in Chapter 13 of the General Plan and LUDC Sec. L-II 4.3.14 and 15.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

4.g. Would the Project introduce any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?

Impact Discussion 4g: Implementation of the Soda Springs Area Plan would not alter or revise the regulations protecting normal wildlife activities. As with the existing conditions, development of these sites could introduce light sources, fences, and other human presence that could affect wildlife activity, however the reason for the County's Rural Center designation is that the properties within the project area have higher intensity development and uses and are not particularly known for wildlife activity.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

5. CULTURAL RESOURCES

Environmental Setting: Donner Summit is culturally rich and marks an area of significant prehistoric and historic human occupation. Native Americans travelled the Summit thousands of years ago leaving evidence of their presence in petroglyphs and grindings rocks. In broadest terms, the archaeological signature of the Donner Pass area marks a trend from hunting-based societies in earlier times to populations that were increasingly reliant upon diverse resources by the time of historic contact (Elston 1982, 1986). The Soda Springs vicinity has been variously described as totally within Hill Nisenan territory (Wilson and Towne 1978), as a "no man's land" between the Nisenan and the Washoe (Littlejohn 1928), or as Washoe peripheral territory (Price

1980). Although Donner Pass is consistently reported in ethnographies as inside Washoe territory and trading routes, use by neighboring Maidu, Miwok, and Northern Paiute is not ruled out. D’Azevedo (1984:23) pointed out that much of the Washoe Range, including the core territory, was used jointly by adjacent non-Washoe peoples.

Events around Donner Summit are tied to the history of the community of Truckee. Some of the first Euroamerican travelers over Donner Pass were members of the Stephens-Murphy-Townsend who ascended the Truckee River in mid-November of 1844. Hundreds of emigrant trains soon followed, the most notable being the ill-fated Donner Party, whom gave its name to the pass after it was trapped at the lake below during the winter of 1846-47. Their route, later designated as the Truckee Route of the Emigrant Trail, and may have passed along the Donner Pass Road.

The nation’s first transcontinental railroad crossed over Donner Summit in 1867 which gave rise to other developments in transportation, lumbering, ice harvesting, charcoal production, agriculture, dairying and tourism activities, which became the essential economic base for the area. In 1913 the old Dutch Flat Donner Lake Wagon Road was designated as a link in the Lincoln Highway, the nation’s first transcontinental highway.

By the mid 1920’s the Summit’s economy transitioned from predominately being industrial, into a recreational based economy. In 1937 Charles Van Evera leased Beacon Hill (now Soda Springs Ski Hill) and put up the first commercial rope tow in the country. In 1960 nearby Squaw Valley Ski Resort hosted the Winter Olympics, which secured the region’s position as a center point for year-round recreation and still serves as focal point of the areas identity today (Lindstöm 2013).

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

5.a. Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?

Impact Discussion 5a: As a policy document, the proposed Area Plan will not result in a substantial increase in the amount of development anticipated by the General Plan and will not directly or indirectly result in physical changes to the environment, including disturbance of potential cultural resource sites. No change to existing regulations that protect historical and cultural resources will occur as a result of this project. Site-specific impacts resulting from

proposed development will continue to be evaluated on a project-by-project basis, in compliance with local, State and Federal regulations.

The Soda Springs Area Plan would accommodate development, which could occur on properties that include known historical or archaeological resources; are associated with historically significant events or individuals; or result in adverse physical or aesthetic effects to a significant historical or archaeological site, structure, object, or building. However, federal and state regulations and the Nevada County Zoning Ordinance (Sec. L-II 4.3.6) address protection of these resources and provide processes to avoid or minimize impacts to historic and archaeological resources. Furthermore, proposed Area Plan Goal NCR-4 and its underlying Policies direct protection and enhancement of significant archeological, cultural and historic resources on Donner Summit such as the Native American petroglyphs and grinding stones; wagon ruts along the Emigrant Trail from the westward gold rush migration of the 1850's; and the China Wall and other remains from the transcontinental railroad.

Because any new development associated with the Soda Springs Area Plan would be required to comply with federal and state regulations, and the Nevada County Code, consistent with existing practices, it would not alter or adversely affect archeological or historical resources, therefore no adverse significant impacts to cultural resources will occur as a result of this project.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

5.b. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?

Impact Discussion 5b: See analysis and discussion in Question 5.a., above.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

5.c. Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Impact Discussion 5c: The project area contains no known unique paleontological resources or geologic features. It is possible but unlikely that unknown paleontological resources may be located in the area. To ensure the protection of unique natural, paleontological, archaeological, historical, architectural, and resources that may be discovered during construction, the County's Zoning Ordinance (Sec. L-II 4.3.6) requires a North Central Information Center (NCIC) records search and for all applicable projects a cultural resources study by a qualified professional that documents the presence or likelihood of potentially significant cultural resources (including unique paleontological or unique geologic features) and encourages the avoidance and protection of said resources. Because any development associated with the Soda Springs Area Plan would be required to comply with these requirements during project specific review and construction activity, it would not alter or adversely affect unique paleontological resources or sites, or unique geologic features.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

5.d. Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Impact Discussion 5d: Area Plan Policy NCR-4.4 requires archeological investigations for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are determined sensitive for cultural resources. Furthermore, Section 7050.5(b) of the California Health and Safety Code and Section 5097.98 of the State Public Resources Code specify protocol when human remains are discovered. If human remains are discovered, the Codes require work to cease within the immediate area and notification of the County Coroner. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. Because any development associated with the Soda Springs Area Plan would be required to comply with these requirements during ground-disturbance activities if human remains are discovered they would be protected from further disturbance, thus limiting potential impacts human remains and their associated ethnic and cultural values.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

6. GEOLOGY / SOILS

Existing Setting: The regional geology of the project area consists of granitic (granite and granodiorite) bedrock overlain by Pliocene and Miocene volcanic rocks that was subjected to Quaternary glaciation (Saucedo and Wagner, 1992). The volcanic rocks occur in a sequence of a basal unit of rhyolite/dacite tuffs, overlain by andesitic flows and agglomerates, capped by basaltic flows and breccias that are usually only preserved along ridge tops. Because of erosion, faulting and the uneven granitic surface onto which the volcanic rocks were deposited, this sequence of volcanic rocks may be locally absent or incomplete. Additionally, in some areas erosion and glaciation have exposed the underlying granitic bedrock, while other areas have quaternary glacial deposits, including till and outwash, overlying the bedrock.

There are no principal faults in the area that are identified and mapped pursuant to the Alquist-Priolo Earthquake Zoning Act. Moreover, ground shaking due to an earthquake is estimated to be somewhat low (0.24 to 0.30 times gravity) (California Geologic Survey, 2010).

According to the the Natural Resource Conservation Service (NRCS) Web Soil Survey prepared by the United States Department of Agriculture (USDA) the northern side of Donner Pass Rd. represents the primary mapped soil type beneath the Soda Springs Rural Center as Tinker-Rock outcrop, granitic-Cryumbrepts, wet complex 2 to 30 percent slopes (TIE). This soil type consists of cobbly loam and is a moderately deep, well drained soil that developed in glacial deposits of granitic origin. A root and moisture restricting weakly cemented and/or compacted pan occurs at a depth of 20 to 40 inches resulting in a very low to moderately low (0.00 to 0.06 in/hr) saturated hydraulic conductivity (Ksat). The erosion hazard of the Tinker components of these complexes

is moderate. On the north side of the Van Norden meadow and following west along the the South Yuba River the mapped soil type is Aquolls and Borolls (AQB) with 0 to 5% slopes, slow soil permeability and high erosion hazard. On the southern side of the South Yuba River along the railroad track and the lower portions of Soda Springs Ski Resort the mapped soil types are Tallac-Cryumbrepts wet complex with 2 to 30 percent slopes (TBE) and 30 to 50 percent slopes (TBF). These soils have moderately rapid (subsoil depth 22 to 41 inches) to very slow (subsoil depth over 41 inches) soil permeability and are very highly erodable.



CEQA Environmental Checklist Item	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, D
b. Result in disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading?			✓		A, D
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, D

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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, D
e. Result in any increase in wind or water erosion of soils, on or off the site?			✓		16, 17
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?			✓		16, 17
g. Result in excessive grading on slopes of over 30 percent?			✓		A, 17

6.a. Would the Project 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?

Impact Discussion 6a: The topography on Donner Summit makes many areas susceptible to landslide hazards. The main hazards are associated with alpine granitic terrains are rock falls on steep slopes of massive granite and erosion of decomposed on both gentle and steep slope. However, the Rural Center is relatively flat and bisected by Donner Pass Rd. and the Yuba River, and not representative of the higher hazard surrounding ridgeline areas. There is no mapped Potential Snow Avalanche Areas (PSAA) within the Area Plan boundaries.

