

NEVADA COUNTY, CALIFORNIA
PROPOSED NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

To: Nevada County Transportation Commission; Penn Valley Comm. Center Fdn.; Housing/Community Services; Rural Defense League of NSJ; Nevada County Fire Protection Planner; Rural Quality Coalition; Ag Commissioner; San Juan Ridge Taxpayers Assn.; Native American Heritage Commission; Sierra Nevada Group/Sierra Club; Sierra Watch; OOTI Nature Preserve; United Auburn Indian Comm. Auburn Rancheria; T'si-Akim Maidu Coney & Ryberg; Washoe Tribe of NV/CA; Board of Realtors; Hirschdale Property Owners; Mountain Area Preservation Fnd.; Federation of Neighborhoods; Alta Sierra POA; Friends of Nevada City; General Plan Defense Fund; Harmony Ridge Road Assn.; Sierra Lakes County Water Dist.; Tahoe Donner Assoc.; PG&E; U.S.F.S-attn. David Fournier*; Truckee Community Development-attn. Jenna Gatto*; County Counsel*; Nevada County Principal Planner; All Supervisors.

* Complete Draft Initial Study/Proposed Negative Declaration. All others NOA/NOI only.

Project Title: USFS GPA/Rezone
File Number(s): PLN16-0084, GPA16-0001, RZN16-0001, EIS16-0003
Owner: United States Forest Service
Applicant: County of Nevada
950 Maidu Avenue
Nevada City, CA 95959

Assessor's Parcel Numbers: 60-010-01, 60-020-01, 60-030-02, 60-030-04, 60-330-01 , 60-330-02, 60-330-13, 34-110-04, 34-110-05, 34-120-04, 34-120-05, 34-120-06, 34-360-27, 38-050-02, 64-050-06, 17-020-18, 17-020-19, 48-080-84, 49-330-08

Project Location: 19 parcels totaling approximately 1,791 acres, located in multiple areas throughout the Tahoe National Forest and unincorporated Nevada County. Visit the project's webpage at: <http://www.mynevadacounty.com/nc/cda/planning/Pages/USFS-Rezone.aspx> for more detailed site location information.

Project Description: GENERAL PLAN LAND USE AMENDMENTS (GPA16-0001), ZONING DISTRICT MAP AMENDMENTS (RZN16-0001) and ADOPTION of the NEGATIVE DECLARATION for the PROJECT (EIS16-0003). The 'Project' consists of proposed General Plan Land Use Map Amendments (GPA) and Zoning District Map Amendments (Rezone) for 19 U.S. Forest Service owned parcels that are part of the Tahoe National Forest and located in various areas throughout the unincorporated area of Nevada County. The project is a proposal to change the existing General Plan primary land use designation and corresponding zoning of 18 specific parcels currently zoned AG (General Agriculture), and one parcel currently zoned RA (Residential Agriculture), to the FR (Forest) base zone district for all 19 project parcels. The project is a GPA/Rezone only and does not include any new construction activity or development proposal

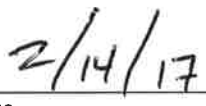
This Notice of Availability serves as public notice that the County of Nevada has prepared a Negative Declaration for the project identified above. As mandated by Public Resources Code § 21091, the minimum public review period for this document is 30 days. The public review period for the proposed project is from **February 17, 2017 to March 20, 2017**. **Comments must be received by 5 p.m. on the last day of the comment period, March 20, 2017**. 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 taking action on the project, the Planning Commission will consider comments received on this Initial Study. The Planning Commission will hold a public hearing before considering making a recommendation to the Board of Supervisors to certify the Initial Study and approve 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/Environmental-Documents.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


Date

NEVADA COUNTY, CALIFORNIA INITIAL STUDY/NEGATIVE DECLARATION

To: Nevada County Transportation Commission; Penn Valley Comm. Center Fdn.; Housing/Community Services; Rural Defense League of NSJ; Nevada County Fire Protection Planner; Rural Quality Coalition; Ag Commissioner; San Juan Ridge Taxpayers Assn.; Native American Heritage Commission; Sierra Nevada Group/Sierra Club; Sierra Watch; OOTI Nature Preserve; United Auburn Indian Comm. Auburn Rancheria; T'si-Akim Maidu Coney & Ryberg; Washoe Tribe of NV/CA; Board of Realtors; Hirschdale Property Owners; Mountain Area Preservation Fnd.; Federation of Neighborhoods; Alta Sierra POA; Friends of Nevada City; General Plan Defense Fund; Harmony Ridge Road Assn.; Sierra Lakes County Water Dist.; Tahoe Donner Assoc.; PG&E; U.S.F.S.; Truckee Community Development; County Counsel*; Nevada County Principal Planner; All Supervisors.

* Complete Draft Initial Study/Proposed Negative Declaration. All others NOA/NOI only.

Date: February 17, 2017

Project Title: USFS GPA/Rezone

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

Owner: United States Forest Service

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

File Number(s): PLN16-0084, GPA16-0001, RZN16-0001, EIS16-0003

Assessor's Parcel Numbers: 19 parcels owned by the U.S. Forest Service, organized into Site #1 through Site #6 and located throughout the unincorporated area of Nevada County (see Fig.1), more specifically defined and identified by the by the following Assessor's Parcel Numbers:

Site #1 North San Juan Area	APN 60-010-01 31874 State Hwy. 49 North San Juan, CA 95960	APN 60-020-01 30654 Cicada Ln. North San Juan, CA 95960	APN 60-030-02 30200 Rush St. North San Juan, CA 95960	APN 60-030-04 No Address North San Juan, CA 95960
	APN 60-330-01 30426 State Hwy. 49 North San Juan, CA 95960	APN 60-330-02 30555 State Hwy. 49 North San Juan, CA 95959	APN 60-330-13 30231 State Hwy. 49 North San Juan, CA 95959	

Site #2 Highway 20 Area	APN 34-110-04 11411 Conservation Rd. Nevada City, CA 95959	APN 34-110-05 13905 High Rise Spur Nevada City, CA 95959	APN 34-120-04 12655 Rock Creek Rd. Nevada City, CA 95959	APN 34-120-05 10455 Conservation Rd. Nevada City, CA 95959
	APN 34-120-06 21073 State Hwy. 20 Nevada City, CA 95959	APN 34-360-27 10400 Rock Creek Rd. Nevada City, CA 95959	APN 38-050-02 No Address Nevada City, CA 95959	

Site #3 Town of Washington	APN 64-050-06 15897 Maybert Rd. Nevada City, CA 95959
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Site #4 Interstate 80 Area	APN 17-020-18 No Address Truckee, CA 96161	APN 17-020-19 No Address Truckee, CA 96161
Site #5 Prosser Creek Area	APN 48-080-84 No Address Truckee, CA 96161	
Site #6 Martis Valley Area	APN 49-330-08 No Address Truckee, CA 96161	

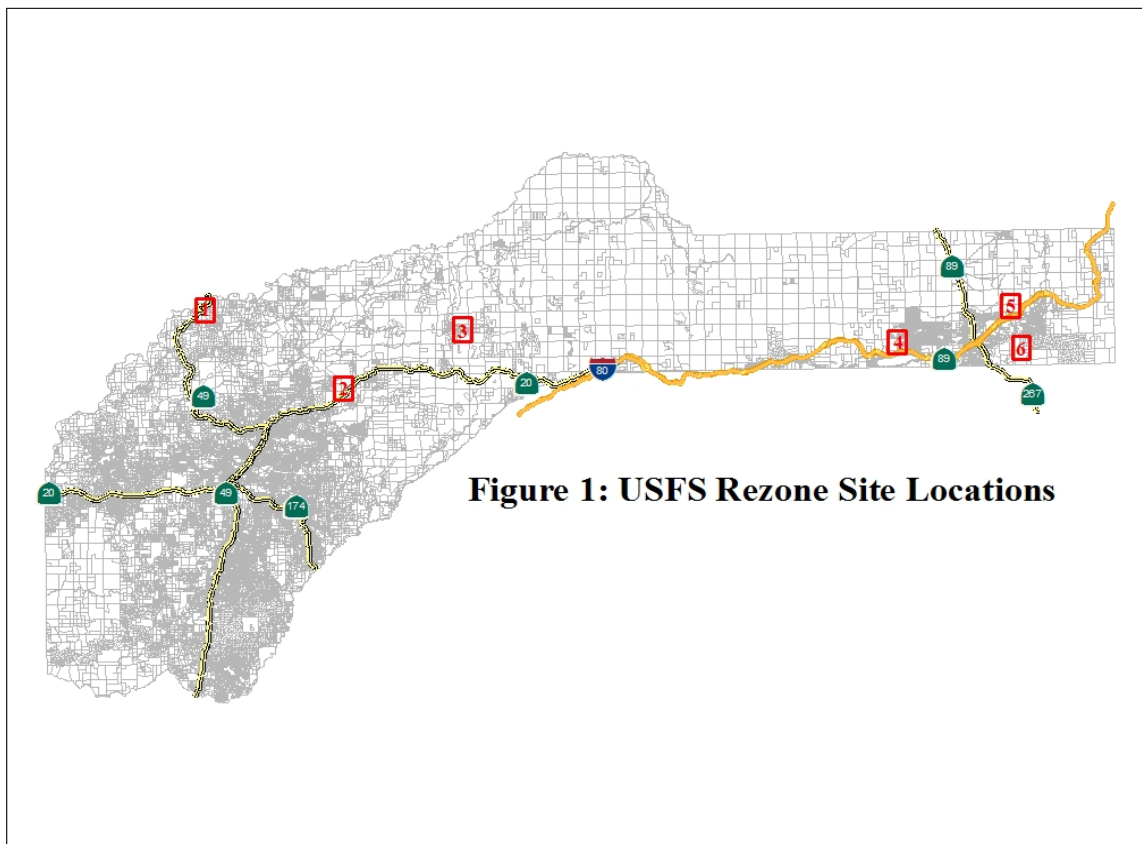


Figure 1: USFS Rezone Site Locations

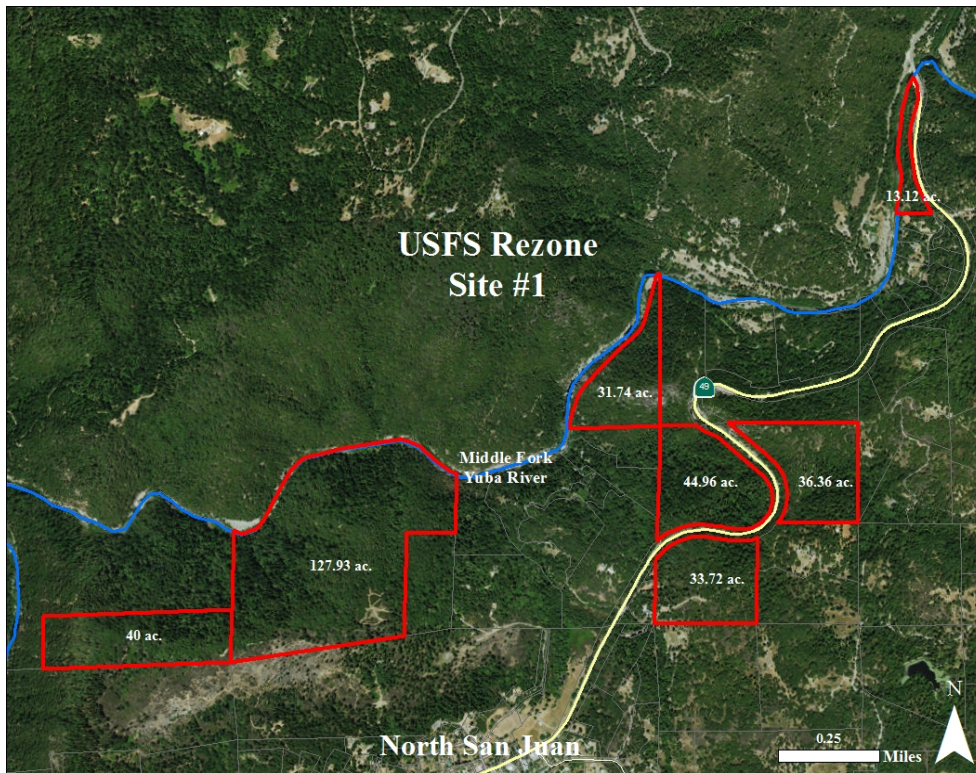
Project Summary: The project is a proposed amendment to the General Plan Land Use Map Designation (GPA) and corresponding Zoning District (Rezone) of 19 parcels, totaling approximately 1,791 acres that are owned by the U.S. Forest Service (USFS) and part of the Tahoe National Forest. The proposed GPA/Rezone map amendments would change Nevada County’s primary land use designation of 18 parcels from their current base zoning district of AG (General Agricultural) and change one additional parcel currently zoned RA (Residential Agriculture) to FR (Forest) zoning for all 19 of the project parcels in an effort to better align the County’s land use designation of National Forest lands with the USFS’s Tahoe National Forest Land Use and Resource Management Plan (Forest Plan).

There is no construction activity or new disturbance proposed as part of the project. All of the project parcels are currently vacant except APN 34-120-04 (Site #2) which is developed with the State’s Department of Correction and Rehabilitation, Washington Ridge Conservation Camp. No specific additional development or entitlements for a future development project are evaluated with this GPA/Rezone project.

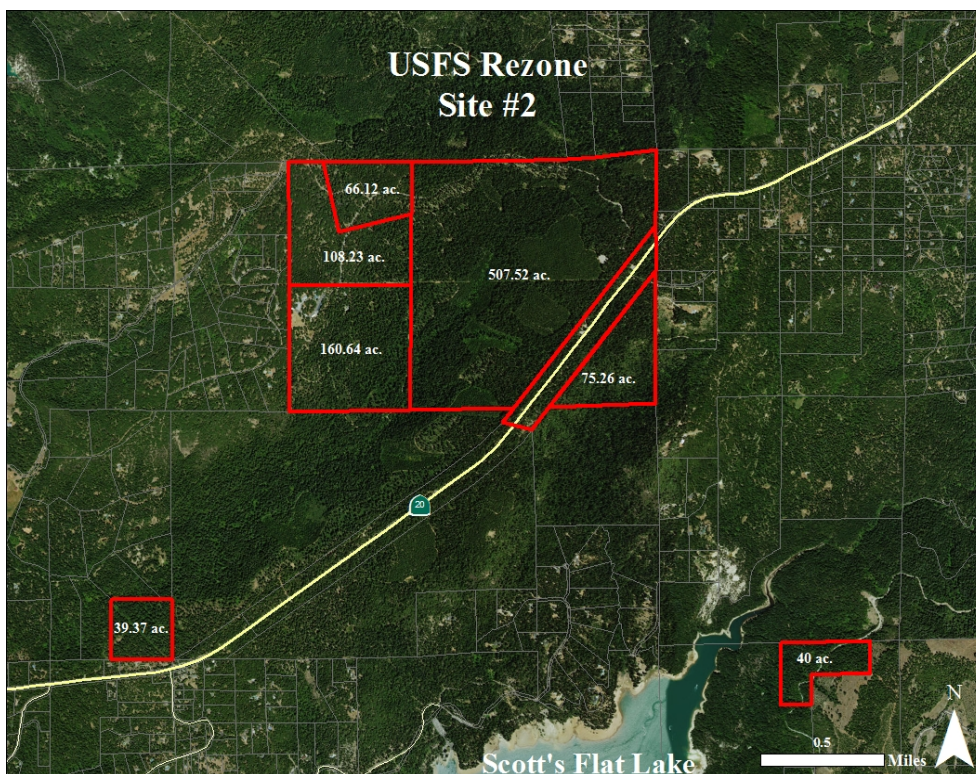
National Forest System lands are not subject to county general plans. Legal jurisdiction over federal lands rests solely with the federal government. However, it is clear that National Forests have major impacts on the lands around them, on

their value and the environment. At the same time, National Forests are strongly affected by the uses on adjacent and intermingled lands. If, in the future, the USFS were to sell or exchange any of the 19 project parcels to non-governmental entities (i.e., private), the County’s zoning would then apply and regulate future land use and development of those parcels.

Project Areas and Surrounding Land Uses: The Tahoe National Forest (TNF) covers approximately 169,000 acres or 264 square miles of land throughout all of Nevada County and is interspersed with private land in a checkerboard pattern as a result of early railroad grants. The following 19 parcels, total approximately 1,791 acres (project area) of the TNF, have been determined to be most suitable to change the County’s land use designation, and are organized into *Site #1* through *Site #6* for purposes of this project (USFS GPA/Rezone).



Site #1 – North San Juan Area: The seven parcels included in Site #1, total 327 acres. The General Plan land use designation for Site #1 is RUR-40 (Rural-40 acre minimum) and the parcels are currently zoned AG-40 (General Agricultural-40 acre minimum parcel size). The parcels are vacant and forested and have frontage along the Middle Fork of the Yuba River or Highway 49. Site #1 is approximately 1 mile north/northeast of the historic town of North San Juan.



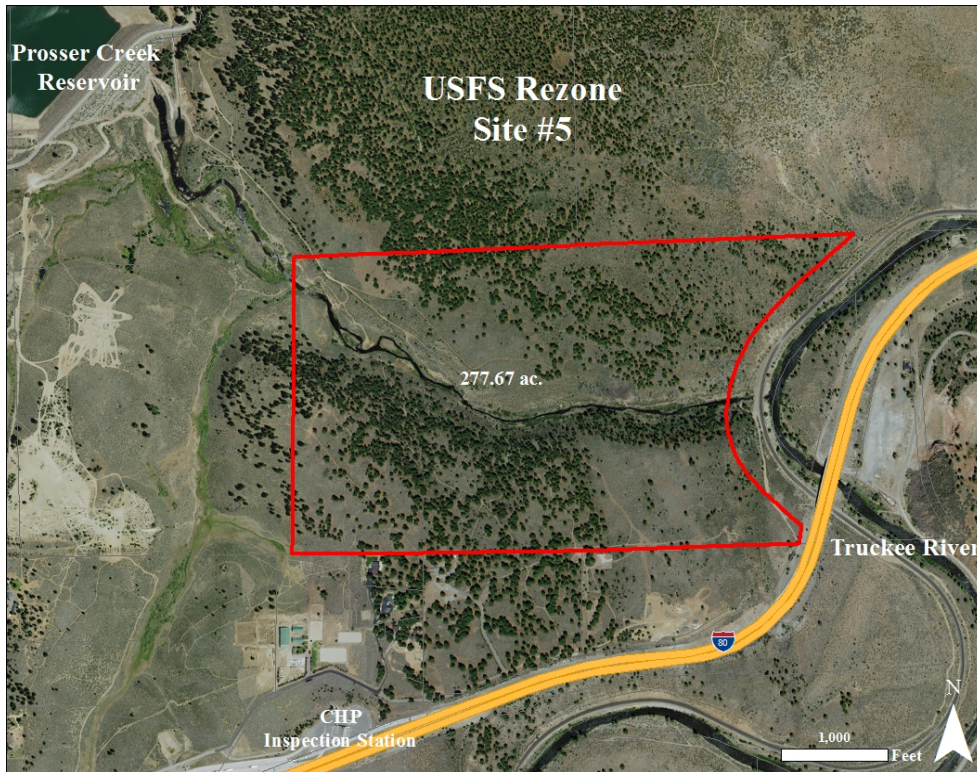
Site #2 – Highway 20 Area: Site #2 also includes seven parcels, totaling 997.14 acres. The General Plan land use designation for Site #3 is RUR (Rural) and six so the parcels have a 30 acre min. parcel size (RUR-30) and one parcel has a ten acre min. size (AG-10). Corresponding with the parcels’ GP land use, the base zoning district of all the parcels is AG (General Agriculture), with six of the parcels are currently zoned with a 30-acre min. parcel size (AG-30), and one parcel is currently zoned with a 10 acre min. parcel size (AG-10).



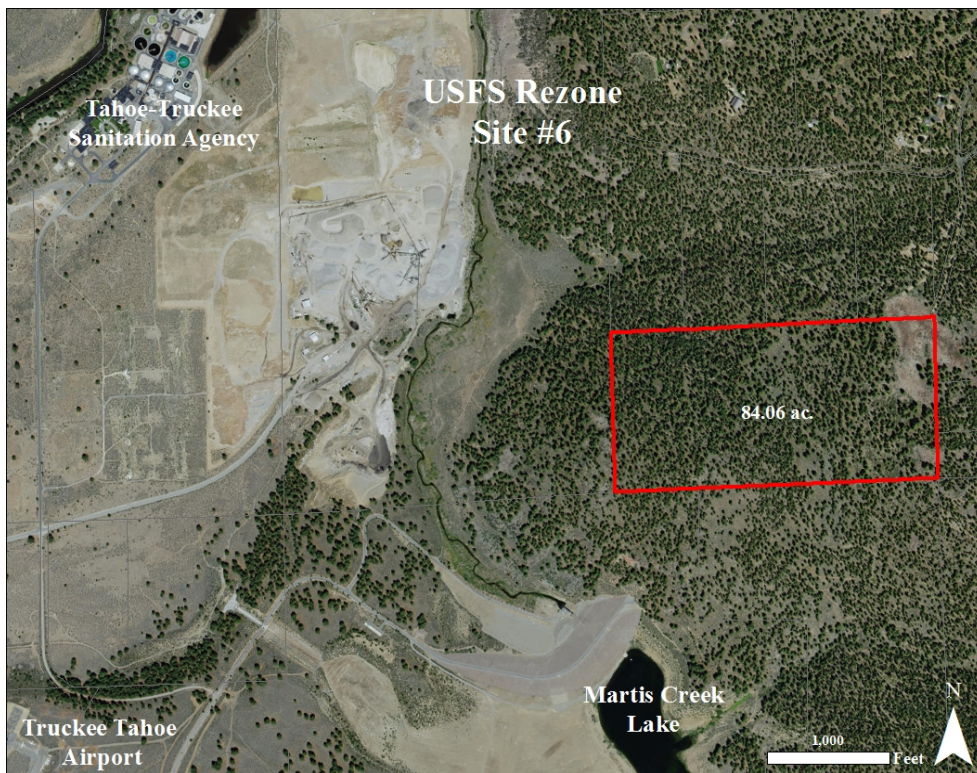
Site #3 – Town of Washington: The smallest of the sites analyzed with this project, Site #3 consists of a single 2.5 acre parcel located on Maybert Rd., on the northeastern edge of the town of Washington. The General Plan land use designation for Site #3 is RES (Residential) and the parcel is currently zoned RA-1.5 (Residential Agriculture-1.5 acre min. parcel size). The South Fork of the Yuba River flows through the property in a southwest direction.



Site #4 – Interstate 80 Area: The two parcels that comprise Site #4 total 102 acres and are located on the north side of Interstate 80 and partially in the western long-term Sphere of Influence of the Town of Truckee. The steep, forested parcels have the RUR-10 (Rural-10 acre min. parcel size) and the site is currently zoned AG-10-PD (General Agriculture-10 acre min. parcel size-Planned Development Combining District). The intention of the PD Combining District is to limit areas of disturbance and maximize conservation of the properties by requiring comprehensive planning of the entire site and clustering intensive land uses together.



Site #5 – Prosser Creek Area:
 Site #5 consists of a single 277-acre parcel with a General Plan land use designation of RUR-10 (Rural-10 acre min. parcel size) and is currently zoned AG-10 (General Agriculture-10 ac. min.). The parcel is located between Prosser Creek Reservoir and the Truckee River, within the long-term sphere of influence for the Town of Truckee.



Site #6 – Martis Valley Area:
 Site #6 consists of a single 84-acre parcel with a General Plan land use designation of RUR-20 (Rural-20 acre min. parcel size) and is currently zoned AG-20 (General Agriculture-20 acre min. parcel size). The parcel is located north of Martis Creek Lake in the Juniper Hills area of Martis Valley.

Background: In 2014, the Nevada County Planning Department received letters from the conservation groups Trout Unlimited, and the Truckee River Watershed Council, suggesting the land use designation for a specific parcel in eastern County (APN 48-080-84-labeled as Site #5 for this project) be changed from its current zoning of AG-10 (General Agriculture-10 acre min. parcel size), to (OS) Open Space zoning. The property is a 278 acre parcel, owned by the USFS, through which flows a one-mile section of Prosser Creek, a perineal tributary between Prosser Creek Reservoir and the Truckee River. The following year, in July, 2015, the Tahoe National Forest Supervisor at that time, Tom Quinn, sent a

letter to District V Supervisor, Richard Anderson, stating that the description of the County's "Open Space" land use designation best matches the USFS management of National Forest System lands within the Tahoe National Forest.

About this same time in 2015 the Planning Department was working on an unrelated project to analyze the distribution and appropriateness of the County's Business Park (BP) land use and the Planning Department was considering folding the rezone of the Prosser Creek parcel (Site #5-APN 48-80-84) into the BP project because that project also included proposed zoning amendments, and County General Plans can only be amended up to four times each calendar year. At the Planning Commission's public meeting on July, 23, 2015, staff asked for direction from the Commission as to whether the rezoning of the USFS parcel (APN 48-080-84) should be included with the Business Park analysis, and while the Commission felt looking in the zoning of the Prosser Creek parcel was important, the Commission saw no real nexus between the Prosser Creek parcel rezone and the BP analysis, and recommended that staff pursue the Prosser Creek parcel rezone as a stand-alone project in the future.

Prior to the annual Board of Supervisors 2016 priority project setting workshop, District V Supervisor, Richard Anderson, asked the Planning Department to look at the current zoning of all USFS owned property in the unincorporated areas of Nevada County and to coordinate with the USFS to ensure the County land use designations conform to the Forest Service's stated preference for "Open Space" zoning on their parcels. Planning staff met with USFS staff, overlaid County zoning maps with Tahoe National Forest Management Areas, and discussed the mutual benefits of better coordinated planning efforts moving forward. At their January 2016 work program priority setting workshop, the Board of Supervisors voted the USFS GPA/Rezone a "Priority B" project and directed the Planning Department to work with USFS staff and recommend amendments to the County's zoning, as appropriate, to better align the County's land use designation with the USFS's intended land use and resource management of National Forest Lands.

At a meeting with the USFS in July 2016, USFS staff suggested that the County consider zoning all National Forest Lands to "Forest (FR)" zoning because the County's description of purpose that the "FR District provides for the protection, production and management of timber, timber support uses, including but not limited to equipment storage and temporary offices, low intensity recreational uses, and open space" was consistent with USFS's intended management of National Forest Lands. The consequences of changing the County's zoning of all National Forest Lands to FR would have removed Timberland Production Zone (TPZ) protections on tens of thousands of acres, and was beyond the scope of the Board of Supervisors direction that had originally contemplated rezoning a single parcel. Planning and USFS staff did identify 19 National Forest parcels that the County currently has zoned for either General Agriculture (18 parcels) or Residential Agriculture (1 parcel) uses, and are recommending that the base zoning district for all 19 of the project parcels be rezoned to the County's FR (Forest) zone district for this project.

Project Description: Proposed General Plan Land Use Map Amendments (GPA) and corresponding Zoning District Map Amendments (Rezone) for 19 U.S. Forest Service owned parcels that are part of the Tahoe National Forest and located in various areas throughout the unincorporated area of Nevada County. The project is a proposal to change the existing General Plan primary land use designation and corresponding zoning of 18 specific parcels currently zoned AG (General Agriculture), and one parcel currently zoned RA (Residential Agriculture), to the FR (Forest) base zone district for all 19 project parcels, as shown in the existing and proposed General Plan Land Use Maps and Zoning District Maps included as Appendix A and B.

Proposed General Plan Land Use Map Amendments (GPA16-0001)

Site #1: Existing Land Use Designation: All Parcels RUR-40 (Rural-40 acre min.)
North San Juan Area Proposed Land Use Designation: All Parcels FOR-40 (Forest-40 acre min.)

Site #2: Existing Land Use Designation: 6 Parcels RUR-30 (Rural-30 acre min.)
Highway 20 Area Existing Land Use Designation: 1 Parcel RUR-10 (Rural-10 acre min.)
Proposed Land Use Designation: All Parcels FOR-40 (Forest-40 acre min.)

Site #3: Existing Land Use Designation: RES (Residential)
Town of Washington Proposed Land Use Designation: FOR-40 (Forest-40 acre min.)

Site #4: Existing Land Use Designation: RUR-10 (Rural, 10 acre min.)
Interstate 80 Area Proposed Land Use Designation: FOR-40 (Forest-40 acre min.)

Site #5: Existing Land Use Designation: RUR-10 (Rural, 10 acre min.)
Prosser Creek Area Proposed Land Use Designation: FOR-40 (Forest-40 acre min.)

Site #6: Existing Land Use Designation: RUR-40 (Rural, 40 acre min.)
Martis Valley Area Proposed Land Use Designation: FOR-40 (Forest-40 acre min.)

Proposed Zoning District Map Amendments (RZN16-0001)

Site #1: Existing Zone District: All Parcels AG-40 (General Agriculture-40 acre min.)
North San Juan Area Proposed Zone District: All Parcels FR-40 (Forest-40 acre min.)

Site #2: Existing Zone District: 6 Parcels AG-40 (General Agriculture-40 acre min.)
Highway 20 Area Existing Zone District: 1 Parcel AG-10 (General Agriculture-10 acre min.)
Proposed Zone District: All Parcels FR-40 (Forest-40 acre min.)

Site #3: Existing Zone District: RA-1.5 (Residential Agriculture-1.5 acre min.)
Town of Washington Proposed Zone District: FR-160 (Forest-160 acre min.)

Site #4: Existing Zone District: AG-10-PD (Gen. Ag.-10 acre min. Planned Dev.)
Interstate 80 Area Proposed Zone District: FR-160 (Forest-160 acre min.)

Site #5: Existing Zone District: AG-10 (General Agriculture-40 acre min.)
Prosser Creek Proposed Zone District: FR-160 (Forest-160 acre min.)

Site #6: Existing Zone District: AG-20 (General Agriculture-20 acre min.)
Martis Valley Area Proposed Zone District: FR-40 (Forest-40 acre min.)

Other Permits Which May Be Necessary: This USFS GPA/Rezone IS\ND is a program-level environmental document and no specific development projects are proposed at this time or analyzed herein. Future projects on any parcel affected by the proposed amendments would be subject to project-level environmental review and permitting. Before projects can be implemented on National Forest Lands, environmental effects must be analyzed and disclosed to the public.

Relationship to Other Projects: This rezone project is not related to any other known projects in the area.

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 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

Recommended Mitigation Measures: None Required.

INITIAL STUDY AND CHECKLIST

Introduction

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). 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

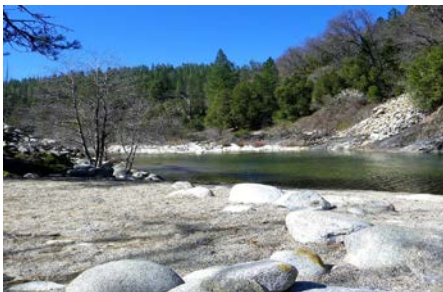
Existing Setting: Nevada County is an area of extraordinary scenery and undeveloped forest land and open space areas contribute significantly to the County’s overall scenic quality. All but one of the 19 parcels to be rezoned are currently vacant and provide some scenic benefit to their surrounding area, and most of the sites are visible to the public from heavily travelled highways in the County. This section describes the physical characteristics of the landscape, including scenic features and resources, and the visual quality of the USFS project parcels proposed to be rezoned.



Site #1: Located approximately 1 mile north/northeast of the historic North San Juan townsite, four of the parcels that compose Site #1 have frontage along State Highway 49, and the other three parcels are located along the Middle Fork of the Yuba River. Throughout Nevada County, Highway 49 is eligible for State Scenic Highway Designation, and this section of Highway 49 is part of a 160-mile driving loop designated as the Yuba River Scenic Byway by the U.S. Forest Service in 1993. Known for views of dramatic mountain panoramas of rugged peaks, meandering waters of the Middle Yuba River, this well-maintained roadway is one of California's outstanding scenic highways. The status of a proposed state scenic highway is changed from "eligible" to "officially designated" when the local governing body applies to Caltrans for scenic highway approval, adopts a Corridor Protection Program, and receives legislative action to become designated.



Site #2: Located approximately 6 miles northeast Nevada City, several of the parcels that comprise Site #2 have frontage along State Highway 20. Highway 20 is also eligible for State Scenic Highway Designation and Nevada County has designated this section of Highway 20 with the SC (Scenic Corridor) Combining Zone District for 300 feet on each side of the roadway. The U.S. Forest Service has dedicated this section of Highway 20 as the Yuba-Donner Scenic Byway, and just five miles northeast of Site #2, a six-mile stretch of Highway 20 is designated as a California State Scenic Highway known for views of pine forest and the dramatic results of hydrologic mining.



Site #3: Consisting of a single parcel on the eastern end of the Town of Washington, Site #3 is bisected South Yuba River, a California Wild and Scenic River, and federally recommended Wild and Scenic River.



Site #4: On the north side of Interstate 80 above Donner Lake, the two parcels that comprise Site #4 are visible from I-80. Driving over Donner Summit offers spectacular scenery and the forested hillside parcels of Site #4 do not detract from the more prominent surrounding views such as Donner Lake. Throughout Nevada County Highway 80 is eligible for State Scenic Highway Designation.



Site #5: Bisected by a one mile stretch of Prosser Creek, Site #5 is located between Prosser Creek Reservoir and Interstate 80 just east of the Town of Truckee. Portions of the property are visible from Interstate 80 which eligible for State Scenic Highway Designation. This is 275 acre parcel zoned AG-10 (General Agricultural-10 acre minimum) is what started the discussion about having better consistency between the the County's land use pattern and the Tahoe National Forest Land Use and Resource Management Plans. The Truckee Town Limit surrounds this parcel on three sides, and the Town of Truckee has designated the areas surrounding Site #5 as a Scenic Vista, and Boca Hill located above Site #5,

designated as a Prominent Slope, Ridge Line, Bluff Line or Hillside.



Site #6: North of Martis Creek Lake (located in the forested area in the lower left in the picture) Site #6 is adjacent to the Martis Creek Lake National Recreation Area, operated by the US Army Corps of Engineers. The majority of the surrounding land is undeveloped, in part because of its close location to the Truckee/Tahoe airport. The primary scenic value provided by all of the project parcels is that of open space and undeveloped natural, yet managed, public lands.

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 on a scenic vista or views open to the public?				✓	A
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				✓	A
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓	A, 18

Impact Discussion 1a-d: The proposed project includes amendments to the General Plan Land Use Maps to change the existing General Plan Land Use Designation and corresponding zoning of 19 USFS owned parcels which are part of the Tahoe National Forest. There is no new ground disturbance, additional development, or construction activity proposed, and no visual changes to the properties will occur as a result of the proposed USFS GPA/Rezone. There are no County specific identified scenic vistas that could be impacted, and none of the project parcels are visible from the only State Designated Scenic Highway segment in Nevada County which is located along a six mile stretch of Highway 20 from Skillman Flat Campground to 0.5 miles east of Lowell Hill Road.

Site #2 does include three parcels that, in addition to their base zoning district of AG (General Agriculture), are currently designated with the County’s SC (Scenic Corridor) Combining Zone District and those parcels will retain the SC Combining District with the proposed Forest zoning, meaning that future discretionary development projects within the SC designated areas of the parcels will require a Scenic Corridor Analysis to ensure design compatibility with the natural setting of the surrounding, in accordance with General Plan Policy 18.8.

The existing General Agricultural (18 project parcels) and Residential Agriculture (1 project parcel) zoning of the project sites allow for agricultural and residential development. As required in the AG (General Agriculture) and RA (Residential Agriculture) zones, the proposed Forest zoning requires similar building setbacks, height restrictions, and aesthetic design review to ensure scenic compatibility of the sites and structures with their surroundings. Furthermore, the proposed USFS GPA/Rezone is not anticipated to create significant impacts to visual resources should those parcels be developed in the future, since the range of permissible uses and development standards is generally more restrictive in the proposed Forest Zone Districts. The federal management of these parcels helps to preserve and enhance public views in Nevada County, the project does not include new sources of light or glare and there are no physical changes of any kind proposed on any of the project parcels, therefore the proposed USFS GPA/Rezone project will have **no impact** to the visual character and scenic quality of the sites or their surroundings.

Mitigation Measures: None Required.

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: The Tahoe National Forest has some of the most productive forest lands in the United States due to its geographic location in the north-central Sierra Nevada, with wet, cool winters, and warm, dry summers. Common tree species in the forest include: Incense Cedar; Ponderosa Pine; Jeffrey Pine; Sugar Pine; Grey Pine; Foxtail Pine; Giant Sequoia, Red Fir, White Fir, Douglas Fir, Sierra Juniper; Kellog Oak; and Live Oak. None of the USFS project sites contain significant agricultural resources, nor are there any Williamson Act contracts or project parcels zoned TPZ (Timberland Production Zone). There are no Important Farmlands throughout eastern Nevada County as mapped by the California Department of Conservation (2010).

Site #1: On the western edge of the Tahoe National Forest, the parcels that make up Site #1 are the lowest elevation (less than 2,000 above msl) of the project sites analyze, and as such have the greatest mix of conifers and deciduous trees, with chaparral and manzanita dominating the understory vegetation. There is a small (approximately 1 acre) area designated as Farmlands of Local Importance and some Grazing Land, although the majority of Site #1 is mapped as Other Land by the California Department of Conservation (2010).

Site #2: These parcels along Harmony Ridge and Washington Ridge are at elevations of 3,600 – 3,800 feet above msl and are heavily timbered with pine and fir species conifers. The parcels are mapped as Other Land by the California Department of Conservation (2010).

Site #3: The South Fork of the Yuba River flows directly through Site #3. There are no onsite agriculture resources although some of the water flowing through Site #3 will ultimately support agricultural uses in California’s north central valley. The forestry resources associated with Site #3 are for wildlife and watershed management.

Site #4: The steep-sloped, south facing parcels that make up Site #4 contain high elevation (between 6,200 and 6,800 meet above msl) conifer trees dominated by Jeffery Pine and Red and White Fir. The varying tree sizes and scoured areas of vegetation in some areas of Site #4 indicate previous avalanche activity on the hillside. There are no mapped agricultural resources in eastern Nevada County.

Site #5: Prosser Creek bisects Site #5 and several species of riparian vegetation (e.g., alder, willow) are present near the wet environments, with vegetated hillsides of conifers and understory shrubs covering the upland areas of the parcel.

Site #6: Forestry resources for Site #6 consist of a ponderosa pine forest with sparse understory vegetation characterized by sagebrush scrub upland species which is composed of big sagebrush, low sagebrush, antelope bitterbrush, Mexican rush, squirrel tail, and tall annual willowherb.

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 Resources Agency, to non-agricultural use?				✓	A, N, 7
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓	A, N, 7
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓	A, N, 18
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix 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

Impact Discussion 2a-e: No impact to agricultural uses is anticipated to occur as a result of this USFS GPS\Rezone project. Although all but one of the project parcels is currently zoned for Agricultural use none of the sites or immediate surroundings have history of agricultural uses. There are no crops produced on any or the sites, nor are they used for the production of confined livestock, and the lands are not considered important to the local economy due to their farming productivity or value. The project parcels are not within a designated TPZ zone or near any parcels that are in a Williamson Act Contract, and no conversion of prime or unique Farmland is proposed. The reason for the project is to preserve public forests by better aligning the County’s land use pattern with the resource management plans of National Forest Lands in the unincorporated areas of the County. There are no changes to the existing environment and no negative impacts to agriculture or forestry resources are anticipated. Any impacts to forestry resources would be beneficial if, in the future, the USFS sells any of the properties and the County’s proposed Forest zoning becomes applicable to land uses.

Mitigation Measures: None Required.

3. AIR QUALITY

Existing Setting: Air quality is an important resource for many nearby residents and users of the Tahoe National Forest. Air quality affects the well-being of local residents, public safety and visual pleasure of many individuals. Human health may be affected by airborne pollutants resulting in increased levels of respiratory infections, cardiac disease, bronchitis, asthma, pneumonia, and emphysema. Public safety may be jeopardized by visibility impairments while particulates and smoke may reduce enjoyment of scenic and recreational activities.

The EPA has been charged with implementing national air quality programs. EPA’s air quality mandates are drawn primarily from the federal Clean Air Act (CAA), which was enacted in 1970. To promote healthy forest conditions the U. S. Forest Service uses prescribed burning to restore fire resiliency and prevent the kind of massive emissions that have occurred with large wildland fires. When piles are burned on National Forest Lands, the Forest Service strives for smoke distribution that will have the least impact on local communities. There are a number of other forest management practices that can degrade air quality and may result in periodic periods of air pollutants for a localized area; however, as is currently the case, all Forest Service projects must comply with federal air standards. A successful example of Forest Service programs currently being implemented to help lessen air quality impacts resulting from the management and public use of National Forest are that all off-road highway vehicle (OHV) are required to pass smog emission tests, and the Forest Service spends a portion of fees collected for (OHV) permits on numerous beneficial air quality projects.