The project area is not located in a fault zone delineated on the California Geological Survey, Alquist-Priolo Earthquake Fault Zoning map (CGS, 2010). The nearest active fault is over 20 miles east of the project site and east of the Crest of the Sierra Nevada near the town of Genoa, Nevada. Nevada County has adopted the California Building Code and all structures associated with development in the Soda Springs Area Plan would be designed and constructed accordingly to minimize the risks associated with seismic ground shaking and ground failure. The project would not subject people or structures to adverse effects due to rupture of a known fault because there are no known active faults in the project area, based on information provided by the California Geological Survey maps (CGS, 2010).

Soils underlying Soda Springs are generally shallow to bedrock, very coarse textured, moderately drained and not likely susceptible to liquefaction. Future development projects within the Area Plan will likely require geotechnical reports to address site specific soil stability.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

6.b. Would the Project result in disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading?

Impact Discussion 6b: The Nevada County General Plan contains elements to control erosion, including Goal 12.1 “Minimize adverse impacts of grading activities, loss of soils and soil productivity.” Specifically, the county enforces a Grading Code (Section L-V Article 19 of the Nevada County Land Use and Development Code) with the scope of “...sets forth rules and

regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes standards of required performance in preventing or minimizing water quality impacts from storm water runoff; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction, drainage, and erosion and sediment controls at construction sites” (Sec L-V 19.2A). Section L-V 19.14 establishes standards for erosion control, including the requirements for preparing erosion control plans. Any future projects would comport with the Nevada County Grading Code.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

6.c. Would the Project 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?

Impact Discussion 6c: See analysis and discussion in Question 6.a., above.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

6.d. Would the Project 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?

Impact Discussion 6: In June of 2015, the Donner Summit Public Utility District (DSPUD) completed a \$24 million wastewater treatment plant renovation project which can now process a wastewater volume of up to 1.27 MGD on a peak day and in all weather conditions. With the new improvements, DSPUD currently has sufficient capacity for the next 25 years of anticipated growth with 365 available equivalent dwelling units (EDU’s) All of the Soda Springs Rural Center falls within the DSPUD service area and additional sewer hookups are available.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

6.e. Would the Project result in any increase in wind or water erosion of soils, on or off the site?

Impact Discussion 6e: Future construction activities on property within the Soda Springs Area Plan may necessitate minor grading to accommodate the construction of the building pad, and utilities. Excavation may also be required to facilitate surface drainage, trenching for the installation and connection of underground utilities, and other subsurface disturbances. Existing dust and erosion control measure regulations will reduce these impacts to less than significant.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

6.f. Would the Project result in changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?

Impact Discussion 6f: In addition to the existing erosion control Best Management Practices described in this section Nevada County’s Code requires 100 foot setbacks from high water marks of perennial streams and watercourses, unless an approved management plan can demonstrate a reduced setback will protect those resources from impacts including changes in siltation, and deposition or erosion.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

6.g. Would the Project result in excessive grading on slopes over 30 percent?

Impact Discussion 6g: Natural slopes of 30 percent or more are protected limited-disturbance zones pursuant to existing regulations (LUDC Sec. L-II 4.3.13). Future development projects are required to avoid areas of steep slopes, unless a management plan is approved by the appropriate decision making body. Future projects will be reviewed on a case by case basis to ensure a project does not result in grading on slopes that are 30% or greater, therefore high erosion potential impacts associated with disturbance of steep slopes will be less than significant.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

7. GREENHOUSE GAS EMISSIONS

Environmental Setting: 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. Electricity generation is another important source of CO₂ emissions. Agriculture is a major source of both methane and NO₂, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO₂. 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. 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*. Therefore, in order to satisfy CEQA requirements, projects should make a reasonable attempt to quantify, minimize and mitigate GHG emissions as feasible.

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

7.a. Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact Discussion 7a: Implementation of the Area Plan will result in some level of development and population growth. Construction-related emissions would primarily be associated with heavy-duty construction equipment and truck and vehicle exhaust associated with subsequent project development. Long-term operational sources of GHG emissions associated with subsequent projects would include area sources (e.g., landscaping equipment, wood-burning appliances), mobile sources (e.g., vehicle exhaust), energy consumption (e.g., electricity and natural gas), solid waste (e.g., emissions that would occur at a landfill associated with solid waste decomposition), and water consumption (e.g., electricity used to deliver and treat water to serve those sites).

Future projects will often require GHG modeling and traffic studies based on the proposed size, use, and design. Best practices to reduce construction related GHG emissions include: limit equipment idling time; recycle or reuse construction waste and demolition material to the maximum extent feasible; use electrified or alternative-fueled construction equipment to the maximum extent feasible; and use local and sustainable building materials to the extent possible. Strategies to reduce operation-related GHG emissions may include: using on-site renewable energy such as photovoltaic systems; exceeding building code standards for energy efficiency; install energy efficient appliances and equipment in buildings; passive solar design standards for buildings; expanded recycling opportunities including food waste composting; and water conservation standards. Project-level implementation of those measures will ensure implementation of the Soda Springs Area Plan will have less than significant impacts to GHG emissions.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

7.b. Would the Project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Impact Discussion 7b: See analysis and discussion in Question 7.a., above. Many of the sustainability and conservation-oriented policies and strategies of the Area Plan would reduce vehicle dependence and encourage redevelopment that would improve energy efficiency, thereby reducing the emissions of greenhouse gases. The Soda Springs Area Plan is a policy and design document that does not propose changes that would significantly increase development potential.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

8. HAZARDS / HAZARDOUS MATERIALS

Existing Setting: 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 sites are over 12 miles from Soda Springs, in the Town of Truckee. The Donner Summit Public Utility District (DSPUD) wastewater treatment plant, just west of the Soda Springs Rural Center does store and use hazardous materials for wastewater treatment operations. The Nevada County Department of Environmental Health is the local Certified Unified Program Agency (CUPA) that manages programs for hazardous materials storage and hazardous waste disposal. No other known hazardous materials sites or other know hazards are located in the vicinity of the project site. The project area is designated as a Very High Fire Hazard Area for wildland fire (*CalFire 2014*).

CEQA Environmental Checklist Item	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?			✓		B, 17
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?			✓		B, 16
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, D
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, 5, 6

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓	A, D
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, D
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	B
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?			✓		4, 16, 17

8.a. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Impact Discussion 8a: Development and redevelopment within Soda Springs could result in increased transport, storage, use and/or disposal of hazardous materials as a result of normal construction and operation of land uses and improvements. However all development would be temporary and required to adhere to federal, state, and local regulations regarding the handling, transportation, and disposal of hazardous materials.

Transportation of hazardous materials on area roadways is regulated by the California Highway Patrol, US Department of Transportation, and Caltrans. The Resource Conservation and Recovery Act give the USEPA the authority to control the generation, transportation, treatment, storage, and disposal of hazardous waste. The Nevada County Department of Environmental Health is responsible for consolidating, coordinating and making consistent the administration requirements, permits, inspection, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in the county. Policies HM-10.5.1 through HM-10.5.4 of the General Plan’s Safety Element protect public health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.

All existing and new development in the County would be required to comply with federal, state, and local regulations regarding the handling and transportation, disposal, and cleanup of hazardous materials. There are no changes proposed in the Area Plan that would increase the potential for hazardous materials.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

8.b. Would the Project 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?

Impact Discussion 8b: See analysis and discussion in Question 8.a., above.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

8.c. Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Impact Discussion 8c: The project area is not located within 0.25 miles of an existing or proposed school. The nearest school to the project area is Donner trail Elementary School, which is approximately 8.3 miles west of Soda Springs. Therefore, project construction would not result in emission of or handling of hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

8.d. Would the Project 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?

Impact Discussion 8d: None of the sites within the Area Plan or vicinity are included on a USEPA list of hazardous materials sites (USEPA, 2010).

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

8.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?

Impact Discussion 8e: The closest public airport to the Soda Springs Rural Center, the Truckee-Tahoe Airport, is over 12 miles away. The project area is not located within an airport land use plan or within two miles of a public airport.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

8.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?

Impact Discussion 8f: There is one private airstrip in the area, Totem Pole Ranch Airport; however the airstrip is over 22 miles away from Soda Springs. Since the private airstrip is not

located in the project vicinity there will be no safety hazard to residents or workers on Donner Summit.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

8.g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Impact Discussion 8g: The County has adopted an Emergency Operation Plan (EOP) to ensure that communities in Nevada County are prepared for natural and human caused disasters. The proposed Area Plan will not interfere with an adopted emergency plan or emergency evacuation plan.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

8.h. Would the project 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?