Nevada County is located in the Mountain Counties Air Basin. State and Federal air quality standards have been established for six ambient air pollutants in the County, primarily to protect human health and welfare. These six criteria air pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter (PM10- particulate matter with a diameter of 10 microns or less). When the monitored ambient air concentration exceeds an air quality standard, the State or Federal government designates the area “non-attainment” for that pollutant. If no violations of the air quality standards occur, an area is said to be “in attainment.”

The overall air quality in Nevada County is good with the exception of two known air quality problems: ozone and PM10. Nevada County is in attainment for all Federal air quality standards including Federal 8-hour ozone standards which was determined by Federal Register on August 30, 2012. Under the more stringent California air quality standards, Nevada County is in non-attainment for the 1- and 8-hour ozone standards and PM10 standards.

Although ozone-producing sources exist in the County, most of the ozone in the County is transported from urban areas to the southwest. Local sources of ozone-producing chemicals occur during seasonal and peak traffic flows around the Interstate-80 corridor in eastern Nevada County. PM10 violations in winter are primarily due to wood smoke from the use of woodstoves and fireplaces and debris burning, while summer and fall violations often occur during forest fires or periods of open burning.

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
b. Violate any air quality standard or contribute to an existing or projected air quality violation?				✓	A
c. 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
d. Expose sensitive receptors to substantial pollutant concentrations?				✓	A
e. Create objectionable odors, smoke, ash, or dust affecting a substantial number of people?				✓	A
f. Exceed any potentially significant thresholds adopted in County Plans and Goals?				✓	A

Impact Discussion 3a-f: The proposed project is a GPA/Rezone to change the existing zoning of 19 USFS owned parcels to align the County’s zoning with the Tahoe National Forest management of the specific parcels. The existing base zoning districts (AG and RA) and land use designations (Rural and Residential) of the project sites allows for agricultural and residential development that generally allows a greater range of land uses and site disturbance than what is allowed in the proposed Forest zone district, and are therefore is not anticipated to create significant impacts to air quality should any of the parcels be developed in the future. The areas of disturbance for any future development projects regulated by the County’s Forest zoning would be less than the development footprints of the AG and RA zoning because development standards such an impervious surface limitations in the proposed FR zone is more restrictive than the existing AG or RA zoning allows.

As currently required by the exiting AG and RA zoning, development within the FR zone requires project adherence to the Northern Sierra Air Quality Management District air quality standards, and all other applicable federal, state and local air quality regulations. The project parcels are mostly very large lots and substantially buffered from neighboring parcels and typical sensitive air quality receptors such as residences, hospitals, and schools. 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, however other than occasional managed slash pile burning there is no reason to expect future land management/development will create objectionable odors, smoke, etc.

The proposed USFS GPA/Rezone does not alter, revise, conflict with or obstruct, County, federal, or state regulations or thresholds pertaining to air quality. Consistent with existing conditions, future projects that could occur on National Forest Lands would be subject to subsequent environmental review and permitting, and would be required to comply with emission standards regulated by the Environmental Protection Agency (EPA). Additionally, 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 those air quality and emission regulations are proposed. The proposed USFS GPA/Rezone project is a legislative action only and will have *no impact* to the air quality of the sites and their surroundings.

Mitigation Measures: None Required.

4. BIOLOGICAL RESOURCES

Existing Setting: All of the project parcels are part of the Tahoe National Forest but because the project sites are located in six different geographic areas of the County there is a wide range of plants, animals, and a true diversity of habitat types that do, or could, occur throughout the project sites. Generally, the County can be characterized by gently rolling oak woodlands in the west that transition to coniferous forest in the middle ranges and a desert-like association on the eastern slope of the Sierras. Normal precipitation amounts vary from 30 inches in the western County to 60 inches near the crest of the Sierras. Trees commonly growing on the project sites include; Jeffery and Ponderosa Pines, white fir (*Abies concolor*), and black oak (*Quercus kelloggii*). The trees are generally less than 60 meters tall and the canopies tend to be intermittent to open. Throughout the project sites shrub occurrence, such as the ceanothus, antelope bitterbrush, mule's ears (*Whethia millis*), snowberry (*Symphoricarpos albus*), and alder, ranges from infrequent to common. This ground layer of vegetation is usually fairly sparse and often serves as a crucial habitat link between wilderness and surrounding urban areas.

The U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) are charged with oversight of species designated as threatened or endangered under the federal Endangered Species Act of 1973. Special status species are known to occur in the Nevada County area and could be present on any of the project sites. Although no specific field level reconnaissance of the project parcels was performed for this GPA/Rezone, no occurrences of special status animals or plants have been documented on any of the project sites. The USFWS has authority over projects that may result in take of a federally listed species. Under the Endangered Species Act (ESA), "take" is to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect or to attempt to engage in any such conduct". The loss of habitat can also be considered "take" under the ESA.

According to the State Department of Fish and Game "California Natural Diversity Database (CNDDDB)" the USGS 7.5 Minute Quadrangles maps:

Site#1: (Camptonville Quad) has the habitat potential to support 10 sensitive animal species, including the following, by common name: foothill yellow-legged frog; Coast Range newt; Cooper's hawk; northern goshawk; golden eagle; bald eagle; osprey; American peregrine falcon; California spotted owl; and western pond turtle.

Site#2: (North Bloomfield Quad) has the habitat potential to support 13 sensitive animal species, including the following, by common name: foothill yellow-legged frog; California red-legged frog; Coast Range newt; Cooper's hawk; northern goshawk; sharp-shinned hawk; golden eagle; bald eagle; osprey; merlin; California spotted owl; Townsend's big-eared bat; and western pond turtle.

Site#3: (Washington Quad) has the habitat potential to support 11 sensitive animal species, including the following, by common name: southern long-toed salamander; Sierra Nevada yellow-legged frog; Coast Range newt; Cooper's hawk; northern goshawk; sharp-shinned hawk; golden eagle; bald eagle; California spotted owl; Sierra Nevada mountain beaver; and western pond turtle.

Site#4: (Norden Quad) has the habitat potential to support 19 sensitive animal species, including the following, by common name: foothill yellow-legged frog; Sierra Nevada yellow-legged frog; Cooper's hawk; northern goshawk; golden eagle; bald eagle; osprey, black swift; prairie falcon; greater sandhill crane; yellow warbler; burrowing owl; great gray owl; California spotted owl; willow flycatcher; Sierra Nevada mountain beaver; Sierra Nevada red fox; and California wolverine.

Site#5: (Truckee and Martis Peak Quads) has the habitat potential to support 26 sensitive animal species and one sensitive plant species, including the following, by common name: southern long-toed salamander; Sierra Nevada yellow-legged frog; Coast Range newt; Cooper's hawk; northern goshawk; sharp-shinned hawk; golden eagle; bald eagle; osprey; black swift; American peregrine falcon; yellow warbler; American white pelican; long-eared owl; California spotted owl; willow flycatcher; mountain sucker; riffle sculpin; Lahontan cutthroat trout; California golden trout; mountain whitefish; Sierra Nevada mountain beaver; American badger; Sierra Nevada red fox; Sierra Nevada snowshoe hare; and Tahoe yellow cress.

Site#6: (Martis Peak Quads) has the habitat potential to support 16 sensitive animal species and one sensitive plant species, including the following, by common name: Sierra Nevada yellow-legged frog; Coast Range newt; northern goshawk; golden eagle; bald eagle; osprey; American peregrine falcon; American white pelican; California spotted owl; willow flycatcher; mountain sucker; Lahontan cutthroat trout; California golden trout; mountain whitefish; Sierra Nevada mountain beaver; and American badger;

Each USGS 7.5 minute quadrangle maps covers approximately 64-square miles or 40,960 acres. The total project area is nearly 1,800 acres of non-contiguous land spanning 19 different parcels and the CNDDDB maps provide guidance on potential habitat for biological species of interest, they do not provide enough specific detail to determine if those species are present on any of the specific project parcels.

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
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
c. 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
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓	A
e. Conflict with any local policies or ordinances, or other approved local, regional, or state habitat conservation plan, protecting biological resources, such as a tree preservation policy or ordinance?				✓	A
f. Introduce any factors (light, fencing, noise, human presence, and/or domestic animals), which could hinder the normal activities of wildlife?				✓	A

Impact Discussion 4a-f: The proposed project is a mapping GPA/Rezone only and does not include additional development or disturbance of any of the project sites, nor does it issue any entitlements for future development on the project parcels. The project 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. Nor would the proposed project alter the existing regulations pertaining to fish or wildlife habitat quantity or quality. Consistent with existing conditions, management and development projects on National Forest Lands, or any other parcel, could affect unique, rare, or endangered species, or could affect riparian habitat and wetlands, migration and movement of animals 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 environmental protection standards pursuant to Sec. L-II 4.3.1 of the Nevada County Zoning Ordinance. 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 pre-construction surveys. Nevada County's existing policies and Code provisions address potential impacts to special-status species, including the introduction of new light sources, fences, and other human presence that could affect wildlife activity, through site specific project-level environmental review, often requiring development and implementation of project-specific measures to minimize or avoid 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 (Sec. L-II 4.3.12). As previously mentioned, the types of allowed uses and development standards in the FR zone are generally more restrictive than the current AG and RA zoning, and future discretionary development would require a biological analysis to identify potentially significant effects, minimize or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Because of the reasons mentioned above, the proposed USFS GPA/Rezone will have *no impacts* to biological resources.

The USFS has developed and implemented many programs to manage and enhance biological resources. Any National Forest project that could have a significant impact to biological resources requires a Biological Evaluation (BE) be prepared to address potential impacts to species, and identify measures for maintaining viable populations including possible alternatives to mitigate or avoid impacts. By law and policy the USFS is required to maintain and enhance all species including threatened, endangered and sensitive species and their habitat. The Tahoe National Forest works with various partners, including NGOs, California Department of Fish and Game, researchers and other public and private entities to conduct resource surveys and monitoring including, but not limited to: threatened, endangered and sensitive (TES) species; willow flycatcher, bat species, amphibian species, rare plant species, bald eagle nesting and mid-winter monitoring and other non-TES species of special interest; management Indicator Species monitoring to assess population and habitat trends of certain species (e.g. deer, black-backed woodpecker, sooty grouse, and mountain quail) representing specific habitats that may be affected by management activities; landbird monitoring which serves as a barometer of habitat conditions, such as meadow health and the impacts of climate change; assessments of certain habitats such as fen and aspen environments; aquatic organism passage surveys/assessments to assess whether road-stream crossings present barriers to aquatic organisms including fish and amphibians; watchlist plants and plant communities to collect information about species that may become listed as sensitive; or species for which there are special concerns (e.g. species that are severely limited on neighboring forests but are found in abundance on this forest); and noxious and invasive weeds. Finally, as part of the federal National Environmental Policy Act (NEPA) process, resource surveys are always completed in connection with project proposals (including such projects for forest fuels reduction, a timber sales, or construction recreation trails) and are used to analyze and mitigated the impacts to biological resources.

Mitigation Measures: None Required.

5. CULTURAL RESOURCES

Existing Setting: Hundreds of historic and prehistoric sites dot the Tahoe National Forest, representing human influences dating from 4,000 years ago to the present. Historic events and sites that have had profound influences on the development of California and the west include: Native American travel routes, village sites, and summer gathering sites (Nisenan and Washoe peoples); overland migration routes to California (1844-1860); Gold Rush townsites and mines; construction of the Central Pacific railroad (late 1860s); wagon roads and early highways across the Sierra (mid to late 19th century); early automobile routes across the Sierra; and early hydraulic and power development. The proposed USFS GPA/Rezone does not include any new disturbance and therefore there was no need for field-level, site-specific cultural resources inventories to be completed for this project. Nor are there any specific cultural resources documented from previous cultural investigations on any of the project parcels.

Transportation

Transportation routes and development are major factors in the cultural history of the Tahoe National Forest. To many people, the history of the area begins with the wagons of pioneer emigrants, crossing Donner Pass on their way to California. However, human use and occupancy of what is now the Tahoe National Forest goes back many thousands of years. Peoples of the Washoe and Nisenan tribes and their predecessors utilized these lands for food, water, and recreation. Many of the routes we travel today across the Tahoe National Forest have been used for thousands of years.

Emigrants

The first large influx of emigrants from the United States came to the area beginning in the 1840s, crossing the mountains in covered wagons toward a better life in Mexican California. Donner Pass, the main emigrant route, was named after the ill-fated Donner Party, who wintered in 1846-47 at camps near the present day Town of Truckee.

The Gold Rush

The Gold Rush of 1849 resulted in a veritable flood of emigrants seeking their fortunes in California, and many of them prospected the lands of the Tahoe. Many of the foothill towns, such as Foresthill, Nevada City, Downieville, Sierra City, and others, date from Gold Rush days, and there are many reminders of those times throughout the Forest. All historic and archaeological sites are protected under federal and state law.

Transcontinental Railroad

Between 1862 and 1868, the western portion of the first transcontinental railroad was constructed over the Sierra Nevada at Donner Pass by the Central Pacific Railroad, meeting the tracks of the Union Pacific on May 10, 1869, at Promontory Point, Utah. The trans-Sierra route remains a remarkable engineering feat, with roadbed built into granite walls, bridges that cross deep gorges and tracks that pass through a series of tunnels and snow sheds as they cross the mountains. This rail link with the rest of the United States enabled gold and agricultural products from California to be easily shipped east, as well as bringing manufactured goods and even more settlers west, which fueled the rapid growth of the Golden State. Products such as lumber, agricultural goods, automobiles, imports from overseas and products destined for export continue to be shipped over this route today. The rugged beauty of this route makes it one of the most scenic passenger routes in the United States, and the towns of Truckee and Colfax have Amtrak stops adjacent to the National Forest. Today's Interstate 80 is roughly parallel to the railroad, and travels the same basic route that people have taken for thousands of years.

The Lincoln Highway

The first coast to coast highway, the Lincoln Highway, crossed the Sierra Nevada its way from New York City to San Francisco, roughly following the route of today's Interstate 80. In this area, the Lincoln Highway was actively maintained between approximately 1913 and 1930, when it was replaced by US 40. This highway was, in turn, replaced by today's Interstate 80 in the mid-1960's. Portions of old 40 and the Lincoln Highway in the Big Bend-Donner Lake area are still open as a scenic route during the summer months.

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

Impact Discussion 5a-c: The proposed USFS GPA\Rezone would not alter or revise the regulations pertaining to the protection of archaeological and historical resources. Future development or resource management projects on any of the sites would require site specific heritage resource inventories to determine if any of the sites are eligible for listing for the National Register of Historic Places (NRHP). By law, any public or private development and/or management projects must comply with Section 106 of the National Historic Preservation Act of 1966 which essentially requires cultural resource inventories be completed prior to undertaking any project that might have an impact on federal land, evaluation of the potential impacts and protection of cultural resources from these impacts, unless a site has been determined ineligible for inclusion in the National Register of Historic Places. Prior to undertaking these surveys, the Tahoe National

Forest consults with Native American tribes via established tribal relations protocols to determine if there are any sacred or religious sites within the planning area for a proposed undertaking.

Similarly, during the initial review of any discretionary project, the Nevada County Planning Department contacts potentially affected Native American tribes in accordance with California Assembly Bill (AB) 52 and Senate Bill (SB) 18, to invite the tribe's consultation on the proposed project. For this USFS GPA/Rezone project, the Planning Department contacted the Washoe Tribe of California and Nevada, the United Auburn Indian Community of the Auburn Rancheria (UAIC), and the Tsi-Akim Maidu indigenous tribes. The only response received was from the UAIC requesting that their tribal representatives be allowed participate in any cultural resource surveys. However, because there is no ground disturbance or additional development proposed, site specific cultural resource inventories are not required for the USFS GPA/Rezone project.

There are no known structures or events that occurred on the project parcels, or in their immediate vicinities, that meet the criteria (i.e., retains integrity of location, design, setting, materials, workmanship, feeling, and association with historical events or significant persons) to be eligible for listing on the National Register of Historic Places. Although, the potential for previously undiscovered archaeological or historic resources to be discovered exists on the project parcels, like elsewhere in the Nevada County and consistent with existing conditions, the project sites contain no known unique paleontological resources or geologic features, and therefore, no paleontological resources or unique geologic features will be directly or indirectly altered or destroyed by the project. Because any future development associated with the project parcels would be required to comply with federal regulations, as is the existing case today, the proposed USFS GPA/Rezone would not directly or indirectly, alter or adversely affect archeological or historical sites, therefore there will be *no impact* to cultural resources.

Impact Discussion 5d: 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 National Forest parcels, would be required to comply with these protocols during ground-disturbance activities, the proposed USFS GPA/Rezone would not alter, or adversely affect, human remains and their associated ethnic and cultural values, therefore there would be *no impact* to these resources.

Mitigation Measures: None Required.

6. GEOLOGY / SOILS

Existing Setting: Geology affects all aspects of National Forest System lands and determines watershed morphology, soils types, and other essential ecosystem functions. Geological resources include cave resources, paleontological resources, geologic special interest areas, and ground water resources. Additionally, geologic hazards can impact public safety on National Forest Lands. Hazards can include mine shafts, rock falls, debris flows, slope stability issues, caves and other public health concerns.

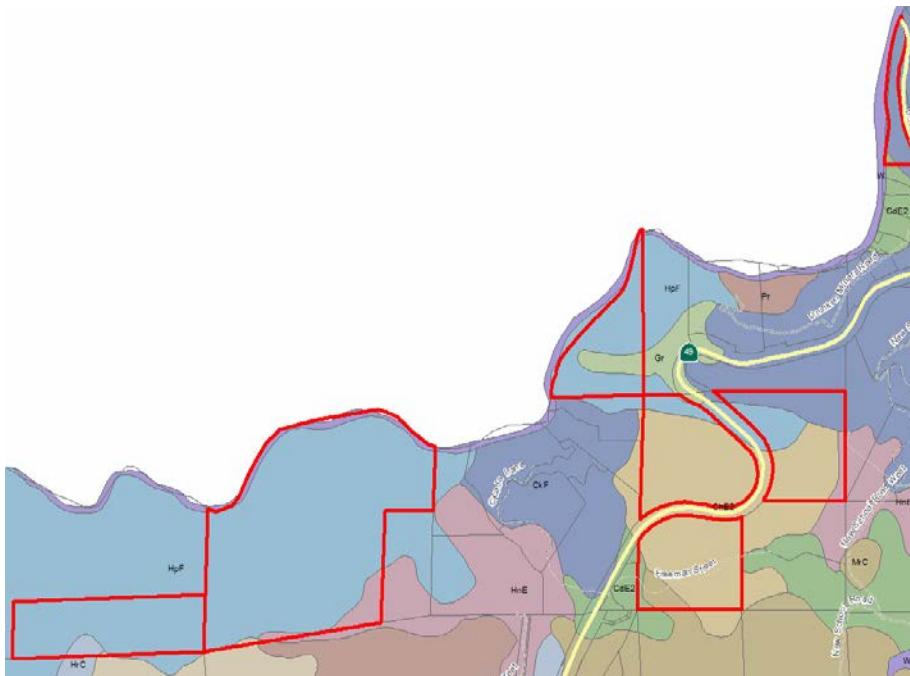
The Sierra Nevada Range, a geologic block nearly 400 miles long and 80 miles wide, runs through Nevada County. This formation is represented by gentle rolling foothills on the western flank to steep mountainous terrain in the middle section of the County, and the crest of the Sierra near Donner Summit in the eastern portion of the County. Eastward from the crest, the terrain begins a downslope trend towards the Nevada state line. The substructures in the western section of the County range from metavolcanic to granitic formations, while the central section includes sedimentary, metasedimentary, and volcanic formations. The eastern sections of the County contain volcanic or granitic formations. In general, the formations are relatively seismically inactive. However, there are seismic faults in both western and eastern Nevada County.

The intention of the Alquist-Priolo Earthquake Fault Zoning Act (PRC Section 2621-2630) is to reduce the risk to life and property from surface fault rupture during earthquakes by regulating construction in active fault corridors and prohibiting the location of most types of structures intended for human occupancy across the traces of active faults. The

act defines criteria for identifying active faults, giving legal support to terms such as active and inactive and establishes a process for reviewing building proposals in Earthquake Fault Zones. As defined by the Alquist-Priolo Earthquake Fault Zoning Act (1972), an active fault is one that has had surface displacement within Holocene time or the last 11,000 years.

Faults are breaks and fractures in the earth's crust formed by movement in the crust. Movement along a fault is what occurs during an earthquake. The greater the number of faults within an area, the greater the risk of seismic activity. The amount of seismic risk involved with a fault is dependent upon several factors, including fault size, depth and length, and fault activity. Nevada County, and most of the state of California, is a seismically active region, however, the history of past earthquake activity does not indicate that Nevada County is a particularly hazardous area.

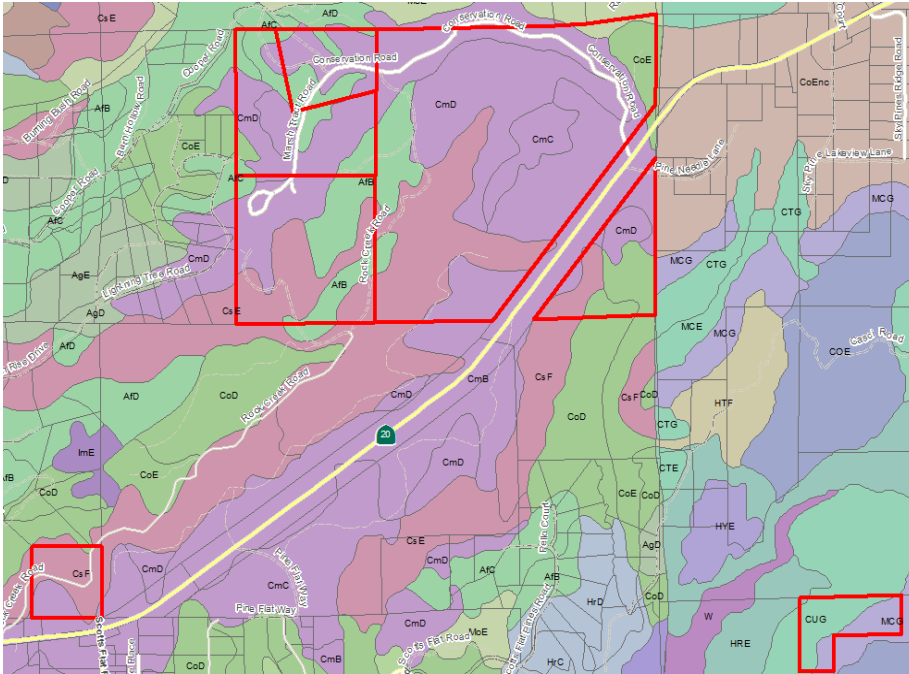
Soil surveys conducted by U.S. Department of Agriculture Natural Resources and Conservation Service and the Tahoe National Forest Division of the U. S. Forest Service have identified 55 general soil types in the County. The soil types are described by topography, slope, permeability, dwelling limitations, septic limitations, erosion hazards, and agricultural and timber capacities. The soil profiles mapped by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) are described below:



Site #1–North San Juan Area: This site contains seven parcels that total 327 acres. The soil composition of Site #1 includes two soils from the Chaix series: 1) CkF - (Chaix-Rock outcrop, 30 to 75 percent slopes) with rapid runoff and very high erodibility; and 2) ChE2 - (Chaix-Hotaw complex, 30 to 50 percent slopes, eroded) with medium runoff and moderate to high hazard of erosion. Other soil classifications of Site #1 include HpF - (Hoda sandy loam, 15 to 50 percent slopes), and Gr - (Granitic Rock Land), both of which have rapid runoff and very high erosion hazard, and a small area of HrC ((Horseshoe Gravelly Loam, 9 to 15 percent slopes) with medium runoff and moderate erosion hazard. All of these soils are used mostly for timber production, watershed, and grazing and

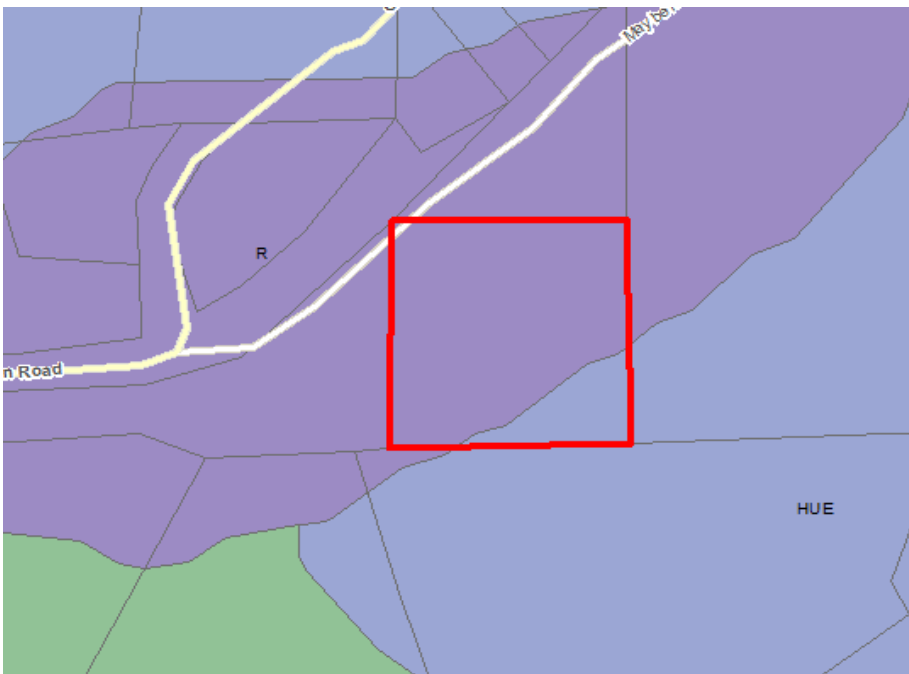
are for the most part indicative of the steep slopes and river sand and gravel terraces of this area along the middle fork of the Yuba River. Site #1 is approximately 2.7 miles east of the Big Bend Wolf Creek Fault, and 9.5 miles west of the Ramshorn Fault. Both faults run in a north/south direction.

Site #2–Highway 20 Area: This site contains seven parcels totaling almost 1,000 acres. The soil composition of Site #2



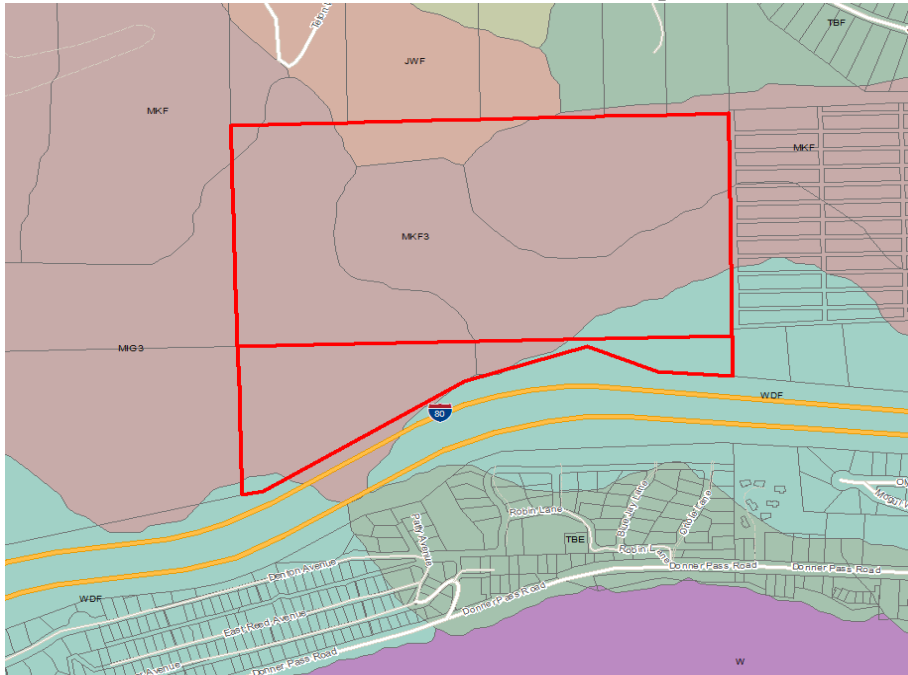
is dominated by the Cohasset and Aiken soil series consisting of well drained soils used mostly for timber production. Cohasset soil classifications present on Site #2 include: CmB – (Cohasset loam, 2 to 9 percent slopes); CmC - (Cohasset loam, 9 to 15 percent slopes); CmD - (Cohasset loam, 15 to 30 percent slopes); CoE – (Cohasset cobbly loam, 30 to 50 percent slopes); CsE (Cohasset-McCarthy cobbly loams, 15 to 50 percent slopes); and CsF – (Cohasset-McCarthy cobbly loams, 50 to 75 percent slopes). Aiken soils include AfB - (Aiken loam, 2 to 9 percent slopes) and AfC - (Aiken loam, 9 to 15 percent slopes). The Cohasset and Aiken soil types are indicative of andesitic ridgetops with runoff and erosion hazard increasing on steeper slopes. Somewhat separated from other parcels in Site #2, APN 38-050-02 is a

steep forested parcel adjacent to the inlet of Scott’s Flat Lake, and includes the CUG – (Crozier-Mariposa-Cryumbrepts, wet complex, 30-75 percent slopes) and MCG – (McCarthy-Ledmount-Crozier complex, 30 to 75 percent slopes) soil types. Site #2 is approximately 10 miles east of the Grass Valley Fault and 1.6 miles west of the Ramshorn Fault.



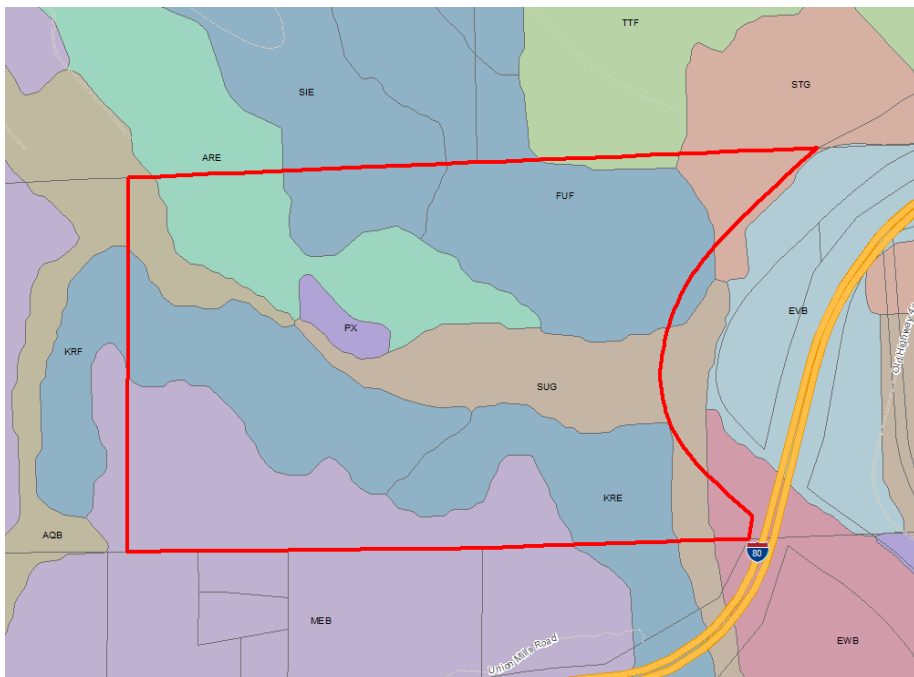
Site #3–Town of Washington: This site consists of a single 2.5 acre parcel with the South Fork of the Yuba River flowing in a southwesterly direction through the property. The two soil classification on Site #3 are R–(Riverwash) and HUE (Hurlbut-Deadwood-Mariposa complex 2 to 30 percent slopes) which are characterized by shallow and unstable sandy, silty, clayey, or gravelly sediment that is flooded, washed, and excessively drained soil found in the gorge of river and stream canyons. Several north/south running faults converge very close to Site #3 and the Town of Washington including the Goodyears Creak Fault and Melones Fault.

Site #4 – Interstate 80 Area: This site consists of two parcels that total 102 acres and are located on the north hillside of Interstate 80 west of the Town of Truckee and south of the Tahoe Donner Association subdivision.



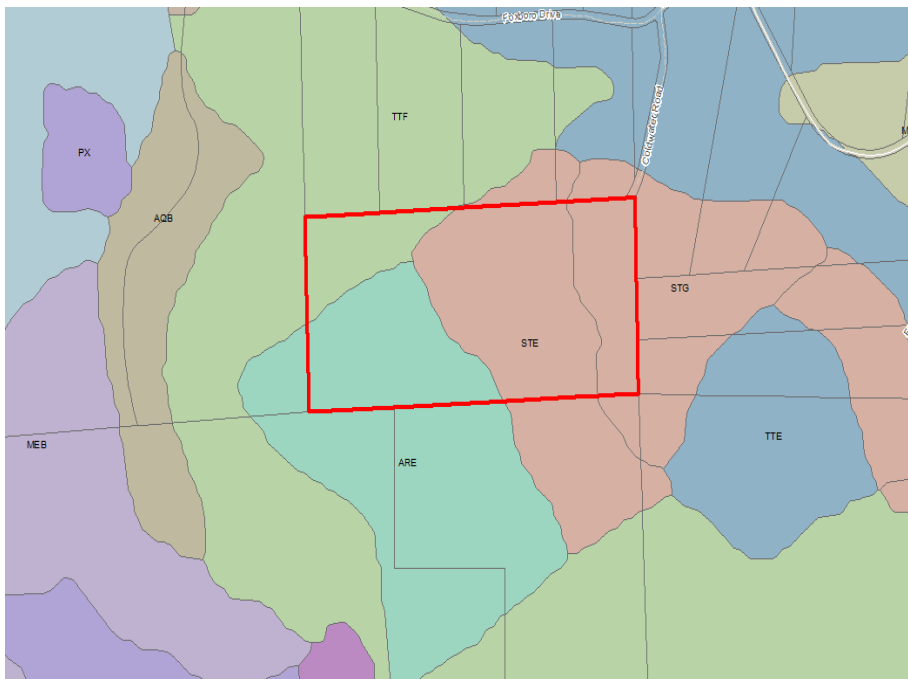
The soil classifications on Site #4 are primarily in the Meiss series indicating shallow soils with bedrock below. Site #4 includes MKF (Meiss-Wacca complex, 30 to 50 percent slopes), MKF3 (Meiss-Wacca-Rock outcrop complex, 30 to 50 percent slopes, severely eroded), MIG3 (Meiss-Rock outcrop complex, 30 to 75 percent slopes, severely eroded), and WDF (Waca-Meiss complex, 30 to 50 percent slopes). These soil classifications are indicative of steep slopes where surface soils have been eroded and rapidly reach capacity to infiltrate precipitation resulting in concentrated surface runoff and increased erosion on adjacent soils. Snowmelt tends to accumulate for short periods over the impermeable substratum.

Closest to the ridgeline in the north portion of Site #4 there is an area with soils classified as JWF (Jorge-Waca-Tahoma complex, 30 to 50 percent slopes). Site #4 lies 1 mile south of the Dog Valley Fault.



Site #5 – Prosser Creek Area: This site consists of one parcel totaling 277 acres located between Prosser Creek Reservoir and Interstate 80. Prosser creek flows in an easterly direction through Site #5 and the soil types are characterized as consisting of thin to deep soil development and/or rock outcrops occurring on alluvial plain remnant and outwash plan landforms from volcanic rock that are described as moderately high to highly drained formed in glacial outwash derived from volcanic rock. The soil classifications on Site #5 include: ARE (Aldi-Kyburz complex, 2 to 30 percent slopes); SIE (Sierraville-Trojan-Kyburz complex, 2 to 30 percent slopes); FUF (Kyburz-Trojan complex, 30 to 50 percent slopes; PX (Pits, borrow); and STG (Rubble land-Rock outcrop complex);

KRE (Kyburz-Rock outcrop-Trojan complex, 2 to 30 percent slopes); KRF (Kyburz-Rock outcrop-Trojan complex, 30 to 50 percent slopes); and MEB (Martis-Euer variant complex, 2 to 5 percent slopes). Site #5 is located approximately 1.6 miles south of the Dog Valley Fault Zone and 4 miles east of the Polaris fault.



Site #6 – Martis Valley Area: The site rests on eroded Pleistocene glacial outwash deposits which appear to have originated from the Donner Lake area. Soils in the area are coarse, weathered and dry weathered loamy soils with high amounts of rock fragments that are 40 to 60 inches deep with moderate to high runoff and erosion hazard. Soils occurring on Site #6 include: STE (Rubble land-Jorge complex, 2 to 30 percent slopes); STG (Rubble land-Jorge complex, 30 to 75 percent slopes); ARE (Aldi-Kyburz complex, 2 to 30 percent slopes); and TTF (Trojan-Sattley-Kyburz complex, 30 to 50 percent slopes).

The area is geologically active with five earthquakes of Richter magnitude greater than 4.0 occurring within 7 miles of the lake since 1934. A 5.4 magnitude quake occurred on September 12, 1966. The north-south trending Polaris fault passes near the right abutment of the dam.

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CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Expose people or structures to potential substantial adverse effects, including the risk or loss, injury, or death involving 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, N, 11, 12
b. Result in substantial disruption, displacement, compaction, erosion, or over-covering of the soil by cuts, fills, extensive grading, or loss of topsoil?				✓	A
c. Be located on a geologic unit or expansive 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, N, 11, 12
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
e. Result in excessive grading on slopes of over 30 percent?				✓	A

Impact Discussion 6a-d: Most of the project parcels have high erosion and runoff potential which could require the installation of Best Management Practices (BMPs) and other soil stabilization measures (e.g., engineered soils) if future development projects are ever proposed. However, since the USFS GPA/Rezone project does not include any proposed ground disturbance or other proposal that would introduce or expose people or structures to unstable soil areas. Likewise, while there are known faults in close proximity to several of the USFS parcels, there is no development or ground disturbance proposed that would place people or structures at potential risk due to geological or soil conditions. The proposed zoning changes allow for less intense development than the current zoning and therefore would likely reduce

public exposure to geologic and/or soils related risks. A standard requirement for all construction is to have a geotechnical report for project grading and structural work be submitted with any future construction/improvement plans. As required in all zone districts, future private development would require adherence to the County Land Use and Development Code, including all building standards of the California Building Code to ensure that future development does not result in site or structure stability issues. The proposed USFS GPA/Rezone will have **no impact** to any of the sites or their surroundings.

Impact Discussion 6e: Natural slopes of 30 percent or more are protected limited-disturbance areas pursuant to existing County regulations (Sec. L-II 4.3.13). Future private development projects are required to avoid areas of steep slopes, unless a management plan is approved by the appropriate decision making authority. No ground disturbance is proposed with this GPA/Rezone so there will be **no impacts** resulting in excessive grading on slopes that are 30 percent or greater.

Mitigation Measures: None Required.

7. GREENHOUSE GAS EMISSIONS

Existing Setting: Greenhouse gas (GHG) emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to global climate change. In turn, global climate change has the potential to result in rising sea levels, which can inundate low-lying areas; to affect rain and snow fall, leading to changes in alpine hydrology and water supply; to affect habitat, leading to adverse effects on biological and other resources; and to change the frequency and duration of droughts, which can affect wildfire hazards and forest health. Because the nature of this issue is inherently cumulative, this section serves as the cumulative impact analysis related to GHGs and climate change.

Greenhouse gases (GHG) are those gases that trap heat in the atmosphere. GHG are emitted by natural and industrial processes, and the accumulation of GHG in the atmosphere regulates the earth's temperature. Greenhouse gases include carbon dioxide (CO₂), methane, halocarbons, and nitrous oxide (NO₂). CO₂ emissions, stemming largely from fossil fuel combustion, comprise about 87% of California emissions. In California, approximately 43% of the CO₂ emissions come from cars and trucks. 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 agent, 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, sea level rise (flooding), fire hazards, and an increase in health related problems. AB32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 30% from the "business as usual" forecast 2020 emission levels, or a 10% reduction from today's levels).

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 will 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 U.S. Environmental Protection Agency (EPA) is the federal agency responsible for implementing the federal Clean Air Act (CAA). The Supreme Court of the United States ruled on April 2, 2007, that carbon dioxide (CO₂) is an air pollutant as defined under the CAA, and that EPA has the authority to regulate emissions of GHGs. The ruling in this case resulted in EPA taking steps to regulate GHG emissions and lent support for state and local agencies' efforts to reduce GHG emissions.

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

Impact Discussion 7a-b: Future development on any of the U. S. Forest Service Rezone/GPA project parcels may require GHG modeling and traffic studies depending on the project’s proposed size, use, and design. Best practices to reduce construction related GHG emissions include: limited equipment idling time; recycling and reuse of construction waste and demolition material to the maximum extent feasible; use of electrified or alternative-fueled construction equipment to the maximum extent feasible; and use of local and sustainable building materials to the extent possible. Additional 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.