Impact Discussion 8h: Development and redevelopment within the Soda Springs Rural Center could expose people and structures to hazards involving wildland fires in wildland-urban interface areas. However, any new development or redevelopment is required to be consistent with and will implement federal, state, and local regulations designed to reduce the risk of wildfire. All new structures are required to comply with the California Fire Code, which establishes minimum standards for materials and material assemblies to provide a reasonable level of exterior wildfire exposure protection for buildings in wildland-urban interface areas. Chapter 10 of the General Plan contains fire safety goals and policies to safeguard life and property from the hazards of fire and explosion. Property owners are responsible to implement fire prevention standards outlined in LUDC Sec. L-II 4.3.18 for their existing facility. Prior to future additional development within the “very high” hazard zone, discretionary projects will be required to submit a Fire Protection Plan (FPP) for the project area pursuant to LUDC Section L-II 4.3.18.C.4. Regardless of the perceived fire threat, the CalFire office of the Fire Marshall will review individual projects to ensure fire safety standards are being met. Implementation of these policies, in conjunction with the existing California Fire Code and Nevada County Code requirements would reduce impacts associated with wildland fires to less than significant levels.

The Soda Springs Area Plan does not propose changes that would significantly increase risk associated with wildland fires and proposed policies that encourage fuel reduction strategies for forest health and public safety (Policy NCR-1.2).

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

9. HYDROLOGY / WATER QUALITY

Existing Setting: At the top of the multi-layered regulatory framework for water quality is the federal Clean Water Act, administered by the U.S. Army Corps of Engineers, which regulates the water quality of all discharges into waters of the United States including wetlands and intermittent stream channels. California’s Central Valley Regional Water Quality Control Board (western county) and Lahontan Regional Water Quality Control Board (eastern county) enforce State of California statutes equivalent to or more stringent than the federal statutes in accordance with the National Pollutant Discharge Elimination (Permit) System and Porter-Cologne Water Quality Control Act which regulates municipal and industrial discharge to surface waters and non-point source pollution. Nevada County is a participant in the National Flood Insurance Program, a federal program administered by the Federal Emergency Management Agency (FEMA).

Soda Springs is located within the Mountain Counties area of the Sacramento River Hydrologic Region and specifically within the Lake Van Norden Planning Watershed (PWS); of the Soda Springs Super Planning Watershed (SPWS); of the Lake Spaulding Hydrologic Sub-area (HAS); of the South Yuba River Hydrologic Area (HA) of the Yuba River Hydrologic Unit (HU) (CA Dept. of Conservation, 2011).

Bisecting the project area the South Yuba River is seasonal, with flows derived from precipitation events and snow melt. Average annual precipitation is about 52 inches with the majority occurring between November through March as snow (DSPUD Wastewater Facilities Plan, May 2010). Peak river flows are generally associated with runoff derived from snow melt and generally occur annually sometime between April and June. Peak flows in the South Yuba River near Cisco (the nearest gauging station) typically exceed 1,000 cubic feet per second (cfs) (ECO:LOGIC, 2009). The nearest 100-year floodplain, as determined by the Federal Emergency Management Agency (FEMA) occurs along Lake Van Norden east of Soda Springs Road and south of Donner Summit Road.

The DSPUD discharges effluent to the South Yuba River during wet periods in accordance with orders issued by the Central Valley Regional Water Quality Control Board (Regional Water Board). During August and September, the DSPUD is required to discharge to land to an effluent irrigation area located in the Soda Springs Ski Resort area.

CEQA Environmental Checklist Item	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, G
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

CEQA Environmental Checklist Item	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, D, 9
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, D, 9
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
f. Otherwise substantially degrade water quality?			✓		A, B, 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?				✓	13
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	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?				✓	13
j. Create inundation by mudflow?				✓	A

9.a. Would the Project violate any water quality standards or waste discharge requirements?

Impact Discussion 9a: The proposed Area Plan does not include a proposal for the development on any parcel nor issue any entitlements for future development within the Rural Center affecting water quality standards and waste discharge requirements. It is anticipated that any future discretionary development of property within Soda Springs will be considered a project pursuant to the CEQA Guidelines requiring environmental review, therefore the proposed Area Plan would have no impact on these requirements.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

9.b. Would the Project 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)?

Impact Discussion 9b: The presence of groundwater is highly variable in Soda Springs and largely confined to fractures in bedrock. Subsequent development of sites within the Area Plan could result in interception of the groundwater table from construction activities and/or alteration of groundwater quality from infiltration of surface water. The Donner Summit Public Utility District (DSPUD) provides treated water to Soda Springs and given the scale of the small parcels and existing reliance of surface waters and not ground water within the Area Plan it is infeasible that subsequent development of those sites will substantially deplete groundwater supply and recharge.

This project is a policy document with some increase in permissible commercial land uses and residential density. The policies set forth echo the community-wide commitment to protect water quality and the watersheds of which the headwaters originate on Donner Summit. Policy NCR-1.1 requires that proposed changes and future development be reviewed with the aim to improve and maintain the water quality of Donner Summit's lakes, creeks, and rivers, in addition to protecting and enhancing the South Yuba River and American River watersheds.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

9.c. Would the Project 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?

Impact Discussion 9c: See analysis and discussion in Questions 6.f., and 9.a., above. The "Project" is an Area Plan policy document that does not propose any specific development.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

9.d. Would the Project 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?

Impact Discussion 9d: See analysis and discussion in Questions 6.f., 9.a., and 9.c., above.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

9.e. Would the Project 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?

Impact Discussion 9e: There is no existing or planned stormwater drainage system in Soda Springs. During construction activities an erosion control plan, or stormwater pollution prevention plan (SWPPP) for disturbance over one acre, will be implemented to minimize the risk of stormwater pollution from construction materials and exposed sediment. Impacts to stormwater drainage quantity and pollutant loading are judged less than significant.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

9.f. Would the Project otherwise substantially degrade water quality?

Impact Discussion 9f: Because all existing state and local protections for surface water would remain in place, and water quality BMPs would continue to be required for all grading projects, the proposed Business Park amendments themselves would not result in discharges to surface waters or alteration of surface water quality and existing regulations will ensure future project impacts to water quality standards and discharge limits will be less than significant.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

9.g. Would the Project 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?

Impact Discussion 9g: Existing County Policies 11.9.A, 11.9B, and 11.9.C protect development proposals from flood hazards and limit uses within the 100-year flood plain to essential public health 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. The Soda Springs Area Plan is a policy and design document and no significant new development or uses would be created as a result of the project.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

9.h. Would the Project place within a 100-year flood hazard area structures that would impede or redirect flood flows?

Impact Discussion 9h: See analysis and discussion in Question 9.g., above.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

9.i. Would the Project 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?

Impact Discussion 9i: See analysis and discussion in Question 9.g., above.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

9.j. Would the Project create inundation by mudflow?

Impact Discussion 9j: See analysis and discussion in Question 9.g., above.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

10. LAND USE / PLANNING

Existing Setting: The Soda Springs Rural Center is currently divided into four separate zoning districts. Of these, approximately 19 acres are designated as Highway Commercial lands, 79 acres Single Family Residential, 6 acres Medium Density Residential, and 37 acres Recreation. Within the Highway Commercial lands, there are 42 privately owned parcels, of which 26 are developed and 16 are vacant. Within the Residential lands, there are 223 privately owned parcels, of which 131 are developed and 92 are vacant. The Recreation lands include the Lake Van Norden parking area and Soda Springs Ski Resort lodge and parking lot.

The current strict Highway Commercial zoning through much of the Soda Springs Rural Center has limited commercial development and the existing built environment has languished. With this deterioration there are troubling socioeconomic trends such as unaffordable housing along with reduced housing occupancy, business closures, and declining population and workforce. Compounding these problems is the multitude of political jurisdictions and districts and divided community perceived needs that have resulted in not capitalizing on opportunities that exist in the area. And lastly, there is not a comprehensive long range development plan that provides a vision for the community character and sustainability of the area’s natural and economic viability.

Buildings such as the Summit Station and General Store in Soda Springs contribute positively to the character of the community and reflect the community vision. Unfortunately, there is an overall lack of coherence in how many of the buildings in the community are designed and how they address the streets, which undermines a strong sense of place. The meandering headwaters of the Yuba River, and wide Donner Pass Rd. and railroad right-of-way further exacerbates site design issues by forcing development to be uneven distances from the roadway, creating a haphazard appearance and effectively hindering pedestrian circulation between the opposite sides of Donner Pass Road. The overall impression of the Soda Springs area is that the community appears worn out and run down, a view shared by most residents.