The existing AG and RA zoning of the project sites allow for more permissible land uses and site development intensity that what is allowed in the proposed Forest zone, therefore the project would not likely create potential for more generation of GHGs over and above the level of development that would be anticipated to occur under the current AG and RA zoning. The area of disturbance and development footprints for projects in the Forest zone would be smaller to the disturbance allowed under the current AG and RA zoning. As currently required by the AG and RA zone districts, development within FR zone would require adherence to those emission standards enforced by the Northern Sierra Air Quality Management District for the reduction of GHGs. Furthermore, preserving forests is a critical component to reducing GHG’s because of their ability to uptake and store carbon dioxide. Because this project does not propose any additional development and there are no changes to the existing GHG baseline conditions of the parcels, the proposed USFS GPA/Rezone will have **no impacts** to GHG emissions.

Mitigation Measures: None Required.

8. HAZARDS / HAZARDOUS MATERIALS

Existing Setting: The term hazardous substance refers to both hazardous materials and hazardous wastes, including explosives. A material is defined as “hazardous” if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency or if it has characteristics defined as hazardous by such an agency. The CalEPA Department of Toxic Substances Control (DTSC) defines hazardous waste, as found in the California Health and Safety Code §25141(b), as follows: [...] its quantity, concentration, or physical, chemical, or infectious characteristics: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or the environment, due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of, or otherwise managed.

The Cal-EPA and the State Board establish rules governing the use of hazardous materials and the management of hazardous waste. If a release of a hazardous substance(s) is (are) detected at any of the project sites, USFS personnel would respond and evaluate conditions and determine if additional emergency services will be required. The TNF has adopted a hazardous substances spill plan when responding to spills. The project sites, as undeveloped land located away from industrial or heavy commercial sites are considered to have a low risk for hazardous materials contamination. Additionally, a number of federal agencies regulate hazardous materials include: include the Department of Transportation (DOT) and the National Institute of Health. The following federal laws and guidelines govern hazardous materials: Clean Water Act; Clean Air Act; Federal Insecticide Fungicide, and Rodenticide Act; Guidelines for

Carcinogens and Biohazards; Superfund Amendments and Reauthorization Act Title III, Resource Conservation and Recovery Act; Safe Drinking Water Act; and Toxic Substances Control Act.

Airport Safety

There are numerous land use considerations when projects are located within airport influence zones, primarily relating to noise, safety, and the height of structures. Of the USFS sites analyzed for this project, only Site #6 in the Martis Valley is located within one mile of an existing airport. The 2016 Truckee/Tahoe Airport Land Use Compatibility Plan (TTALUCP) identifies the majority of Site #6 as being located within a height review overlay zone where primary concerns are single tall objects (e.g., antennas), and split between compatibility zones D and E meaning any future development on the site requires additional health and safety considerations including discouraging some public uses and facilities (e.g., school and hospitals), and prohibiting highly noise-sensitive land uses and hazards to flight (e.g., tall objects) (Mead & Hunt, 2016).

Wildland Fires

Dry summers, steep topography, and forests with high fuel loads create an annual wildfire hazard throughout Nevada County. Fire management and protection services for the project sites and vicinity are generally provided by the USFS. Although not mapped by the California Department of Forestry and Fire Protection (2008), all of the project sites are considered to have a high fire threat based on a number of combining factors including fuel loading (vegetation), topography, and climatic conditions such as winds, humidity and temperature. Risks are particularly pronounced in areas where steep slopes and other similar conditions exist.

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?				✓	A
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓	A, O
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, O
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, O
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓	A
f. 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
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	A
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?				✓	A

Impact Discussion 8a-b: Natural resource management and future development of the USFS sites evaluated with this project could result in increased transport, storage, use and/or disposal of hazardous materials as a result of normal construction improvements and operation of land uses. The USFS have their own hazardous substances spill response plans used to respond to spills on National Forest Lands. For instance, if timber sale activities include storage of fuel or other hazardous substances, Timber Sale Contract provisions will specify special protection measures to prevent spills of hazardous materials.

Transportation of hazardous materials on area roadways is regulated by the California Highway Patrol, US Dept. 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 County's General Plan Safety Element are directed at protecting 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 is be required to comply with federal, state, and local regulations regarding the handling and transportation, disposal, and cleanup of hazardous materials, therefore, there would be **no impact** to the public or environment as a result of the proposed project.

Impact Discussion 8c: None of the project sites are located within 0.25 miles of a school. As discussed in the question above (CEQA Checklist item 8a), the use, storage, and transport of hazardous materials are required to be in compliance with local, state, and federal regulations during project construction and operation. Facilities that use hazardous materials are required to obtain permits and comply with appropriate regulatory agency standards and the discovery of contamination requires construction sites to cease operations. Since all existing and new development in the County is required to comply with federal regulations addressing safety from hazards, including hazardous materials, there are **no impacts** to hazards or hazardous materials anticipated with the zoning changes.

Impact Discussion 8d: None of the project parcels are on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Any future development of hazardous material sites will require compliance with federal regulations and therefore will have **no impact** regarding development on listed hazardous material sites.

Impact Discussion 8e-f: Site #6 is located adjacent to the Truckee/Tahoe Airport and is the only site located within an adopted Airport Land Use Compatibility Plan. Future development of these sites must comply with existing regulations intended to protect public health from risks associated with being in proximity to airports, therefore there will be **no impact** to aviation activities, or public health in surrounding areas, resulting from the rezoning.

Impact Discussion 8g: The proposed USFS GPA/Rezone will not interfere with an adopted emergency response plan or emergency evacuation plan, therefore there would be **no impact**.

Impact Discussion 8h: Development and resource management of the project parcels could expose people and structures to hazards involving wildland fires, particularly in wildland-urban interface (WUI) areas. However, any new development is required to be consistent with and must comply with federal, state, and local regulations designed to reduce the risk of wildfire. New structures would be required to comply with the California Fire Code, which establishes minimum standards for building 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. Forest management for fire and fuel reduction projects have a positive effect on hazard fuel configuration, and the severity of wildfire passing through the treated forest stands would be reduced under all but the most extreme fire conditions. Regardless of any mapped or perceived fire threat, the USFS, CalFire's office of the Fire Marshall, or the applicable fire district, will review individual projects to ensure fire safety standards are being met. The purpose of the Forest district is to protect and manage timber land, including managing potential fires and fire control. The proposed GPA/Rezone is an administrative action without any development that will not expose additional people to wildfire so there is **no impact**.

Mitigation Measures: None Required.

9. HYDROLOGY / WATER QUALITY

Existing Setting: The Tahoe National Forest is much more than just trees. The lands of the Tahoe are drained by river basins that supply water for millions of people and thousands of acres of farmland. Major rivers in Nevada County and Tahoe National Forest include: Yuba (Middle, and South Forks); Truckee (South Fork); and the Bear River. Combined, these rivers drain approximately 420 square miles. The smaller watercourses and creeks that flow into these watersheds are supplied from melting snow pack, annual rainfall, and springs. Portions of Site #1, Site #3, and Site #5 are located within the FEMA 100-year floodplains.

In general, the County's water quality varies with topography and development. Water quality tends to be better in the mountainous and less developed areas, with quality generally diminishing at lower elevations and in more developed areas. Water quality is influenced by several sources, including soil erosion, sedimentation, storm runoff, septic systems, pesticides, and agriculture. Water resources have a multitude of benefits from agricultural to domestic, as well as fish and aquatic/riparian habitat, wildlife and plant habitat, and recreation. Unique to Nevada County are the number of irrigation ditch systems, historically constructed to transport water from the mountains to the foothills for hydrologic mining purposes, are located throughout the western County, owned and maintained by the Nevada Irrigation District, and on a much smaller scale, by the San Juan Ridge County Water District. There are a number of public water purveyors within the County; the Nevada Irrigation District, and the Cities of Grass Valley and Nevada City primarily serve western Nevada County, with the Washington County Water District providing service to the small community of Washington. In eastern Nevada County the Donner Summit and Truckee Donner Public Utility Districts, and the Glenshire Mutual Water Company provide domestic treated water service.

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. 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
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. 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
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
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?				✓	N, 13

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	N, 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?				✓	N, 13
j. Create inundation by mudflow?				✓	A

Impact Discussion 9a-f: The proposed project is a GPA/Rezone to change the County’s primary land use designation of the parcels from General Agricultural (18 parcels) and Residential Agriculture (1 parcel) uses, to the County’s Forest land use designation and zoning. The proposed project is a map GPA/Rezone only and does not include a proposal for new construction or disturbance on any of the project sites, nor does it issue any entitlements for future development on the project parcels. The existing zoning and land use designations of the project sites allow for low-intensity agricultural and residential development and the proposed Forest zoning further reduces the range of permissible uses and potential intensity of site development. Because of the fewer permissible uses and more stringent development standards and level intensity, the proposed USFS GPA/Rezone is not anticipated to create significant impacts to hydrology and water quality. The area of disturbance for projects in the Forest zone is less than what is allowed in the General Agriculture and Residential Agriculture zoning. As required by the existing AG and RA zoning, private development within the Forest zone would require adherence to the County Land Use and Development Code, specifically the County Resource Standards regarding avoidance and setbacks to water features and use of best management practices to control storm runoff and erosion, to ensure that future development will not result in impacts to onsite or downstream water quality. All development will also be subject to all applicable local, state and federal standards for the protection of water quality prior to development occurring on the sites, including, but not limited, to those enforced by the Department of Fish and Wildlife, Department of Water Resources, Regional Water Quality Control Board and the Army Corps of Engineers.

It is anticipated that future development will be associated with forest uses and that land management (other than routine maintenance activities) will be considered a project pursuant to CEQA or NEPA Guidelines requiring environmental review and a project-level specific environmental review for any proposed development project. Subsequent development and activities associated with the sites evaluated for this project must demonstrate mitigation of potential water quality impacts in compliance with applicable EPA, State Water Quality Control Board, and County requirements prior to construction commencing. Technical reports and plans shall demonstrate compliance with Policy 11.4 to preserve and enhance surface and sub-surface water quality requiring detailed information regarding site-specific geologic, soil, and hydrologic conditions, and how the proposed drainage design and BMPs will function under site-specific condition. The proposed amendments do not alter or revise the regulations pertaining to discharges to surface waters and water quality.

General Plan Water Element Policy 11.6.A provides protections from that potential impact by requiring drainage maps for the 10-year and 100-year design storms to ensure post-development sites do not exceed runoff from pre-developed conditions. Additionally, Nevada County’s Environmental Health Department would evaluate future projects for water supply and wastewater management. Because all existing state and local protections for surface and ground water would remain in place, and water quality BMPs would continue to be required for all projects with grading and additional impervious surface runoff, the proposed USFS GPA/Rezone amendments themselves would not result in discharges to surface waters or alteration of surface water quality there will be **no impact** to water quality.

Impact Discussion 9g-j: General Plan 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. Since no additional development is proposed 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.

Mitigation Measures: **None Required.**

10. LAND USE / PLANNING

Existing Setting: All 19 project parcels are National Forest lands and are vacant, except APN 34-120-04 which is developed with the California Department of Corrections and Rehabilitation, Washington Ridge Conservation Camp. The County's current land use designation and zoning is for agricultural or residential primary land uses. Two of the parcels in the eastern County (part of Site #4 and all of Site #5) are within the Town of Truckee's long-term sphere of influence, and the Nevada County LAFCO Town of Truckee Sphere of Influence Plan land use maps identify Site #4 for both Resource Conservation/Open Space and Residential Cluster (10 acre) uses, and Site #5 also for Residential Cluster (10 acre) land uses. Despite Truckee's planned Residential Cluster development for parcels within Sites #4 and #5, it is likely that the planned zoning is a reflection of the County's current General Agriculture zoning of these parcels and it is more likely that Truckee's interest in these parcels is to preserve the parcels as open space primarily for the aesthetic and recreation opportunities they provide.

Policy 1.2.1 of the General Plan establishes the County's different land uses and the Forest zone district has the largest minimum parcel sizes (for the purpose of subdividing land) of the various land uses, and minimum parcel size is also used to establish residential density allowance. All of the project parcels are near or adjacent to other existing Forest zoning and depending on the site, the proposed FR zoning minimum parcel size is generally consistent with the surrounding existing FR zoning minimum parcel sizes, or the minimum parcel size that is closest to their existing AG minimum parcel size. Because all of the project sites are owned by the federal government the parcels additional development would not be subject to the County's density allowances, although, the Planning Department did try to have some consistency between the minimum parcel size in the existing and proposed zoning to preserve as much of the existing density potential in case the parcels were to revert back to private ownership in the future. However, because of the larger parcel sizes required in the FR zone the total potential single family density under the proposed zoning would reduce from 83 potential primary single family dwelling units allowed with the current zoning, to the potential for 38 units under the proposed zoning, a reduction of 45 potential single family dwelling units.

Existing land uses in the surround area are generally open space, mostly forested areas, managed by the USFS for conservation of natural resources. Site specific surrounding land uses are described in more detail below.

Site #1: The 327 total acres in Site #1 primarily act to protect parcels adjacent to Highway 49 and the Middle Yuba River from being developed. The minimum parcel size (density) of Site #1 is 40-acres in both the existing and proposed zoning therefore the potential number (total) of primary single family dwelling units allowed for Site #1 is nine (9) units and remains unchanged under both the existing and proposed zoning. There is some low-density rural residential development surrounding the parcels of Site #1.

Site #2: The parcels in Site #2 are mostly undeveloped, however, located on APN 34-120-04 is the California Department of Corrections Washington Ridge Conservation Camp with a capacity for 100 inmate fire fighters. Surrounding uses are primarily open space with some rural residential development. The current zoning would allow a maximum of 32 primary single family dwelling units and the proposed zoning would reduce the residential potential by 10 units, resulting in a maximum potential for 22 (total) single family dwellings. APN 34-120-04 is located near a commercial zoned node along Highway 20, north of the 5-Mile House and Harmony Ridge Market buildings.

Site #3: Located within the urban boundary of the Town of Washington, Site #3 is the only project parcel that is currently zoned designated for residential development. There is potential for only one primary single family dwelling in both the existing and proposed zoning. Some low-density residential development is located near Site #3, otherwise the majority of the surrounded area is National Forest.

Site #4: Land uses nearby 102 acre Site #4 include Interstate 80 to the south and the large Tahoe Donner residential subdivision to the north. The existing density would allow for a total of ten (10) primary single family dwelling units and the proposed zoning would allow for a total of three (3) primary residential dwelling units.

Site #5: The Town of Truckee borders Site #5 on three sides of the parcel. Truckee's current zoning is PF (Public Facility) to the west, RR (Rural Residential) to the south, and RC (Resource Conservation) to the east. Site #5 is adjacent to Interstate 80 and near existing residential development accessed off Prosser Dam Road. Upstream from Site #5 is

Prosser Creek Reservoir, a popular recreation lake for fishing, kayak and canoeing. Downstream from Site #5 is the Truckee River and the residential community of Glenshire across the River. Under the County’s current AG-10 zoning, Site #5 could be eligible for 27 primary single family dwelling units and the proposed zoning would allow for only 1 primary single family dwelling. The existing potential and level of residential development that could currently be permitted on Site is what lead the Truckee Watershed Resource Council and Trout Unlimited groups to contact the County in hopes of reducing the development potential of Site #5.

Site #6: With the Martis Creek Lake National Recreation Area and Tahoe\Truckee Airport property to the south, Site #6 serves as a transition between the protected Lake and restricted development airport to the rural residential existing development to the north. The existing zoning would allow a maximum potential of four (4) primary single family dwellings, and the proposed density would allow for two single family dwelling units. There is a privately owned parcel to the west of Site #6 the borders Martis Creek and the majority of which is currently zoned Open Space (OS), however, there is one area of the parcel currently zoned AG that would be surrounded by OS and FR zoning with the proposed USFS GPA\Rezone.

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 or population?				✓	A
c. The extension of sewer truck lines or access roads with capacity to serve new development beyond this proposed project that would result in growth inducement?				✓	A
d. 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
e. Physically divide an established community?				✓	A

Impact Discussion 10a-f: The proposed project is the consideration of an amendment to the County’s General Plan Land Use Maps (GPA) and Zoning District Maps (ZDM) to change the existing General Plan land use designations of Rural (RUR) and Residential (RES) and corresponding existing zoning of General Agriculture (AG) and Residential Agriculture (RA) of the project parcels to the Forest (FOR) General Plan designation and corresponding FR (Forest), as shown on the existing and proposed GPA and ZDM exhibit maps included as Appendix A and B.

The intent of the proposed project is to better align the County’s land use designations with the USFS anticipated management of National Forest Lands. As noted throughout this IS/ND, the project is a GPA/Rezone only and does not include any new construction activity or development proposal. Future resource management and/or development of the project sites would likely require environmental analysis pursuant to CEQA or NEPA to ensure that any site conditions and project specific mitigation measures are consistent with the standards, rules and regulations in place at the time that the development will actually occur.

The Nevada County LAFCO Sphere of Influence Map for the Town of Truckee designates two of the project parcels as being within Truckee’s long-term sphere of influence with planned zoning for clustered residential development, however, that planned zoning was likely based on the County’s current zoning of the parcels and given their designation as National Forest Lands, the Town of Truckee’s future interest in these parcels is most likely for the open space and recreational opportunities given the numerous natural resource and other development constraints of these parcels, and other Town land designations to protect these parcels from future development.

While this project does not include a development proposal for site disturbance on any of the project site parcels, a review of the County Zoning Ordinance shows that the USFS GPA/Rezone to Forest zoning will allow fewer land uses than otherwise would be allowed under their current General Agricultural and Residential Agriculture. The County’s existing land use designation and zoning district designations of the project sites allows for low-intensity agriculture and residential development, while the development allowed under the proposed Forest (FR) zoning district puts more emphasis on protection and management of resources. The proposed GPA\Rezone changes are not anticipated to create significant impacts to land use and planning since proposed Forest (FOR) General Plan designation best matches the management for National Forest System lands within the Tahoe National Forest, and the Forest designation allows fewer uses and less site disturbance than what is allowed in the AG and RA zone. As required by the current AG and RA zone districts, future development within the FR zone district would require adherence to the County Land Use and Development Code standards and all other applicable federal, state and local development regulations. Although Forest (FR) zoning generally reduces the existing development potential of the project parcels, many of the types of uses and development allowed by the AG and RA zone would not be precluded, for the most part, under the proposed FR zoning.

The proposed USFS GPA/Rezone places additional environmental protections and conservation direction on the project parcels and reduces the development potential on the sites from what exists today. The proposed project does not alter the zoning of any existing Open Space land use designation, nor would the project disrupt or divide any nearby communities.

As is the case today, future management and/or development of these sites with potential to create significant environmental impacts would will require further site specific review and analysis pursuant to CEQA and/or NEPA, to ensure that any necessary project specific mitigation measures are consistent, and do not conflict with, land use plans and community character and compatibility protections for the project sites and their surroundings. Based on the rationale provides in the impact discussion above the proposed USFS GPA/Rezone will have *no impact* to the land use, neighborhood compatibility, and infrastructure of the project sites and their surroundings.

Mitigation Measures: None Required.

11. MINERAL RESOURCES

Existing Setting: Significant areas of Nevada County contain mineral deposit and from the 1950’s through the early-20th century the County’s economy revolved around mining. Gold is the most common mineral mined, but chrome, silver, magnesium, and other minerals have also been found in the Tahoe National Forest. Aggregate materials and quarried rock are occasionally extracted from the National Forest. It’s been estimated that the Tahoe National Forest has more historical mining claims within the Forest Boundary than any other National Forest. Riverbeds were reputedly lined with gold but fortunes were produced for only a lucky few. Recreational miners can still be found today panning, sluicing and dredging gold from the banks and bottoms of the region’s rivers. Industrial minerals extracted in Nevada County include barite, quartz for silicon production, and small amounts of limestone, asbestos, clay and mineral paint. In addition, significant deposits of sand, gravel, and rock types suitable for construction aggregate are exposed throughout the County. Within the County are large areas classified as Mineral Resource Zones (MRZs) that have existing deposits measured or indicated by actual site data (MRZ-2a), or inferred from other sources (MRZ-2b). None of the GPA/Rezone project parcels are located within mapped MRZs.

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, N
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, N, 11, 12

Impact Discussion 11 a-b: The proposed project is a GPA/Rezone to change the existing General Plan land use designation and zoning of the National Forest Lands, and does not include a proposal for development on any parcel, nor does it issue any mining entitlements for future development on the project parcels. Future development involving structural work would require project specific Geotechnical Engineering Reports to determine if future projects could result in potential impacts to mineral resources.

The proposed GPA/Rezone does not affect mineral resources, nor do the proposed changes alter any applicable local, state, and federal requirements for addressing past or future mining activities. Since there are no known historical mines on the project parcels and the proposed project is a GPA/Rezone only there will be **no impact** to mineral resources.

Mitigation Measures: None Required.

12. NOISE

Existing Setting: The General Plan establishes maximum allowable noise levels for land use projects and encourages land uses that are sensitive to noise to be located in areas where noise generation is limited. Four of the U. S. Forest Service rezone sites (Sites #1, #2, #4, and #5) are located near or adjacent to State Highways that are significant contributors to ambient noise levels. Otherwise, as is the case throughout much of the Tahoe National Forest, the project parcels are known for their quiet serenity. This project includes General Agriculture (AG), Residential Agriculture (RA), and Forest (FR) land uses, which each have their own maximum noise limits with some variance of noise generation.

For noise level comparison of the County’s land use districts see the table below.

**General Plan Table 9.3
Noise Standards**

Exterior Noise Limits				
GP Land Use Category	Zoning Districts	Time Period	Noise Level, dBA	
			L _{eq}	L _{max}
Rural	“AG” “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 Federal Noise Control Act of 1972 established a requirement that all federal agencies must comply with applicable federal, state, and local noise control regulations. Federal agencies are directed to administer their programs in a manner that promotes an environment free from noise that jeopardizes public health or welfare.

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 generation of noise levels in excess of the County’s adopted standards established in the General Plan and Land Use and Development Code?				✓	A, 17, 18
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels?				✓	A
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓	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, 17, 18
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A, N
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, N

Impact Discussion 12a-d: Most of the project parcels are located in close proximity to major sources of ambient noise, including highways, airports, and other developed areas. The proposed project is a GPA/Rezone to change the existing land use zoning from General Agriculture (AG) and Residential Agricultural (RA) to Forest (FR). The proposed project is a GPA/Rezone only and does not include a proposal for the development of property nor does it issue any entitlements for future development on the project parcels.

All except one of the project parcels are currently zoned General Agriculture (AG), and AG and FR zone districts both have the Rural General Plan Designation with the same exterior noise limits. Site #3, located near the Town of Washington, has a Residential (RES) General Plan land use designation and is currently zoned Residential Agricultural (RA) which allows a higher decibel level than the FR district during the nighttime hours.

Nevada County’s General Plan noise policies provide noise protections for land use compatibility. Any future private 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. Because no construction activity is proposed there will be **no impacts** to temporary or permanent noise levels on any of the project sites or their surrounding areas.

Impact Discussion 12e-f: Site #6 in eastern Nevada County is adjacent to the Truckee/Tahoe Airport, and within an Airport’s Land Use Compatibility Plan Height Review Overlay District and Zone D (moderate) noise impact area. Future Forest development on Site #6 would need to conform to existing building height and noise limit regulations. Additionally development of Site #6 may be subject to the Federal Aviation Administration (FAA) regulations and potentially Caltrans Aeronautics given the sites proximity to Highways 267 and 80. The proposed FR zone district maximum noise levels is the same as 18 of the project parcel’s, and is more restrictive than Site #3’s current RA zone district, therefore the proposed USFS GPA/Rezone will have **no impact** regarding increased public exposure to excessive and significant noise levels.

Mitigation Measures: None Required.

13. POPULATION / HOUSING

Existing Setting: The 2010 Census reported that the County had 98,764 people and 41,527 households (including the three cities within the County). According to the January 1, 2015 and 2016 population estimates from the State of California Department of Finance (DOF), Nevada County had a population of 98,095 including the incorporated areas and an unincorporated area population of 66,510 people. This represented a reduction in population growth by 0.6% from the 2010 Census population estimates. Throughout Nevada County, small towns and rural development characterize the majority of the unincorporated County, with single-family residential development as the predominant housing type.

All expect one of the project parcels is currently vacant. The current General Agriculture (AG) and Residential Agriculture (RA) zoning of the project parcels would allow a density of 83 (total) single family residential units. The County’s Forest (FR) zoning has larger minimum parcel sizes than the current AG and RA zoning, and because of this the proposed GPA\Rezone would result in a reduction of 48 of the 83 potential single family dwellings, leaving a maximum of 38 single family units across all of the project parcels.

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

Impact Discussion 13a-c: The proposed project is anticipated to have *no impact* on population and housing in Nevada County. The USFS GPA/Rezone does not include proposed development or infrastructure upgrades that would induce population growth, nor will it displace housing or people resulting in the need for construction of replacement housing elsewhere. Although the cumulative potential number of single family residential dwellings on the project parcels will be reduced with the proposed zone changes, the only developed parcel is the Department of Corrections Washington Ridge Conservation Camp and the proposed General Plan land use designation and zoning change to Forest will not displace those inmates. Generally these sites are not suitable for development, and are not likely to be used for additional housing in the future, due to the numerous natural resources and restricted development areas (e.g., floodplains, steep slopes, and airport land use compatibility zones) present on the various project sites.

Mitigation Measures: None Required.

14. PUBLIC SERVICES

Existing Setting: Public services within the unincorporated County are provided by the County of Nevada, state and federal agencies, and numerous special districts, including fire protection districts, school districts, park and recreation districts, and irrigation districts. The USFS provides a number of public services on National Forest Lands.

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:					
i) Fire protection?				✓	A
ii) Police protection?				✓	A
iii) Schools?				✓	A
iv) Parks?				✓	A
v) Other public services or facilities?				✓	A

Impact Discussion 14a.i-v: The proposed USFS GPA/Rezone project does not include development proposals or infrastructure upgrades that would result in population growth or any other direct or indirect substantial adverse impacts requiring increased public services. The existing AG and RA zoning of the project sites allows for agricultural and residential development with more permissible uses and site disturbance that is allowed in the proposed Forest land use designation/zone district. Any future development proposals such as tentative maps would undergo environmental review to evaluate impacts related to public services. As required by the AG and RA zone districts, private development within the Forest zone district would require payment of applicable school, police and school mitigation fees. Additionally, because this change does not establish zoning for a large residential population, impacts to public services are not anticipated to occur as a result of this proposed GPA/Rezone project. The proposed USFS GPA/Rezone project would have *no impact* on service ratios, response times, or other performance objectives of public services.

15. RECREATION

Existing Setting: Historically, timber harvest has been a major economic force within the communities within and surrounding the Tahoe National Forest, but in the recent years, tourism and outdoor recreation have replaced timber harvest activities as the dominant economic force of the Forest. Recreation opportunities in the National Forest are abundant due to the diverse terrain and topography. Recreational activities are heavily influenced by the seasons and local weather. Activities are generally associated with the Tahoe National Forest’s lakes (e.g., swimming, boating, personal watercraft use, and fishing), rivers (e.g., sunbathing, kayaking, rafting and sightseeing), and the rolling foothills and mountains (e.g., hiking, mountain biking, backpacking, snowboarding, and skiing). Recreational activities can have an impact on water, soils, air, wildlife, transportation, and the scenic quality of the National Forest. As population and visitors increase, so does the demand for access to the TNF and other public lands for recreational activities. Today, the forest is managed for a variety of uses in keeping with the mission statement of the USDA Forest Service, "Caring for the Land and Serving People." Outdoor recreation is the major economic influence to local communities. Millions of people visit the forest each year to hike, camp, hunt, sightsee, ski and snowboard, rock climb, bicycle, and many other activities.

There are no developed public recreational facilities that occur on or immediately adjacent to the project sites. Recreation associated with the various parcels of Site #1 are related to water activities along the Middle Yuba River. There are a number of non-motorized recreation trails (e.g., Pioneer Trail, Preiffer Trail, Dascombe Trail, etc.) crisscrossing Site #2 that are used for hiking, mountain biking, and horseback riding. Recreation opportunities available on Site #3 center on the South Yuba River activities such as kayaking, fishing and swimming. Site #4 is adjacent to non-motorized hiking

trails in and around the Tahoe Donner subdivision (e.g., Coldstream Trail and Donner Lake Rim Trail). Site #5 offers excellent fishing along Prosser Creek and is just south of the Annie McCloud Campground and picnic area and other developed campgrounds along the edge of Prosser Creek Reservoir. Site #6 is adjacent to the Martis Creek Lake National Recreation area which features both developed (e.g., Alpine Meadow Camp) and undeveloped recreation opportunities (e.g., hiking, biking, canoeing/kayaking and trout fishing).

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
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails.				✓	A

Impact Discussion 15a-c: The project would not adversely impact recreational facilities in the project vicinity because there is no new development proposed and the proposed rezoning would not present a conflict with established recreation uses in the vicinity of those sites. The range of permissible Recreation uses, and level of review required to approve a recreation use in the proposed FR zone district is similar to the Recreation uses that are allowed within the current AG and RA zones such as “Parks and Playgrounds” and “Pedestrian and Equestrian Trails”. One notable exception is that the FR zoning also allows for “Ski Tow Facilities”, subject to approval of a use permit, which is not a permissible primary land use under the project parcels’ current zoning. Additionally it is assumed that should the parcels be developed in the future it will not result in residential development which creates additional demand on recreational facilities, therefore, **no impact** to recreation activities is anticipated as a result of the proposed USGS GPA/Rezone.

Mitigation Measures: None Required.

16. TRANSPORTATION / CIRCULATION

Existing Setting: Roadway operations and intersection efficiency are analyzed based on Level of Service (LOS). LOS describes traffic flow based on factors including speed, travel time, volume, capacity, and delay. There are six levels of service, where LOS A represents the least congestion and LOS F represents the most congested. Existing and future traffic conditions are evaluated based on operational conditions along individual roadway segments and at a series of study intersections. This analysis relies on the concept of Level of Service (LOS), a qualitative measure of traffic conditions, whereby a series of letter grades, A (no congestion) through F (where the system fails with gridlock or stop-and-go conditions prevailing), correspond to progressively worsening traffic conditions at an intersection or along a roadway.

Site #1: Most of the parcels that are grouped in Site #1 have frontage along State Highway 49, located between North San Juan and the Sierra County jurisdictional boundary. This section of Hwy. 49 has a functional Classification as a “minor arterial” in the County General Plan.

Site #2: The majority of the parcels that comprise Site #2 are located along State Highway 20. This section of Highway 20 has a functional Classification as a “principal arterial” in the County General Plan.

Site #3: Located on Maybert Road along the South Yuba River, Site #3 is accessed via Washington Road, a County maintained road that has a functional Classification as a “minor collector” in the County General Plan. The existing Level of Service (LOS) for Washington Road is LOS A with approximately 263 Average Daily Trips (ADT) measured in 2014.

Site #4: Located on the north (uphill) side of Interstate 80 near the western edge of the Town of Truckee. Access to the parcels is from above on Teton Way in the Tahoe Donner subdivision.

Site #5: There is no public vehicle access to Site #5.

Site #6: Access to Site #6 is from Coldwater Road in the Juniper Hills subdivision in the Martis Valley.

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 or 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.				✓	A
b. Result in a need for private or public road maintenance, or new roads?				✓	A
c. Substantially increase hazards due to a design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?				✓	A
d. 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?				✓	A
e. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓	A
f. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?				✓	A
g. Result in inadequate: Sight distance? Ingress/egress? General road capacity? Emergency access (4290 Standard)?				✓	A
h. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✓	A

Impact Discussion 16a-h: The proposed USFS GPA/Rezone does not alter, revise or conflict with applicable plan, ordinance or policy establishing the measures of effectiveness for the performance of the circulation system. Consistent with the General Plan, development and redevelopment associated with existing sites evaluated that would generate a significant net increase of vehicle trips would be required to prepare a project-level traffic analyses and mitigate potential impacts to a level of insignificance through payment of impact fees to fund local or regional transportation improvements, or project-specific mitigation such as construction of intersection improvements.

Because the USFS GPA/Rezone does not include any development entitlements, the project would not directly result in temporary construction or long-term operational impacts. Potential construction and operational impacts for future projects would be evaluated during project-specific environmental review should development ever be proposed on any of the project sites. 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 and Interstate 80, 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.

The proposed amendments would not affect waterborne or railroad transportations because additional development is proposed. Nevada County has two public airports; the Nevada County Airport in the western County, and the Truckee/Tahoe Airport in the eastern County. Site #6 in eastern Nevada County is adjacent to the Truckee/Tahoe Airport and, as is the case with the existing AG and RA zoning, future projects in the FR zone would be reviewed against the County’s Zoning Ordinance as well as the transportation standards and guidelines in the Truckee/Tahoe’s Airport’s Land Use Compatibility Plan and comply with application regulations for maximum building height and noise limits. Additionally development of Site #6 may be subject to the Federal Aviation Administration (FAA) regulations and potentially Caltrans Aeronautics given the sites proximity to Highways 267 and 80.

Because this project would not result in direct impacts related to traffic and any future impacts would be evaluated at a project-specific level when proposed, the proposed project would have *no impact* related to an increase in traffic, traffic hazards, excess of level of service standards, and incompatible uses on project area roadways.

17. UTILITIES / SERVICE SYSTEMS

Existing Setting: The project site are not developed, but have potential to be served by a number of private and public utilities and service providers including electrical service from PG&E, onsite wells, NID water, Truckee Donner PUD, Truckee Sanitation District, AT&T and Comcast communications. Solid waste generated on the project sites could be disposed of at the Nevada County McCourtney Road Transfer Station and the Tahoe Truckee Sierra Disposal at the Eastern Regional Landfill.

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, natural gas, or communication systems?				✓	A
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	A, B
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	A, B
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓	A, B
e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project’s projected demand in addition to the provider’s existing commitments?				✓	A, B

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
f. Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓	A, B
g. Comply with federal, state, and local statutes and regulations related to solid waste?				✓	A

Impact Discussion 17a-g: The proposed project is a GPA/Rezone to change the County's existing General Plan Designations and zoning of the project parcels from General Agriculture (AG) and Residential Agriculture (RA) to a primary land use designation Forest (FR). The proposed project is a GPA/Rezone only and does not include a proposal for the development of the undeveloped portion of the project site nor does it issue any entitlements for future development on the project parcels. The existing zoning and land use designation of the project sites allows for agricultural and residential development at a greater intensity than the uses and development allowed in the proposed FR zone. The proposed changes in the Land Use Designations and zoning are not anticipated to create significant new impacts to utilities since allowed uses and development types in the FR zone are generally more restrictive in the FR district compared to that level of development that could be permitted under the AG and RA zoning. The proposed GPA/Rezone is not anticipated to create a greater need for these utilities over what would have been anticipated for a development under the current AG and RA zoning, therefore there is *no impact* anticipated to utilities and service systems in the project vicinity.

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?				✓	
b. Does the project have environmental effects that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)				✓	
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				✓	

Impact Discussion 18a: The proposed USFS GPA/Rezone would not alter or revise any federal, state, or County policies pertaining to watercourses, wetlands and riparian areas, management of aquatic resources, or permitting of projects affecting these habitats. The zoning changes would permit development and redevelopment only in accordance with the General Plan, and any projects proposed within the Forest zone district that could affect aquatic habitats would be subject to federal, state, and local existing regulations requiring project-specific environmental review 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 under 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 and redevelopment of sites evaluated for this project shall conform to the General Plan, and any projects 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 GPA/Rezone 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 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.

Because the USFS GPA/Rezone amendments propose 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 project would result in ***no impact*** or environmental degradation of these resources.

Impact Discussion 18b: The proposed Forest Land Use Designation and Zoning regulations are a collection of the General Plan goals, policies, and measures designed to guide the development of forest and other similar land uses. Because these policies are implemented in the General Plan over the lifetime of the Plan and are applicable to other programs and projects over this period, they are inherently cumulative in nature. The proposed amendments are consistent with the General Plan and because no specific projects are proposed for which contributions to cumulative impacts may be defined and assessed, there are ***no cumulative impacts*** resulting from the USFS GPA/Rezone.

Impact Discussion 18c: As described above, future projects on any of these sites 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. Therefore, implementation of the USFS GPA/Rezone would have ***no significant direct or indirect adverse impacts*** on human beings.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

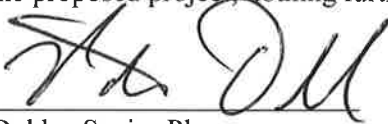
X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