CEQA Environmental Checklist Item	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
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?			✓		A,
d. Result in the loss of open space?				✓	A, 16

e. Substantially alter the present or planned land use of an area, or conflict with a general plan designation or zoning district?			✓		A
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
g. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community?				✓	A

10.a. Would the Project result in structures and/or land uses incompatible with existing land uses?

Impact Discussion 10a: No new structures are proposed with the Area Plan, although there are five new zoning districts proposed that are not currently present within the Rural Center; R3 (High Density Residential), C1 (Neighborhood Commercial), C2 (Community Commercial), M1 (Light Industrial), and FR-40 (Forest-40 acre minimum). See the existing and proposed zoning districts in the map below. These additional land use zoning districts included within the Soda Springs Area Plan and rationale of why impacts of related to land use incompatibility are less than significant are further discussed below.

R3 (High Density)

There are two vacant parcels on the north side of the intersection of Donner Pass Rd. and Soda Springs Rd. being rezoned from R2 (Medium Density Residential) to R3 (High Density Residential). This change is part of a larger strategy to focus additional residential capacity near the commercial center of town to increase the critical mass of the community, imparting a sense of scale and density that establishes the market center as the focal point for the entire community. The parcels are currently zoned for residential development and will remain zoned for residential development.

C1 (Neighborhood Commercial) and C2 (Community Commercial)

A conscious directed change in the intensity and type of land uses in the Soda Springs commercial will be the primary method by which positive community values and strengths can be preserved and enhanced. By the County government removing development constraints that inhibit desired economic growth we will create a stronger community for the local residents. It is vitally important (and possible) to do so, while maintaining the rural natural setting.

Located on the western, eastern, and southern gateways of the Soda Springs commercial area, eleven parcels have been rezoned from CH (Highway Commercial) to C1 (Neighborhood Commercial). As mentioned throughout this section, much of the Soda Springs Rural Center commercial area is currently designated by the County General Plan as Highway Commercial because of its historical role as a service center for travelling motorists. This land use designation is outdated and too restrictive of local uses appropriate for the area’s residents.

The Area Plan proposed to rezone twenty-one parcels from CH (Highway Commercial) to C2 (Community Commercial). Changing the current Commercial Highway zoning to Neighborhood

and Community Commercial zone districts provides greater flexibility for local commercial businesses. Unlike the current CH zoning, the C1 and C2 zone districts allow for uses like offices and museums which currently exist as non-conforming uses, and community meeting and social event facilities which are strongly desired by the community.

M1 (Light Industrial)

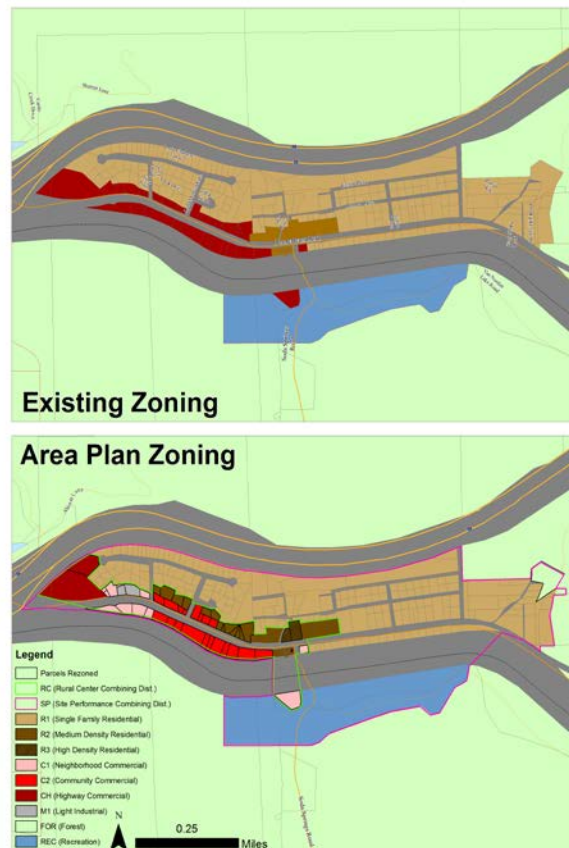
The extreme weather conditions and self-reliant approach to life of residents requires there be industrial areas. Heavy equipment is scattered throughout the community often giving commercial sites the feel of an industrial site. This plan designates two parcels for light industrial uses near the western end of town in recognition of the current industrial snow removal and telecommunication functions on the sites. Through the use of landscaping and fences (Section L-II 4.2.7.E.2.f.) and more restrictive noise standards (Section L-II 4.1.7.D.4.) Nevada County’s Zoning Ordinance includes protections to preserve the quality of life when non-residential development abuts residentially-zoned properties.

FR-40 (Forest-40 acre minimum)

In the northeastern most corner of the Rural Center along Bunny Hill Road is a 2.85 acre parcel owned by the U.S. Forest Service that is proposed to be re-zoned from R1 (Single-Family Residential) to FR-40 (Forest-40 acre min.), consistent with the zoning of surrounding Tahoe National Forest parcels.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**



10.b. Would the Project result in the induction of growth or concentration of population?

Impact Discussion 10b: The proposed Area Plan is a countermeasure to sprawl development and intentionally seeks to focus compatible development and higher intensity uses concentrated within and adjacent to the commercial center. Because of the small lots in Soda Springs and the typical Donner Summit workforce household size and predominately low income from the recreation and service industries, increased residential density in close proximity the commercial area is a primary component to the Soda Springs recovery. Furthermore, because of the high cost of sewer hookups the potential income from additional units is a way to make investment financially feasible. For these reasons, within the Commercial Base District the maximum residential density allowed for mixed-use developments has been increased from four units per acre to six units per acre, and all of the parcels zoned R2-RC (medium density residential) are eligible for density of at least a duplex (two units), pursuant to zoning compliance.

As stated throughout this Initial Study, the Area Plan policy document that does not propose any specific development. Community compatibility and neighborhood protections such as building setbacks and lot coverage remain unchanged.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

10.c. Would the Project result in the extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?

Impact Discussion 10c: The current commercial strip development in Soda Springs can be characterized as sprawl development. The Soda Springs Area Plan has a primary focus for compatible development with a compact development model planning approach with all of the additional new development capacity within or adjacent to the commercial center. The Area Plan provides a modest residential density increase in close proximity to the center where sufficient infrastructure exists which would lessen the prospect of any need for extension of sewer lines or access roads. No specific projects are proposed and future projects are unlikely to require extension of sewer trunk lines or access roads.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

10.d. Would the Project result in the loss of open space?

Impact Discussion 10d: The Soda Springs Area Plan does not alter the zoning of any Open Space land use designations. There are numerous policies throughout the Area Plan that support the preservation of open space to broaden recreational experiences and for natural resource and environmental protection.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

10.e. Would the Project substantially alter the present or planned land use of an area, or conflict with a general plan designation or zoning district?

Impact Discussion 10e: The Soda Springs Area Plan proposes modest changes to the existing General Plan land use designations and zoning districts to revive the function of the Rural Center as the focal point of the larger rural community. The residents of Soda Springs and the surrounding Donner Summit environs want to ensure that the town remains a desirable place to live and not proposing some changes represents the opposite of this direction as it ties the Summit's success to car-centered seasonal tourist activity which is not sustainable given the nature of climate change and implied impacts on the winter recreation season.

The Area Plan allows mixed land uses within the Rural Center (RC) Combining Zone District that promote convenience, economic vitality, and improved access to a more extensive range of facilities and services of residents and visitors. The project's focus on new commercial development will transform the Soda Springs Rural Center into the primary hub of Donner Summit and provide the area with a higher quality of life for residents and visitors. Specifically all of Donner Summit would benefit from a community farmer's market, public meeting facilities, retaining their full service post office, providing updated visitor lodging and expanded retail and service facilities. These new uses provide greater opportunity for economic viability and sustainability as a community which are central themes promoted throughout Nevada County's General Plan.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

10.f. Would the Project 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?

Impact Discussion 10f: The drafting of the Soda Springs Area Plan is a tool to advance the goals and policies for the Nevada County General Plan while benefitting the local community. The Area Plan provides long-term guidance that is intended to improve the prosperity of Donner Summit in a way that supports a healthy economy, environment, and social fabric for the residents and general public. The Area Plan conforms to the General Plan and incorporates applicable policies and regulations of both plans to avoid or mitigate an environmental effect.

Development within the Soda Springs Rural Center, as noted in Question 10.e above, provides greater flexibility with the proposed changes to zoning and development standards. The changes remove some of the unnecessary restrictions that have proven counter to a healthy environment and sustainable economy for the area. The current CH (Highway Commercial) zoning prohibits a farmer's market as one example. This land use restriction works in direct opposition to the desired result of building a sense of community.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

10.g. Would the Project disrupt or divide the physical arrangement of an established community, including a low-income or minority community?

Impact Discussion 10g: The Soda Springs Area Plan is an established tourist, commercial, and recreation center that caters to visitors and resident alike. The intent of the Area Plan is to promote the land patterns that further enhance this area of Donner Summit as a destination and recreation center. Furthermore the Area Plan calls for implementation of recreation connections between the neighborhoods within the Rural Center to remove the existing physical divisions that currently exist within the community.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

11. MINERAL RESOURCES

Existing Setting: Nevada County has significant mineral resources, including gold, which have played a major role regionally, across the State, and nationally. Gold was discovered in California during 1848, and the “Gold Rush” and subsequent mining activities largely shaped the development of Nevada County. Several rich deposits were found in Nevada County, and the major urban centers have developed around these deposits. Additionally, mining has left its mark on the landscape as well with tailings deposits, steep cliffs from placer mining, and remnants of old canals. Most gold was found at and below the town of Washington on the South Yuba River, and mining and mineral resources, as well as urban development, were largely concentrated in the western portion of the County.

Significant mineral resources in the County include gold (in various forms), silver, copper, zinc, lead, chromite, tungsten, manganese, barite, quartz, limestone, asbestos, clay, mineral paint, sand, gravel, and rock (NCGP, 1995). The mineral resources are most concentrated in the western part of the County, and there are few areas of significant mineral resources in the eastern part of the County.

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓	A, 1
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓	A, 1

11.a. Would the Project 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?

Impact Discussion 11a: There are no known mineral resources of local importance within the Soda Springs vicinity. The proposed Area Plan does not include a proposal for the development on any parcel, nor does it issue any mining entitlements for future development on the project

parcels. Future development proposals involving structural work will require project specific Geotechnical Engineering Reports and/or supplements to any existing reports to determine if future projects will result in potential impacts to mineral resources.

The proposed Area Plan does not affect mineral resources, nor does the Plan proposed changes to any applicable local, state, and federal requirements for addressing past or future mining activities. It is anticipated that future discretionary development of property within Soda Springs will be considered a project pursuant to the CEQA Guidelines requiring environmental review, therefore the proposed Area Plan would not cause the loss of availability of locally important minerals and no impacts would occur. It is anticipated to have *no impact* to mineral resources in this area of western Nevada County.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

11.b. Would the Project 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?

Impact Discussion 11b: See analysis in Question 11.a., above.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None.**

12. NOISE

Existing Setting: The greatest noise generators in and around Soda Springs are vehicular and truck traffic on Interstate 80 and Donner Pass Rd., and trains along the Union Pacific Railroad Tracks. These noise sources generally have noise levels in the range of 55 to 75 dbA (Chapter 9: Noise, Volume 1, Nevada County General Plan, 1995). The nearest noise receptors in the vicinity are the houses and businesses in Soda Springs. Future long term noise problems in Soda Springs are predicted to continue to be transportation related.

CEQA Environmental Checklist Item	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
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels (e.g., blasting)?			✓		A
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A
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

12.a. Would the Project 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?

Impact Discussion 12a: Table 12-1 from the Nevada County General Plan, lists the County’s exterior noise limits according to land use.

Land Use Category	Zoning Districts	Time Period	Noise Level, dBA	
			L _{eq}	L _{max}
Rural	“A1” “TPZ”	7 am - 7 pm	55	75
	“AE” “OS”	7 pm - 10 pm	50	65
	“FR” “IDR”	10 pm - 7 am	40	55
Residential and Public	“RA” “R2”	7 am - 7 pm	55	75
	“R1” “R3”	7 pm - 10 pm	50	65
	“P”	10 pm - 7 am	45	60
Commercial and Recreation	“C1” “CH” “CS”	7 am - 7 pm	70	90
	“C2” “C3” “OP”	7 pm - 7 am	65	75
	“REC”			
Business Park	“BP”	7 am - 7 pm	65	85
		7 pm - 7 am	60	70
Industrial	“M1” “M2”	any time	80	90

The noise environment in Soda Springs is influenced by multiple noise sources, including highways and roadways; transit vehicles; delivery trucks serving commercial establishments; light industrial uses; and snow making equipment.

Aside from short-term construction-related noise increases, development associated with the Soda Springs Area Plan could result in a long-term increase in existing noise levels if it were to result in the introduction of new noise-generating land uses, increased traffic that could increase roadside noise levels, or if it were to create noise/land use compatibility conflicts, as discussed below.

The potential for noise conflicts from development, including construction of industrial, commercial, residential, and infrastructure such as roadway improvements, that is expected to

occur at these sites, may include conflicts as a result of adjacent land uses and their operational aspects. The General Plan addresses these conflicts through the land use designation, zoning identification, and development standard process. Although the potential exists for some development allowed under the recommended land use designations and zoning to have operational aspects that could create noise impacts on other adjacent land uses. The proposed land use pattern and rezoning are designed to locate uses associated with higher noise potential together through the use of districts, which clusters similar noise-producing uses together. Similarly districts with lower potential noise levels are clustered together. Therefore, the placement and layout of the districts along with the permissible uses limited to each district prevent land use conflict associated with noise.

Nevada County's General Plan noise policies would provide expanded protection from noise by requiring noise analysis and mitigation when proposed uses are likely to exceed established noise limits (General Plan Policy 9.1.13). The analysis will address the potential for adverse noise levels based on the criteria contained in Table 12-1 above and integrate mitigation into project design as needed. All new residential units constructed in the Area Plan would achieve an acceptable interior noise level as required by the California Building Code. Further, the County would only approve projects that can demonstrate compliance with the applicable noise standards, therefore any noise compatibility impacts would be less than significant.

The Area Plan proposes policies that would lessen traffic noise such as reducing the speed on Donner Pass Road (Policy PS-2.4), and providing more pedestrian amenities that include non-motorized transportation alternatives connecting Soda Springs with recreational and other destinations (Policy REC-2.1).

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

12.b. Would the Project expose persons to or generate excessive ground borne vibration or ground borne noise levels (e.g., blasting)?

Impact Discussion 12b: As is the case under existing conditions, construction activities associated with implementing projects under the General Plan could potentially expose noise-sensitive receptors to levels that exceed County noise standards and/or expose noise-sensitive receptors to excessive noise levels. Construction activities associated with development could include site preparation (e.g., demolition, clearing, excavation, grading), foundation work, paving, building construction, utility installation, finishing, and cleanup. These activities typically involve the use of noise-generating equipment such as excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Noise levels associated with these types of equipment are typically between 70 and 85 dBA Lmax at 50 feet. In unique circumstances, specialized construction equipment (such as pile drivers) or techniques (such as blasting) that are inherently louder than typical construction equipment (typically between 94 and 101 dBA Lmax at 50 feet) may be required. During construction, nearby residences and other noise-sensitive receptors could be exposed to excessive or severe noise levels. Temporary construction noise from projects can be mitigated by best construction practices required in building permits issued by the County such as restrictions and limitations on allowed construction days/hours.

Nevada County’s General Plan noise policies provide compatibility protections from noise. Any project with potentially significant impacts would be required to complete a noise analysis and mitigation when proposed uses are likely to exceed established noise limits. The analysis will address the potential for adverse noise levels based on the criteria contained in Table 12-1 and integrate mitigation into project design as needed, therefore any impacts resulting from vibration or ground borne noise would be less than significant.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

12.c. Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Impact Discussion 12c: See analysis and discussion in Question 12.a. above.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

12.d. Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Impact Discussion 12d: See analysis and discussion in Question 12.b. above.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

12.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?

Impact Discussion 12e: See response in Question 8.e. above. Donner Summit is not located within two miles of a public airport or public use airport and therefore will not expose people working in the project area to excessive noise levels from aircraft. Further there are no changes, new uses or proposed development that would interfere with an airport.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

12.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?

Impact Discussion 12f: See response in Question 8.f above. Donner Summit is not located within the vicinity of a private airstrip and therefore will not expose people working in the project area to excessive noise levels from aircraft.