_____ 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

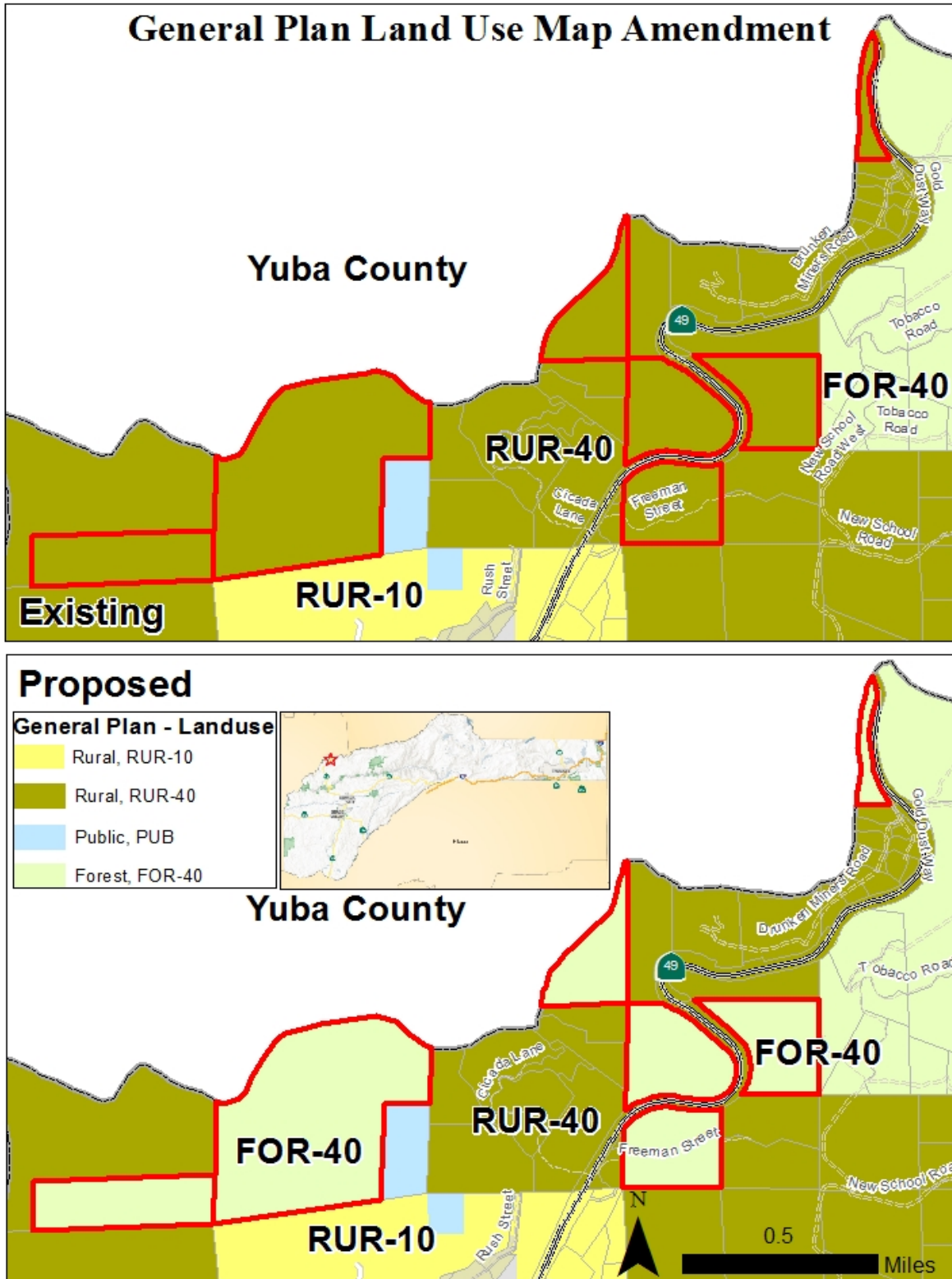


Date

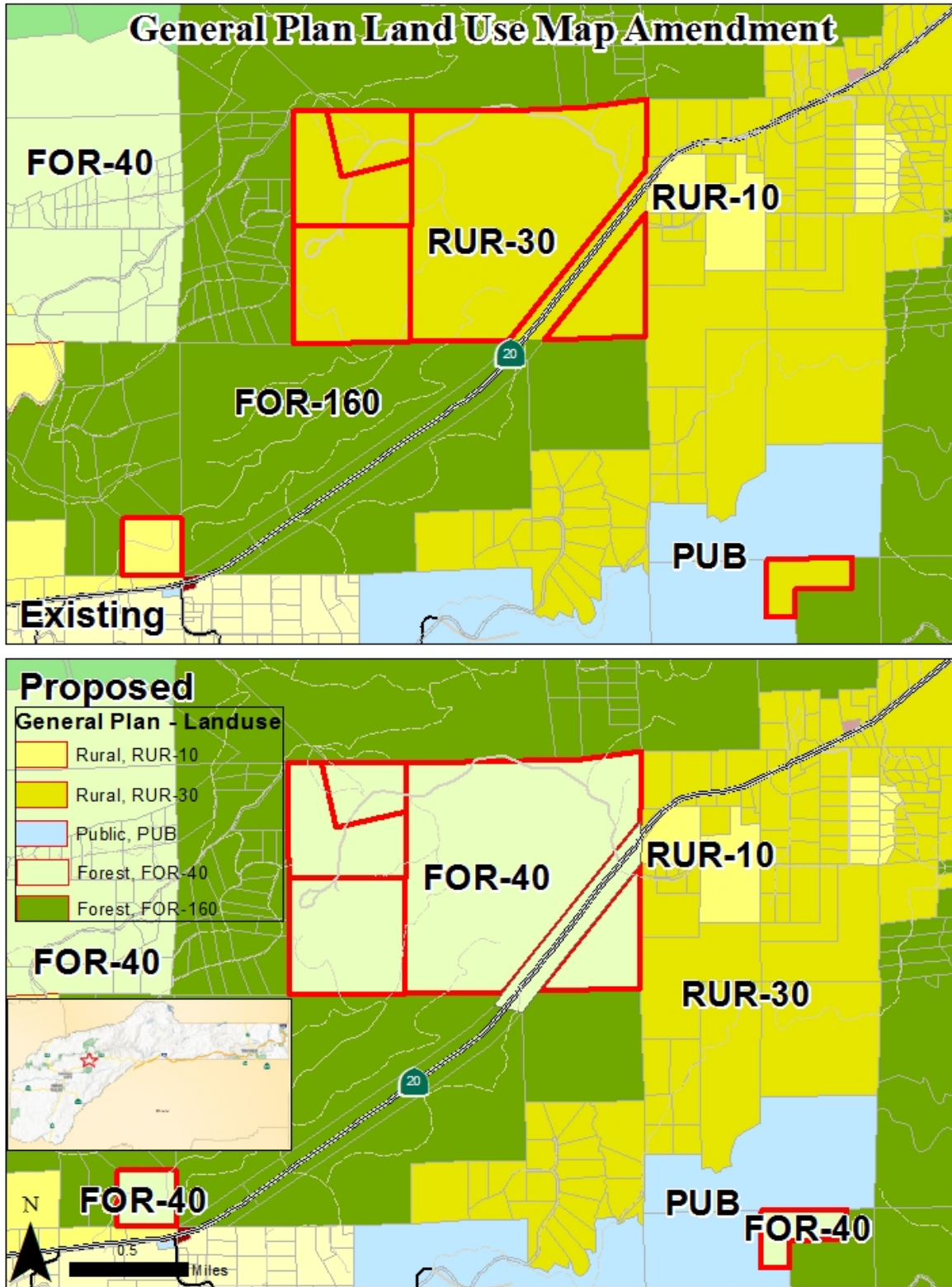
APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Nevada Irrigation District
 - F. Natural Resource Conservation Service/Resource Conservation District
 - G. Northern Sierra Air Quality Management District
 - H. Caltrans
 - I. California Department of Forestry and Fire Protection
 - J. Nevada County Consolidated Protection District
 - K. Regional Water Quality Control Board
 - L. North Central Information Service, Anthropology Department, California State University, Sacramento
 - M. California Department of Fish & Game
 - N. Nevada County Geographic Information Systems
 - O. California Department of Toxic Substances Control
1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 4. CAL FIRE. *Fire Hazard Severity Zone Map for Nevada County*, 2007. Adopted by CAL FIRE 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. 2006. *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 January 8, 2008. Available at <http://www2.ftw.nrcs.usda.gov/osd/dat>.
 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. County of Nevada. *Nevada County General Plan Noise Contour Maps*, 1993.
 16. Nevada County. 1991. *Nevada County Master Environmental Inventory*. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 17. 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.
 18. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.

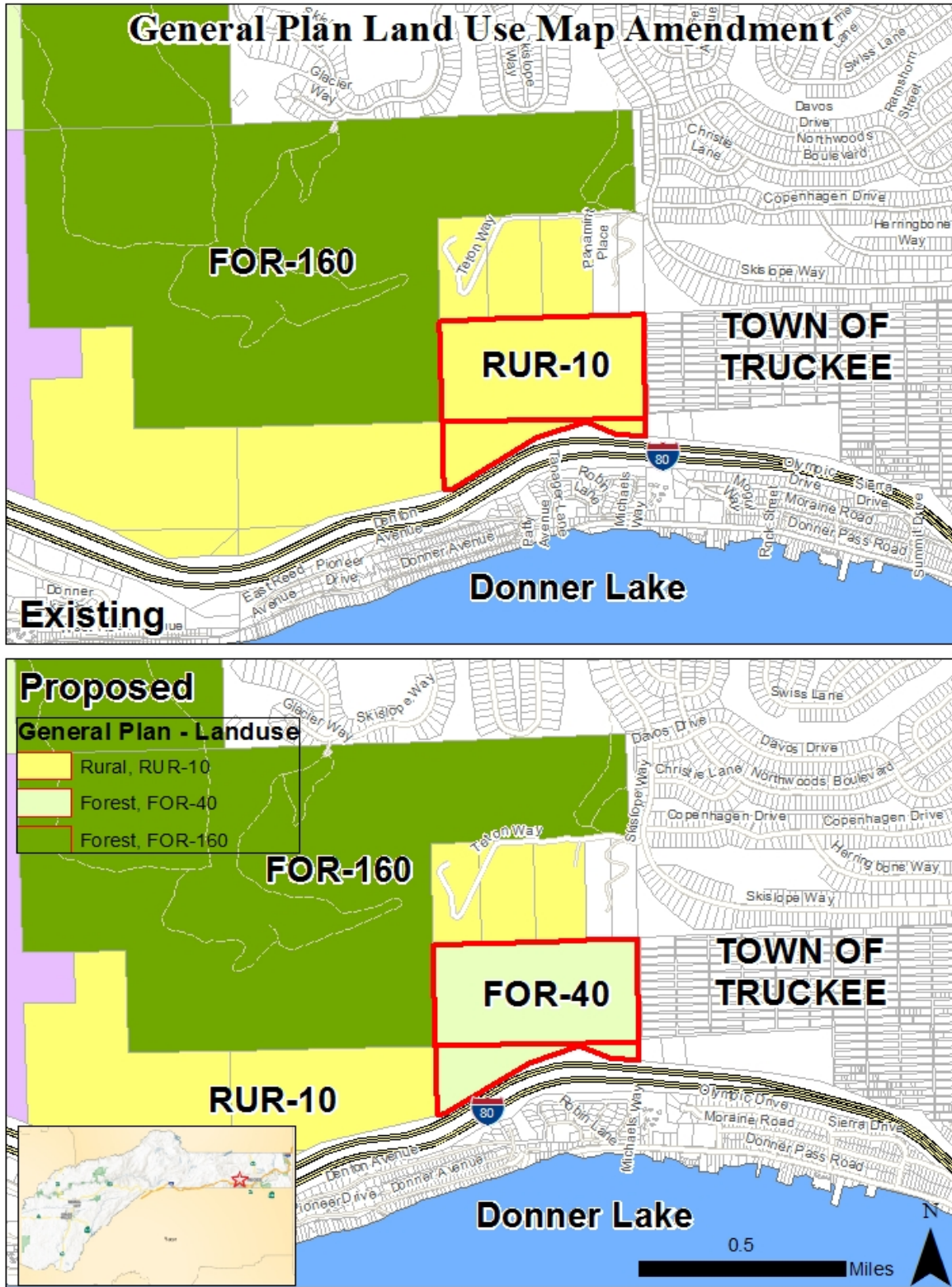
APPENDIX A – FIGURE 1
SITE # 1 EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



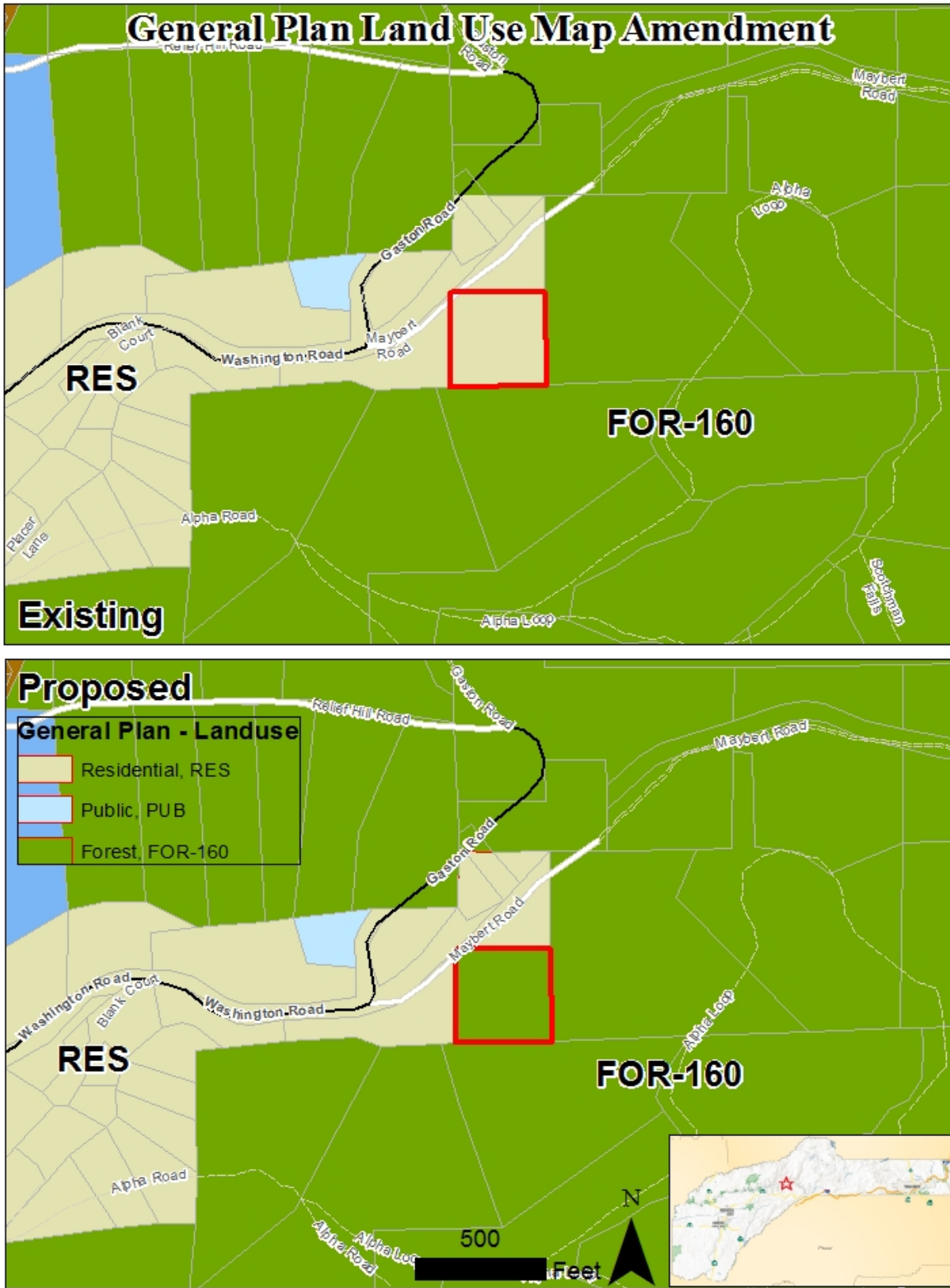
APPENDIX A – FIGURE 2
SITE #2 EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



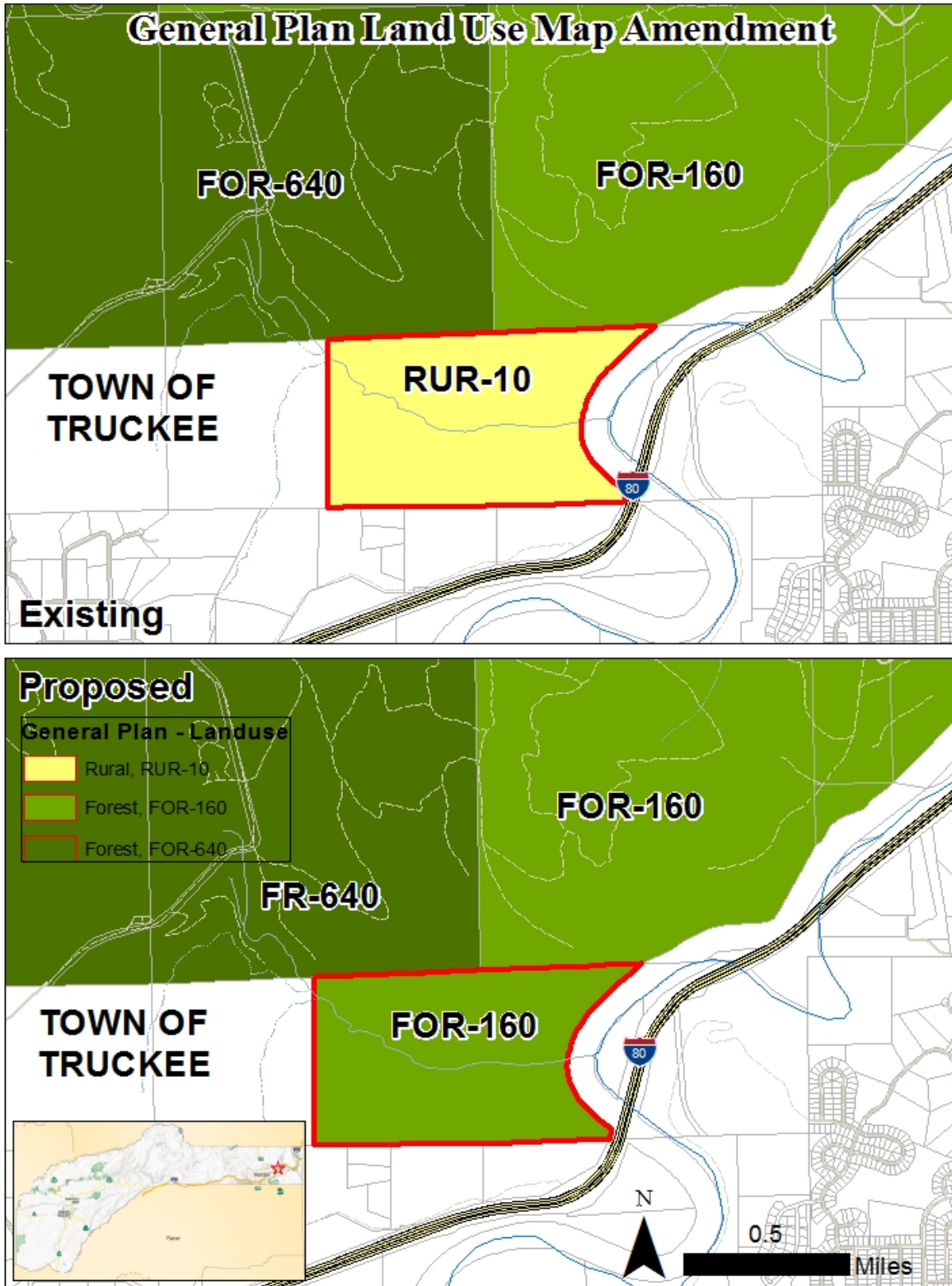
APPENDIX A – FIGURE 3
SITE #3 EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



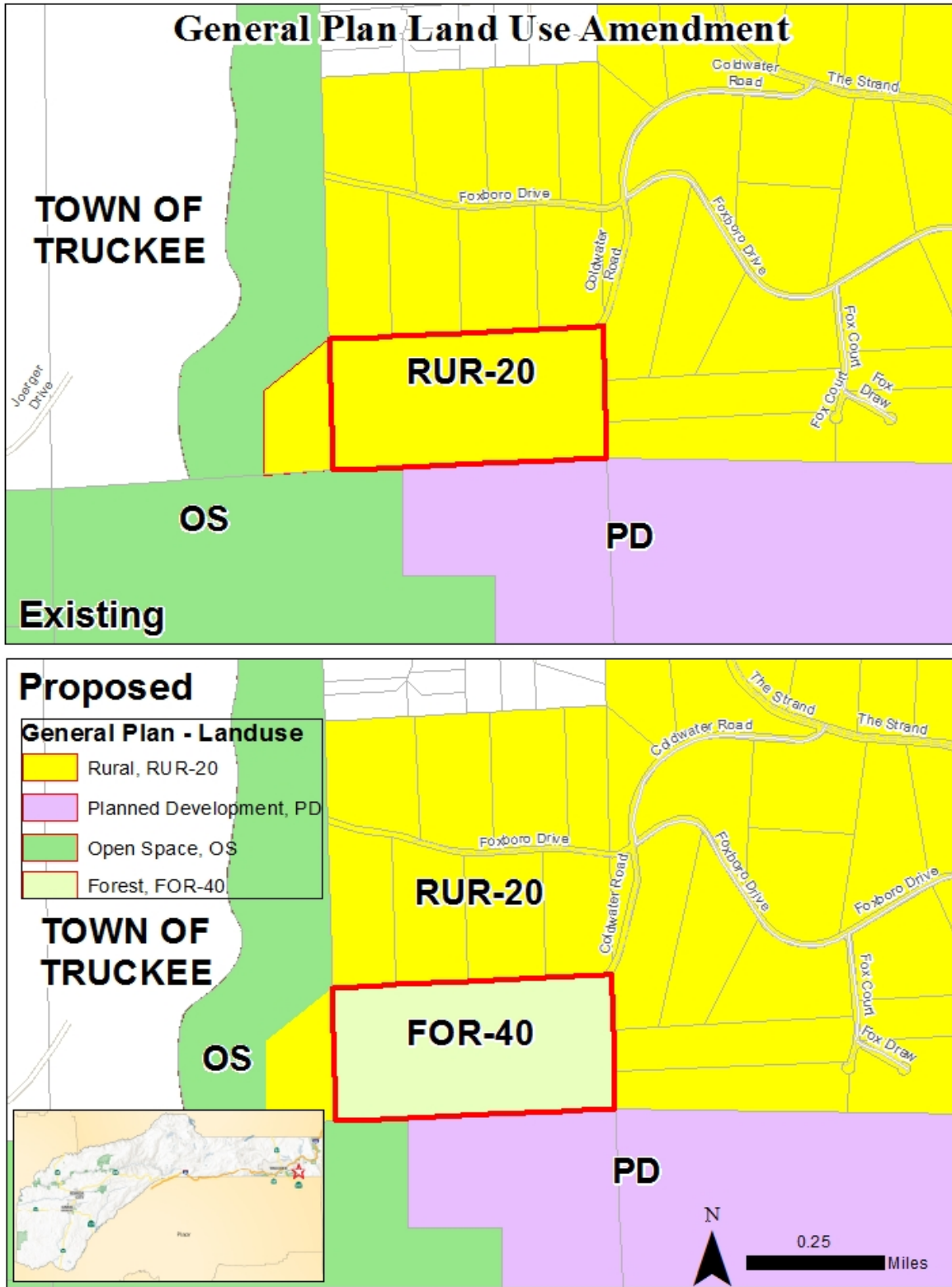
APPENDIX A – FIGURE 4
SITE #4 EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