Environmental Analysis: **No Impact.**
Required Mitigation: **None**

13. POPULATION / HOUSING

Existing Setting: Census data for the 95728 Zip Code (Boreal, Soda Springs and Norden) indicated year-round population of 81 in 2010. Housing conditions and costs vary greatly throughout Soda Springs and all of Donner Summit. Many of the homes are vacation homes that sit vacant the majority of the year and yet there are very few options for employees who work on the Summit, most of whom live in the Town of Truckee.

There are currently two residential Land Use Designations within the Rural Center; R1 (Single Family Residential) and R2 (Medium Density Residential). The Area Plan currently includes 195 parcels currently zoned R1 of which 87 are vacant, and 28 parcels currently zoned R2 of which twenty parcels are part of a multi-family complex known as the Soda Springs Station. Of the remaining eight parcels currently zoned R2 three are developed with single family residences and five of the parcels are vacant.

CEQA Environmental Checklist Item	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
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓	A
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓	A

13.a. Would the Project 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)?

Impact Discussion 13a: The Soda Springs Area Plan would implement the mixed-use zoning concept into the commercial area of the community. The proposed changes to land use zoning and development patterns associated with the Soda Springs Area Plan would focus higher residential densities adjacent to existing commercial services as part of the Area Plan’s sustainable community strategy. The allowance for mixed-use projects to have a maximum residential density of 6 units/acre and allowance that any proposed zoned R2-RC is eligible for at least a duplex is in response to the small parcel sizes in Soda Springs and would not induce substantial direct or indirect population growth.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None**

13.b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Impact Discussion 13b: The Project does not displace housing or necessitate the construction of replacement housing elsewhere but rather promotes residential uses within and adjacent to the mixed-use commercial center of the Area Plan to promote additional housing opportunities within a walkable distance of services. There are no changes of existing residentially zoned property to a non-residential zoning district.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None**

13.c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Impact Discussion 13c: See discussion in Question 13.a, and 13.b., above.

Environmental Analysis: **No Impact.**
 Required Mitigation: **None**

14. PUBLIC SERVICES

Existing Setting: The following public services are provided within Soda Springs:

Fire: The Truckee Fire District provides fire protection services.

Police: The Nevada County Sheriff provides law enforcement services.

Water & Sewer: The Donner Summit Public Utility District provides public water and sewer service.

Schools: The Tahoe/Truckee Unified School District provides school services.

CEQA Environmental Checklist Item	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?			✓		D
2. Police protection?			✓		A
3. Schools?			✓		D
4. Parks?			✓		A
5. Other public services or facilities?			✓		A

14.a. (1-5) Would the Project 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: Fire Protection? Police protection? Schools? Parks? Other public facilities?

Impact Discussion 14a (1-5): The Soda Springs Area Plan would facilitate the compact land use pattern, localized increases in density, and the types of development envisioned by the General Plan. The proposed Project does not include any development proposals or infrastructure upgrades that would result in population growth or any other direct or indirect substantial adverse impacts requiring increased public services. Any future development proposals such as tentative maps would undergo environmental review to evaluate impacts related to public services. Therefore, the proposed Area Plan would have little effect on service ratios, response times, or other service objectives of public services.

Truckee Fire Protection District – Station 97 is just across Highway 80, approximately 1,000 feet west of the Soda Springs Rural Center. There would not be a need for new or altered fire protection facilities resulting from this project. The resulting changes in population density would be minimal and not have an appreciable effect on the Donner Summit Public Utility District’s ability to serve new projects. Expanded trails and parks would require some additional maintenance and policing but would not significantly place a burden on agencies providing this public service.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None**

15. RECREATION

Existing Setting: Eastern Nevada County has one recreation and park district which is the Truckee Donner Recreation and Park District (TDRPD). The TDRPD operates a number of park and recreational facilities mostly within the Town of Truckee (Nevada County General Plan, 1995); with the closest being West End Beach Park on the western shore of Donner Lake. There are also vast amounts of national forest lands and several state parks in the Tahoe-Truckee area, as well as public and privately owned recreation areas. There are several recreational trails and waterways nearby, such as the South Yuba River and Lower Lola Montez Lake and Trail; and the Serene Lakes Recreational Area and Soda Springs Ski Area. Recreational activities in eastern Nevada County are abundant and range from hiking, biking, horseback riding, skiing, camping, fishing, etc. Access to nearby recreational facilities, such as hiking trails, waterways and ski areas are currently not well marked.

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓		A
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			✓		A

CEQA Environmental Checklist Item	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

15.a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact Discussion 15a: The Area Plan anticipates increases in visitors and recreationists. The resulting economic prosperity in the area expected from implementation of the Area Plan will help create conditions that would be attractive to developers prepared to invest resources in the maintenance and improvement of recreational facilities. Existing recreation opportunities are numerous and are anticipated to meet that potential increase in demand within and in the immediate vicinity of the Soda Springs Area Plan (i.e., Soda Springs, Boreal, Donner Ski Ranch, and Sugar Bowl Ski Resorts, Royal Gorge, Van Norden meadow, Donner Summit rock climbing, Pacific Crest Trail (PCT) and other bike paths, hiking and mountain bicycle trails). Furthermore, the Soda Springs Area Plan proposes policies and implementing strategies to enhance biking and pedestrian linkages to recreation uses within and beyond the boundaries of the Soda Springs Area Plan. By providing access to a wider range of public recreation opportunities within and outside the boundary will limit the disproportional effect on any one recreation site or activity. Furthermore, Policy REC-1.8 of the Area Plan supports efforts to direct the use of recreation impact fees to provide additional recreation related facilities on Donner Summit.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

15.b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Impact Discussion 15b: It is anticipated that development within the Soda Springs Area Plan could improve way-finding and public access to surrounding recreation opportunities. Policy REC-1.9 of the Area Plan supports the enhancement of recreation uses such as improved trailhead parking, picnic areas, and camping on recreation zoned property within the project area. In addition, recreation demand would be considered at a project-level during subsequent environmental review and permitting of individual proposed projects.

The Area Plan supports the development of new recreational opportunities (which constitutes additional recreation capacity) such as a Donner Summit Bicycle and Pedestrian Master Plan with trail connections between the Soda Springs Rural Center and Boreal Ski Resort, Castle Valley, Kidd Lake, and between the western and eastern Soda Springs’s neighborhoods on the north side of Donner Pass Rd.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

15.c. Would the project conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?

Impact Discussion 15c: The project is intended to expand the access and appeal to the public and recreation users of the natural wonders of Donner Summit by connecting non-motorized trails to recreation areas and branding of the area as a desirable destination with full service facilities for visitors. The support for a welcoming community meeting facility will afford more opportunities for festivals, farmer's markets, and nature-related special events to attract. In short, the Area Plan will enhance and not conflict with recreational uses of the area. Policy REC-1.5 of the Soda Springs Area Plan specifically addresses incompatibility of recreational uses which would preclude any conflicts between existing or proposed recreational uses.

Environmental Analysis: **No Impact.**

Required Mitigation: **None.**

16. TRANSPORTATION / CIRCULATION

Existing Setting: Access to Soda Springs is via Donner Pass Road and Interstate 80. Donner Pass Road is a west-east roadway that was originally named Highway 40, now known as Old Highway 40. It extends west from Interstate 80 to Big Bend, and extends east from Interstate 80, over the summit, into the Town of Truckee. Donner Pass Road is a two lane county maintained major collector road primarily used to access private residences and small businesses located in Soda Springs and Norden, as a scenic bypass over Donner Summit in the dry season, and receives heavy weekend traffic volumes to access ski resorts in the winter ski season. The most frequent concern voiced from residents is drivers regularly ignore posted limits and dangerous driving speeds are commonplace on Donner Pass Road. West of the intersection with Soda Springs Road Donner Pass Road receives 1,020 trips daily vehicle trips, and east of the Soda Springs Road intersection Donner Pass Road receives 552 daily vehicle trips. Soda Springs Road intersects with Donner Pass Road on the eastern edge of the Area Plan's commercial district and is classified as a minor collector road with 659 daily vehicle trips, primarily used to access the Soda Springs Ski Area, Royal Gorge Cross Country Resort, and residential properties in the Serene Lakes community located south of the Area Plan in Placer County. The Area Plan also includes the following local residential streets; Portia Way, Donner Drive, Sierra Drive, Castle Drive, Hill Road, Lola Montez Lane, T-Bar Court, T-Bar Drive, Yuba Trail, Poma Lane, Lotta Crabtree Terrace, and Bunny Hill Road.

During the winter season (mid-December through mid-March) the Town of Truckee provides public transit to and from Donner Summit, with stops at Boreal, Sugar Bowl, Donner Ski Ranch, and Soda Springs ski resorts. Direct transfers to Placer County's Tahoe Area Rapid Transit (TART) are available for trips to Lake Tahoe's north and west shores. During the non-winter season public transportation is not provided on Donner Summit.

Following the west-east alignment of Donner Pass Road, the Union Pacific Railroad no longer has a train stop in Soda Springs.

CEQA Environmental Checklist Item	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)?			✓		H
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?			✓		H
f. Result in an alteration of waterborne, rail, or air traffic patterns or levels?				✓	A, H
g. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?			✓		H
h. Result in inadequate: Sight distance? Ingress/egress? General road capacity? Emergency access (4290 Standard)?			✓		H
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, H

16.a. Would the Project 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)?

Impact Discussion 16a: The Soda Springs Area Plan does not alter, revise or conflict with applicable plans, ordinances or policies establishing the measures of effectiveness for the performance of the circulation system. Consistent with the General Plan, development and redevelopment associated with the Area Plan evaluated as a whole, and individual projects therein, that would generate a significant net increase of daily vehicle trips or more would be required to prepare a project-level traffic analyses. For any new trips that are generated, Nevada County requires an applicant to offset the potential regional traffic and air quality effects of the new trips by requiring an applicant contribute to traffic mitigation fees to the Air Quality

Mitigation Fund and all individual projects would be required to meet all applicable LOS standards for roadways and standards.

Any additional vehicle trips with residents coming from adjacent communities to receive goods and services provided in Soda Springs will be more than off-set by a corresponding reduction of travel to Truckee to meet those needs. Similarly, the increase to residential capacity within the Rural Center (RC) Combining Zone District will provide affordable work force housing choices thereby reducing the need to reside and travel from more distant communities like Truckee. Making Soda Springs a full service destination will largely offset any new trips generated by additional visitors resulting from Area Plan implementation. The circulation system is currently in disrepair and the proposed changes resulting from the Area Plan provide a safer definition of the roadway and safer separation of vehicle and pedestrian traffic.

Future construction and operational impacts within the project area would be evaluated during project-specific environmental review that may be proposed for a specific site. At that time, construction staging areas would be evaluated and impacts from transport of heavy equipment to and from the project area, if applicable, would be evaluated. For those sites where projects could impacts State Highways, Caltrans District 3 would review future projects to determine if any access improvements are appropriate at that time. Additionally, the Department of Public Works would likely have project-specific conditions of approval that could include road improvements (width and shoulders) to Local Class Road standards, secondary access, improvement plans for road improvements, right-of-way dedication, and a road maintenance agreements. Applicants would also be responsible for acquisition of any necessary offsite easements. Impacts related to transit services and parking would be evaluated as well with future project-specific tentative map applications. Parking would be required to be provided at the ratios required by the County's Parking Ordinance.

As discussed above the additional vehicle trips generated by promotion of the area will be negligible given the corresponding reduction in trips afforded by the plan's optional means of about. Creating the conditions for more people to reside in the area rather than commute and expanding non-motorized trails will ensure that additional traffic volume will not be substantially greater than what currently exists. The area suffers from ski traffic in the winter and the Area Plan would not exacerbate this problem because the increases in vehicle traffic are more likely in the non-winter months.

For those reasons described above, the proposed Area Plan would have less than significant impacts related to an increase in traffic, traffic hazards, excess of level of service standards, and incompatible uses on project area roadways.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

16.b. Would the Project result in a need for private or public road maintenance, or new roads?

Impact Discussion 16b: The Donner Pass Road improvement project, which is currently in the design phase, is funded and scheduled for construction in 2019, independent of the Area Plan. The road upgrades will be designed to reduce the amount of road maintenance required as noted

in Goal PS-2. The policies that support this goal (PS-2.1- PS-2.4) support coordination with the Federal Highway Administration and reduced vehicle speeds.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

16.c. Would the Project result in effects on existing parking facilities, or demand for new parking?

Area Plan Policy LU-2.5 encourages shared or area wide parking strategies to make more efficient use of the land for parking and pedestrian use. This is implemented by providing more flexible parking standards or off-site parking within the Rural Center (RC) Combining Zone District. Within the RC District there are allowances for parking reductions if supported by a registered professional engineer/traffic engineer.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

16.d. Would the Project substantially increase hazards due to a design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?

Impact Discussion 16d: See analysis in Question 16.a. above. The overall transportation strategy of the Area Plan is to increase public safety. Policy PS-2.4 seeks to reduce traffic speeds within adversely affecting vehicle circulation.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

16.e. Would the Project 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?

Impact Discussion 16e: Public transit systems (i.e., TART) may be enticed by the anticipated success of Soda Springs and benefit from increased potential ridership. Ski resorts would find it more feasible to provide employee shuttles to work if more employees are able to reside in local housing resulting from the plan's implementation.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

16.f. Would the Project result in an alteration of waterborne, rail, or air traffic patterns or levels?

Impact Discussion 16f: The Area Plan would not result in an alteration of waterborne, rail, or air traffic patterns or levels. The Area Plan's Public Service Chapter does support efforts to explore

the feasibility of establishing a Union Pacific Quiet Zone at the Soda Springs Road railroad crossing.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

16.g. Would the Project result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?

Impact Discussion 16g: See analysis in Question 16.a. above. Implementation of the Soda Springs Area Plan is expected to enhance pedestrian and bicycle safety. Policy PS-2.1 of the Area Plan's Public Service Chapter encourages engagement with the Nevada County Department of Public Works, Federal Highway Commission, and Placer County to ensure that the Donner Pass Rd. road improvement project scheduled for construction in 2019 includes the installation of bike lanes and other pedestrian amenities.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

**16.h. Would the Project Result in inadequate:
Sight distance?
Ingress/egress?
General road capacity?
Emergency access (4290 Standard)?**

Impact Discussion 16h: See analysis in Question 16.a. above.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

16.i. Would the Project 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?

Impact Discussion 16i: See analysis in Question 16.a. above.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

17. UTILITIES / SERVICE SYSTEMS

Existing Setting: Soda Springs is served with public water and sewer from the Donner Summit Public Utility District. Pacific Gas and Electric provides electrical power to this site. Propane gas is provided by multiple providers including Amerigas. The Tahoe Truckee Sierra Disposal

provides for the collection and transportation of solid waste to the dump/transfer station located at Highway 89 and Cabin Creek Rd. in Truckee.

CEQA Environmental Checklist Item	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?			✓		C
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓		C
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓		A, C
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?			✓		B
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?			✓		A
h. Require a need for the extension of communication systems?			✓		A

17.a. Would the Project result in a need for the extension of electrical power or natural gas?

Impact Discussion 17a: Development within the Soda Springs Area plan would utilize those existing utility services that are available in the area and would not require the extension or expansion of any other utility services that are off site. Soda Springs is currently is served by the utilities described above in Existing Setting, and no specific development project is proposed as part of the Area Plan.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

17.b. Would the Project require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Impact Discussion 17b: The focused increased residential density (capacity) would not be so appreciable as to necessitate expansion of water and waste water infrastructure. The Donner Summit Public Utility District (DSPUD) has recently expanded its waste water treatment facility and they have enough water to double their treated water customer base. No additional infrastructure for this purpose will be required derived from implementation of the Area Plan.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

17.c. Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Impact Discussion 17c: Future development within the Area Plan will connect to the Donner Summit Public Utility Districts (DSPUD) wastewater treatment facility. DSPUD's recent wastewater facility upgrade was necessary to bring the District into compliance with the Regional Water Quality Control Board discharge requirements. The DSPUD is required to maintain compliance with federal and state wastewater discharge standards regulated by the Regional Water Board and Nevada County's Environmental Health Department, therefore additional development permitted under the Area Plan would not exceed wastewater treatment requirements.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

17.d. Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Impact Discussion 17d: Future development within the Area Plan would result in some increased demand for water supply for new residential units, industrial, commercial and recreation facilities. However, any future development permitted within the Area Plan would be required to comply with existing County policies which require a project applicant demonstrate the availability of adequate water quantity and quality for both domestic consumption and fire protection prior to project approval. This is demonstrated at a project-level through the acquisition of a Will Serve Letter from the Donner Summit Public Utility District. Therefore the Area Plan would not create water use in excess of the maximum available from the service provider.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

17.e. Would the Project 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?