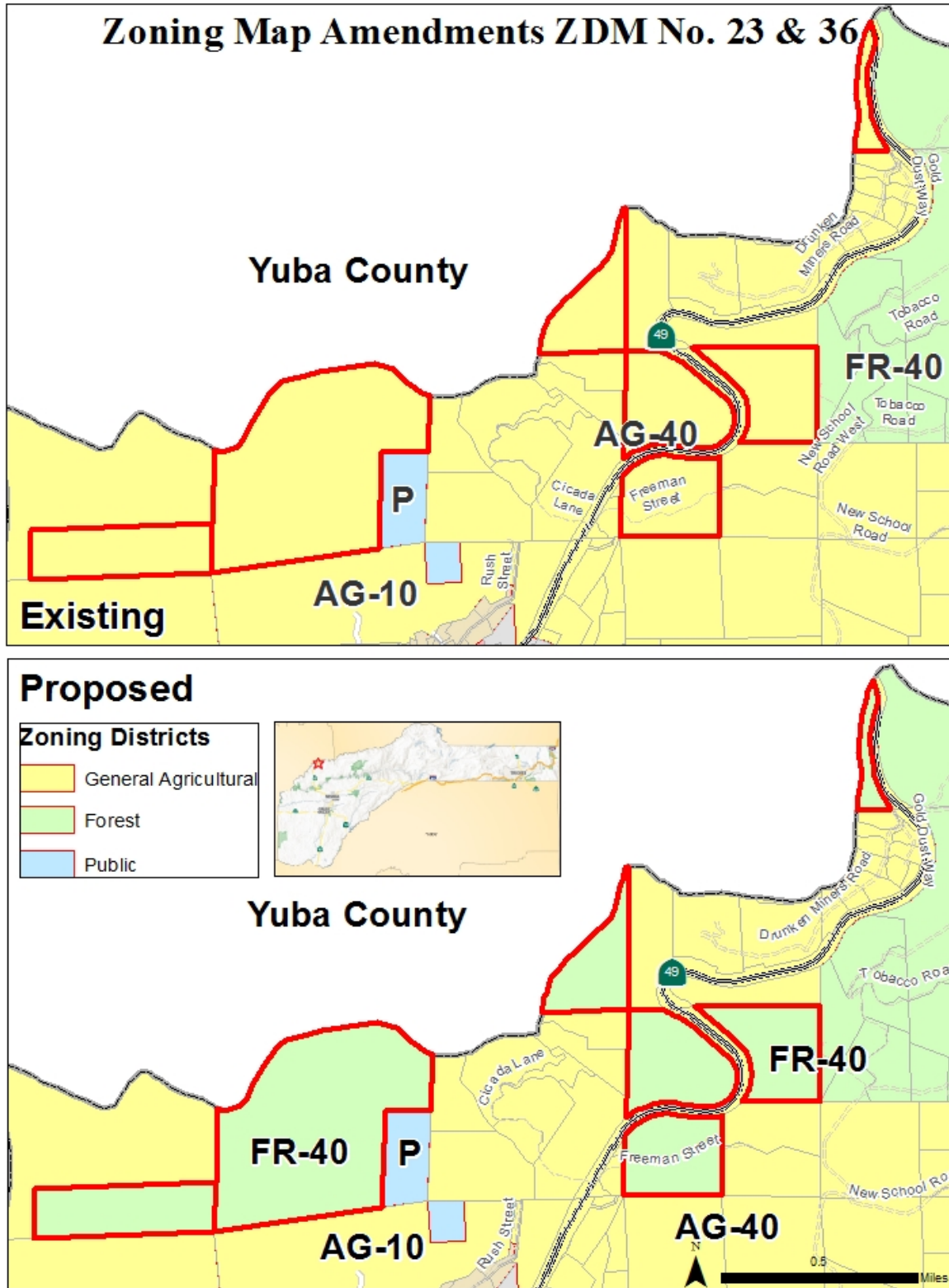
APPENDIX A – FIGURE 5
SITE #5 EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



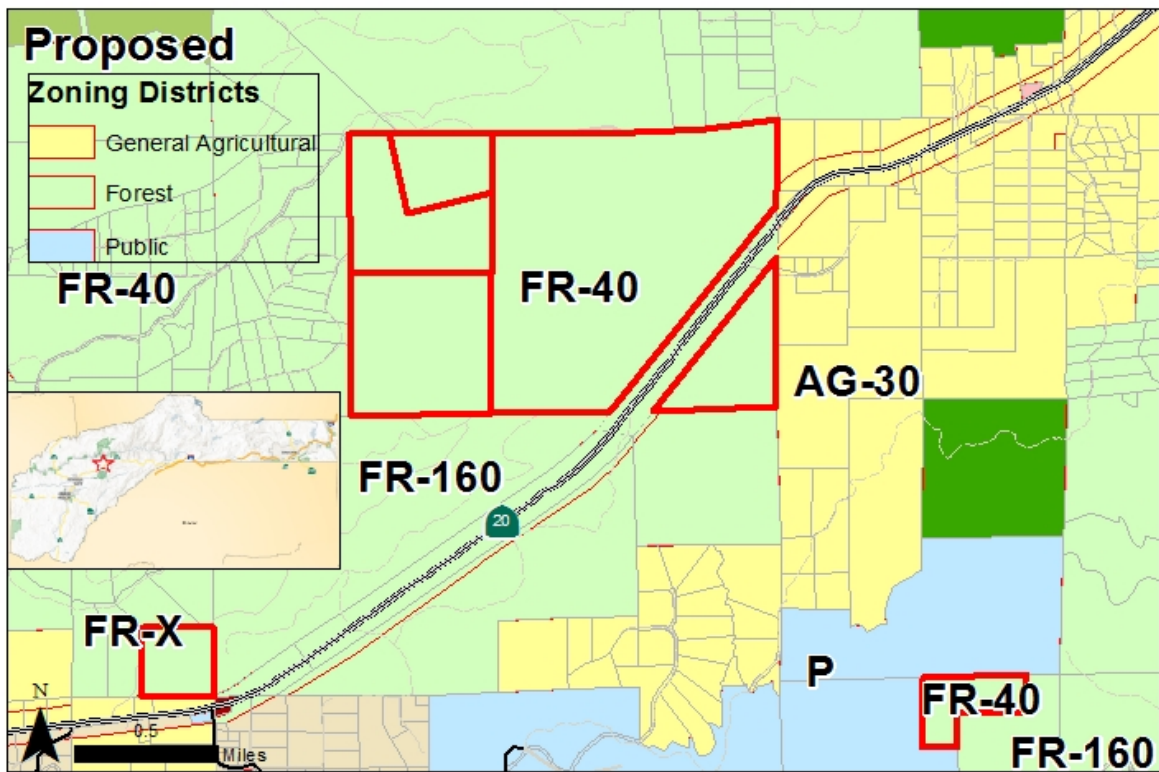
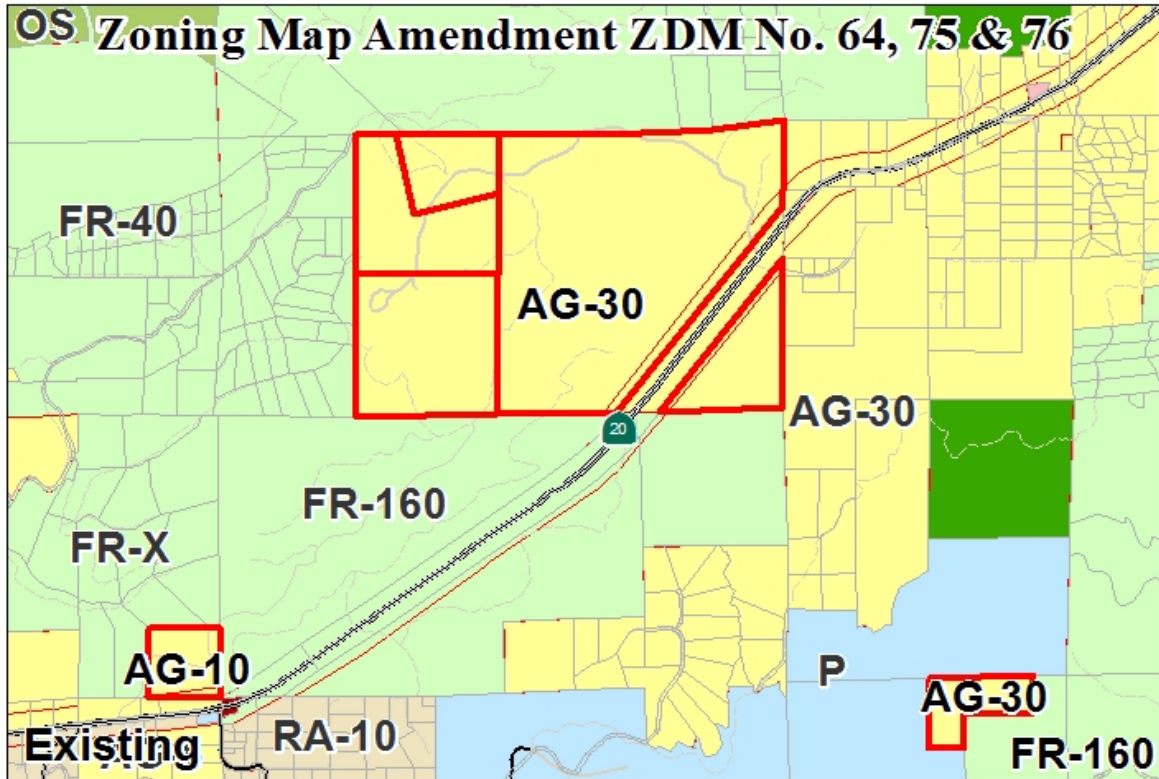
APPENDIX A – FIGURE 6
SITE #6 EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



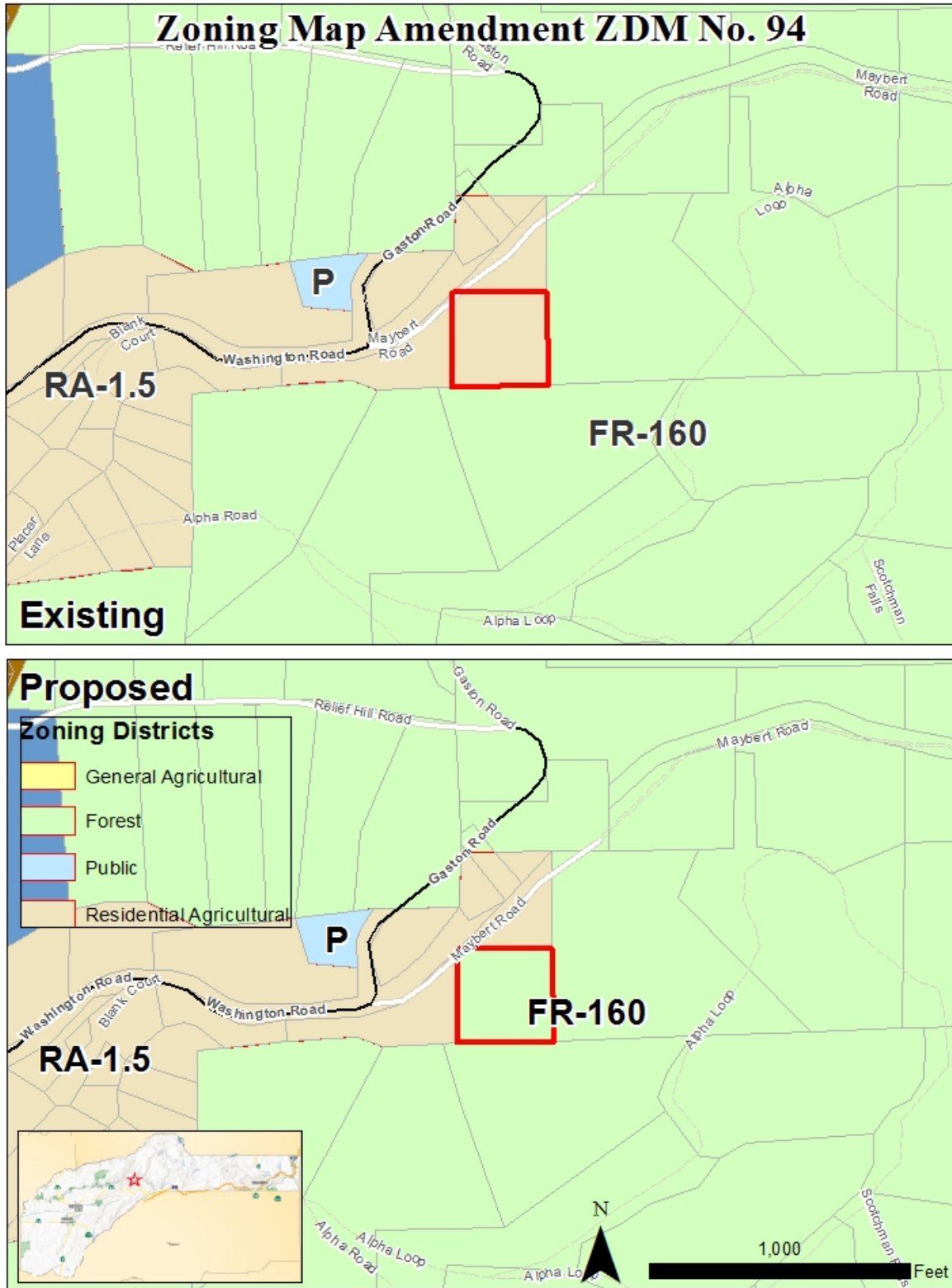
APPENDIX B – FIGURE 1
Site #1 EXISTING AND PROPOSED ZONING MAP



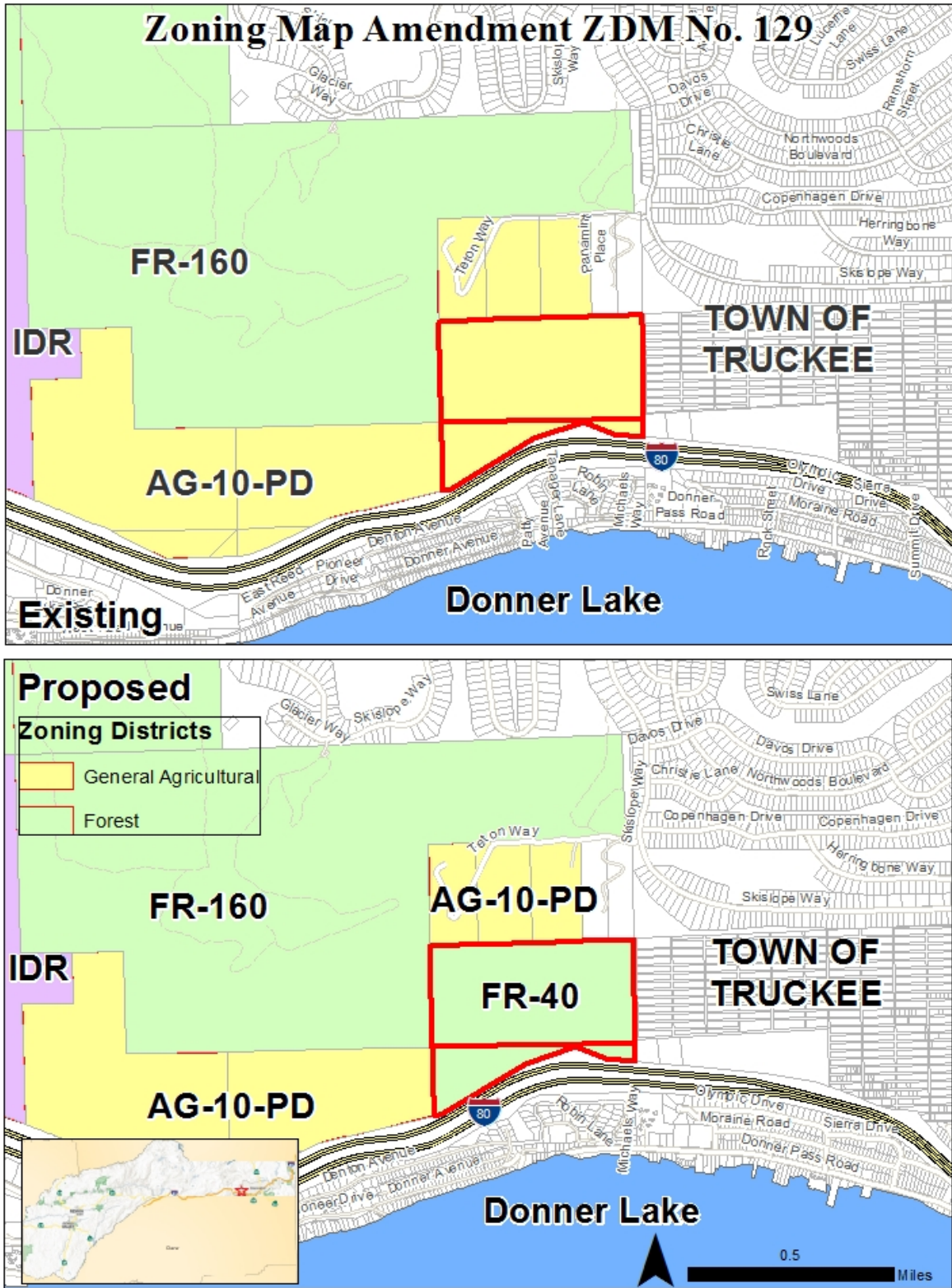
APPENDIX B – FIGURE 2
SITE #2 EXISTING AND PROPOSED ZONING MAP



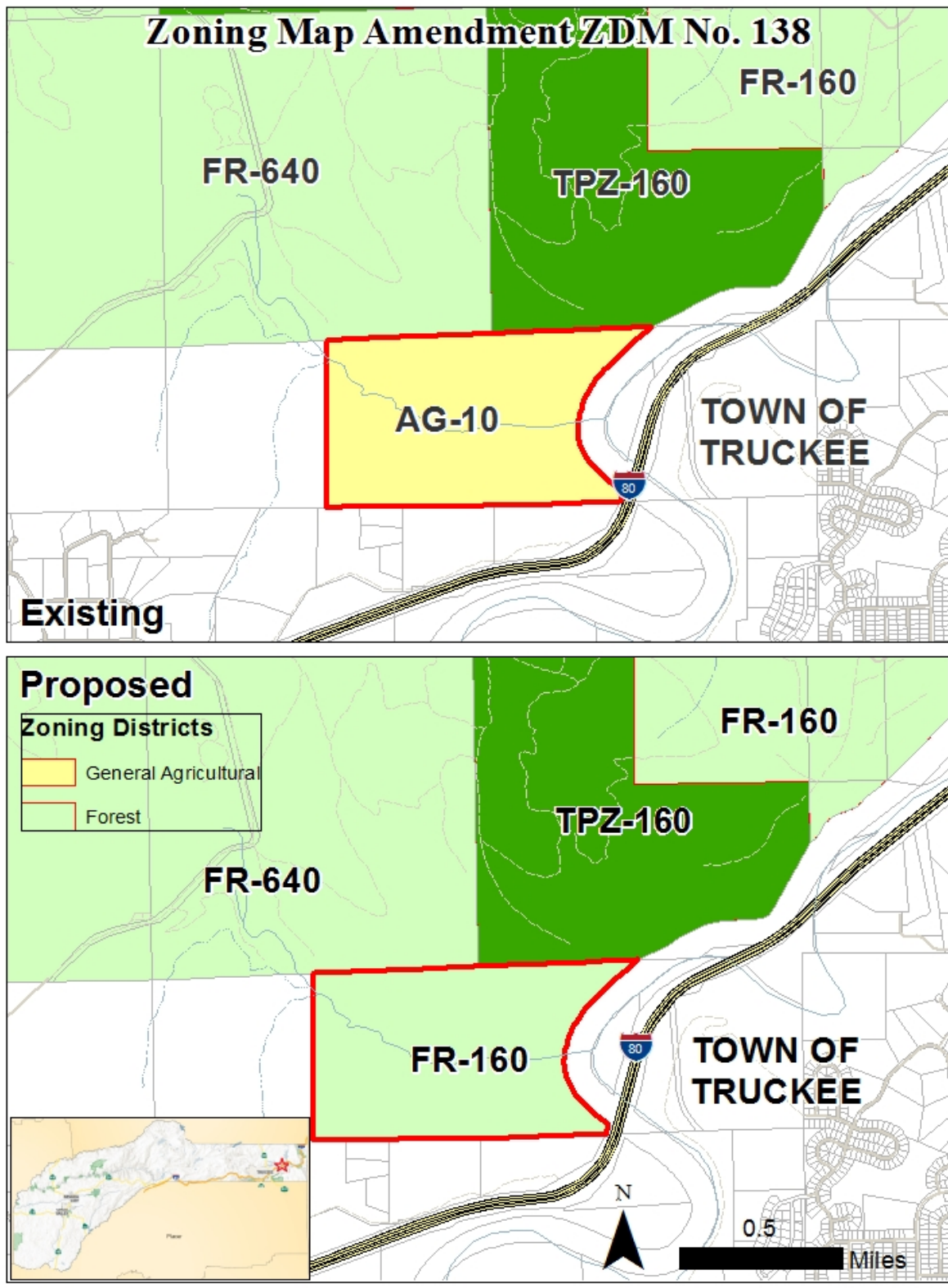
APPENDIX B – FIGURE 3
SITE #3 EXISTING AND PROPOSED ZONING MAP



APPENDIX B – FIGURE 4
SITE #4 EXISTING AND PROPOSED ZONING MAP



APPENDIX B – FIGURE 5
SITE #5 EXISTING AND PROPOSED ZONING MAP



APPENDIX B – FIGURE 6
SITE #6 EXISTING AND PROPOSED ZONING MAP