Impact Discussion 17e: No curb and gutter or similar drainage facilities are known to exist or are proposed within the Rural Center. Future development within the Area Plan is required to meet County stormwater infiltration requirements which include installation of temporary and permanent best management practices to reduce runoff and pollutant loading from impervious cover so that the site does not exceed runoff from pre-project conditions, pursuant to Public 11.A of the General Plan.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

17.f. Would the Project be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Impact Discussion 17f: It is anticipated that the Tahoe Truckee Sierra Disposal service has sufficient capacity at their transfer station to accommodate additional solid waste resulting from future development within Soda Springs.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

17.g. Will the Project comply with federal, state, and local statutes and regulations related to solid waste?

Impact Discussion 17g: Future development within the Area Plan would increase the overall solid waste generated on Donner Summit. The Tahoe Truckee Sierra Disposal collects, hauls and processes solid waste from Soda Springs to the Eastern Regional Landfill Recovery Facility and Transfer Station which should have sufficient capacity based on previous project studies in the Donner Summit vicinity.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

17.h. Will the Project require a need for the extension of communication systems?

Impact Discussion 17h: Standard communication services are available within the Area Plan. Broadband communications are available but bandwidth could be improved to support home business and telecommuting, otherwise there is no need to extend communication infrastructure.

Environmental Analysis: **Less than Significant Impact.**
 Required Mitigation: **None.**

18. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

CEQA Environmental Checklist Item	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?			✓		A

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Does the project have environmental effects that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)			✓		A
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓		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?				✓	A

18.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?

Impact Discussion 18a: The Soda Springs Area Plan would not alter or revise any County policies pertaining to watercourses, wetlands and riparian areas, management of aquatic resources, or permitting of projects affecting these habitats. Development permitted under the Area Plan would be subject to Nevada County’s existing regulations requiring project-specific environmental review and development and implementation of project-specific measures for any significant effects on fish habitat as a condition of project approval. Construction activities could result in temporary increases in sedimentation, small amounts of fill placed in aquatic habitats, and the release and exposure of construction-related contaminants. As with existing conditions, these impacts would be minimized and mitigated through construction BMPs and compensatory mitigation requirements as specified in County policies and code provisions, and other applicable federal and state regulations.

Likewise, proposed amendments would not alter or revise policies regarding the protection of rare, endangered, or sensitive plant and animal communities in compliance with all provisions of the resource standards and regulations found in Article 4.3 of the Zoning Ordinance. Development of sites within the Area Plan that could affect sensitive plant or animal communities would be subject to existing County regulations requiring project-specific environmental review and development and implementation of project-specific measures for any significant effects on fish habitat as a condition of project approval. During project-level environmental review, potential impacts to protected plant or animal communities would be identified and minimized through the design process and/or through compensatory mitigation, as required under County and applicable federal and state regulations.

Nor would the proposed Area Plan alter or revise existing policies regarding the protection of cultural, historical, or archeological resources. In addition, federal and state regulations address protection of these resources and provide mechanisms to minimize impacts. Development and redevelopment of these sites would only be permitted in accordance with the Area Plan and General Plan, some of which could occur on properties with known or unknown cultural, historical, or archeological resources. During project-level environmental review, cultural, historical, and archeological resources specific to the site would be identified, significance determined, and appropriate mitigation implemented in accordance with federal, state, and County regulations.

The Soda Springs Area Plan proposes action plans and policies in addition to zoning changes, increased residential density, and design standards. The proposed rezoning of parcels will provide opportunities for additional land uses such as community meeting facilities, farmer's markets, and expanded retail and services that promote convenient economic vitality, and improve access to a more extensive range of facilities and services of residents and visitors, and will not adversely affect the ecology or wildlife habitat on Donner Summit. Policies NCR-1.1 through NCR-1.10 all encourage the preservation and support continued diversity of the natural and cultural resources of Donner Summit. The commitment to preserving the cultural and natural resources and environmental is broadly supported by stakeholders and is seen as a positive step for a brighter future for the area.

Because the Area Plan proposes no changes to existing policies regarding aquatic habitats, special status plant or animal communities, or to cultural, historical, and archeological resources, and because federal, state, and County protections are already in place, implementation of the Soda Springs Area Plan would result in less than significant degradation of these resources.

Environmental Analysis: **Less than Significant Impact.**

Required Mitigation: **None.**

18.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.)

Impact Discussion 18b: The Soda Springs Area Plan is a collection of goals, policies, and implementation actions designed to guide development within the community of Soda Springs and surrounding environs. Because these policies are implemented over the lifetime of the Plan and are applicable to other programs and projects over this period, they are inherently cumulative in nature.

The consequences of doing nothing will result in continued environmental decline of the area. Cumulatively the changes in the plan are negligible in that the zoning changes are generally within the same primary land use category (i.e., from Highway Commercial to Community Commercial). Design standards regarding community specific issues such as metal shipping container storage and unscreened commercial storage of materials will enhance the communities character, thus it is anticipated that the cumulative impacts will be beneficial. Because the Area Plan is consistent with the General Plan and because no specific projects are proposed for which contributions to

cumulative impacts may be defined and assessed, any cumulative impacts resulting from the proposed Soda Springs Area Plan would be less than significant.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

18.c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Impact Discussion 18c: As described throughout this Initial Study, future projects within the Soda Springs Area Plan would require project-level environmental review and would be required to comply with all applicable County, federal, and state regulations, including protections for human health and safety. The proposed Area Plan does not significantly change the areas development potential, therefore, implementation of the Area Plan would not create a substantial direct or indirect adverse effect on human beings and negative impacts would be less than significant.

Environmental Analysis: **Less than Significant Impact.**
Required Mitigation: **None.**

18.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?

Impact Discussion 18d: Based on community and stakeholder input over the course of 14 months, different approaches and alternatives were considered to address key issues affecting the quality of life in Soda Springs and to provide a comprehensive foundation for a more sustainable, economically prosperous, communal and environmental future for Donner Summit. This project set out to outline a comprehensive development plan that encourages local initiative and coherence of community spirit to revitalize development consistent with strongly held rural values. A brighter future for the area is dependent on rebranding the region as a destination with full services, aesthetic improvements and promotion of year-round activities that more fully optimize the recreational opportunities provided by the rich natural resources of the area. This Area Plan outlines a comprehensive and consensus built development plan involving all stakeholders with a central focus to attracting more visitors and investment in infrastructure while honoring residents' values and protecting the bountiful natural environment. No other areas have been identified that would serve to feasibly attain these basic objectives. This Initial Study/Negative Declaration concludes there will be no significant adverse environmental impacts resulting from the implementation of the Soda Springs Area Plan, therefore no alternatives analysis is needed.

Environmental Analysis: **No Impact.**
Required Mitigation: **None.**

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.


Patrick Dobbs, Senior Planner

7/22/2016
Date

APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Environmental Health Department
 - C. Nevada Irrigation District
 - D. Nevada County Geographic Information Systems
 - E. Northern Sierra Air Quality Management District
 - F. California Department of Fish & Wildlife
 - G. Regional Water Quality Control Board (*Central Valley Region*)
 - H. Department of Public Works
-
- 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>.
 - 5. State Division of Mines and Geology. *Geologic Map of the Chico, California Quadrangle*, 1992.
 - 6. State Division of Mines and Geology. *Fault Map of California*, 1990.
 - 7. California Department of Conservation, Division of Land Resource Protection. 2010. *Nevada County Important Farmland Data*. Available at: <http://redirect.conservation.ca.gov/DLRP/fmmp/county_info_results.asp>.
 - 8. State Dept. of Forestry & Fire Protection. *Nevada County Hardwood Rangelands*, 1993.
 - 9. U.S.G.S, *7.5 Quadrangle Topographic Maps*, as updated.
 - 10. U.S. Fish and Wildlife Service. *National Wetlands Inventory*, December 1995.
 - 11. Natural Resources Conservation Service. 2007. *Official Soil Series Descriptions (OSD) with series extent mapping capabilities*. Accessed November 3, 2010, 2008. Available at http://soildatamart.nrcs.usda.gov/manuscripts/CA619/0/nevada_a.pdf.
 - 12. U.S. Geological Service. *Nevada County Landslide Activity Map*, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3.
 - 13. Federal Emergency Management Agency. *Flood Insurance Rate Maps*, as updated.
 - 14. Northern Sierra Air Quality Management District. *Guidelines for Assessing Air Quality Impacts of Land Use Projects*, 2000.
 - 15. Nevada County. 1991. *Nevada County Master Environmental Inventory*. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 - 16. Nevada County. 1995. *Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures*. Prepared with the assistance of Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 - 17. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.
 - 18. *Nevada County Adopted Design Guidelines*, enacted by Resolution and implemented pursuant to L-II 4.2.3 of Zoning Ordinance.