NEVADA COUNTY, CALIFORNIA
REVISED-INITIAL STUDY

To:

State Clearinghouse (Any State Agencies)
Department of Public Works
Environmental Health Department
County Counsel
NC LAFCo
AT&T*
RQC
Native American Heritage Comm.*
Ed Scofield, Dist. II Supervisor*
Nevada County Consolidated Fire District
Department of Fish and Wildlife
Nevada Irrigation District
Northern Sierra Air Quality Mgt. Dist.
Pleasant Ridge Union School District
Nevada Union School District
PG&E*
United Auburn Indian Community*
Dan Miller, Dist. III Supervisor*

* Note: NOA only

Date: January 6, 2015

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File Number(s): GP13-004; Z13-006; U13-008; MGT14-003 & EIS13-017

Assessor's Parcel Numbers:
Site A: 23-230-23 (formerly 23-250-72, 23-280-12 & 13)
Site B: 23-300-64

Applicant:
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Owner:
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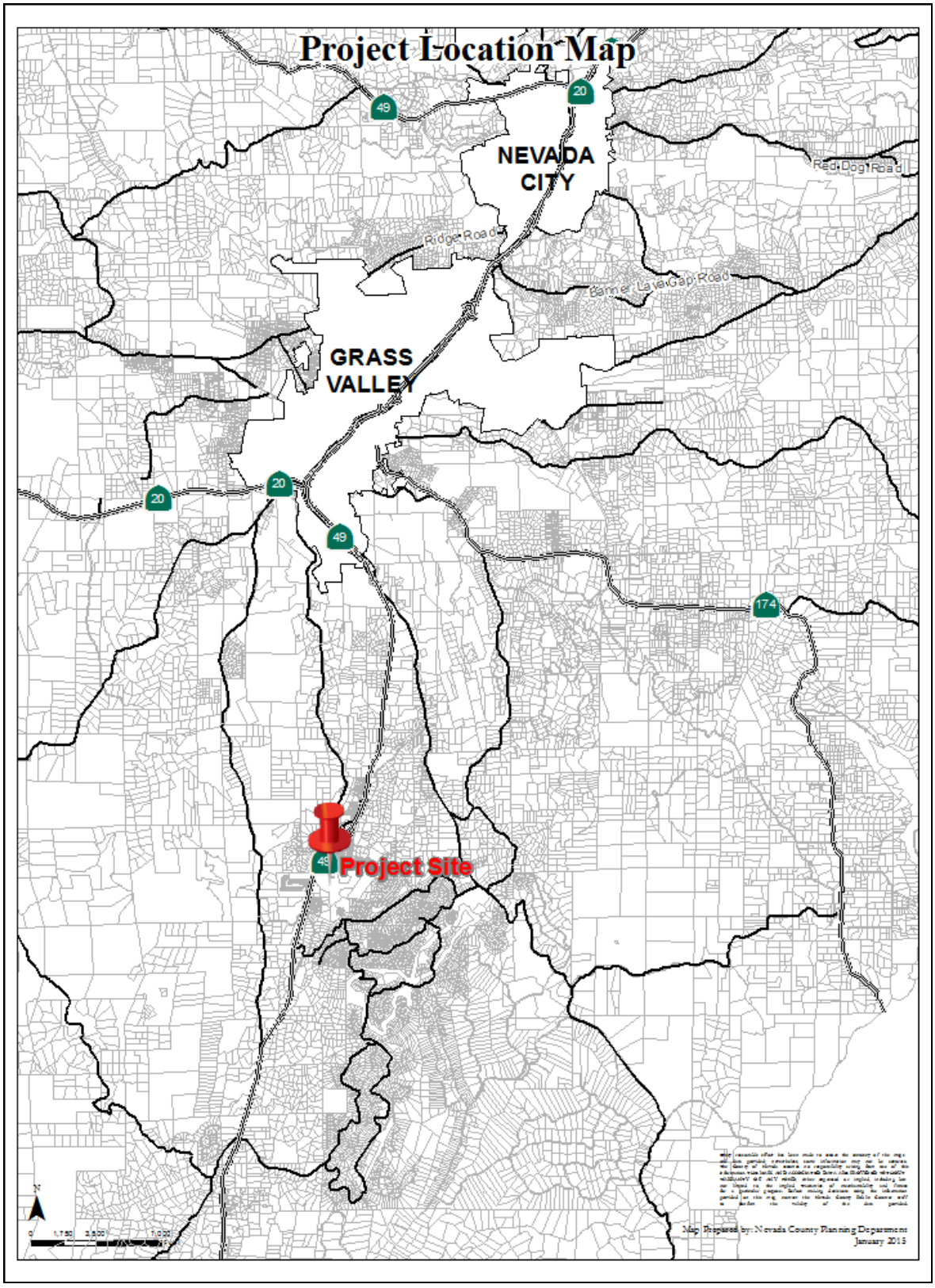
Forest Springs, LLC
10084 Forest Springs Drive
Grass Valley, CA 95949
Telephone: (530)305-6833

General Plan:
Site A: RES (Residential),
Site B: UMD (Urban Medium Density)

Zoning District(s):
Site A: RA-1.5 (Residential Agricultural 1.5 acre minimum)
Site B: R2 (Multi-family Residential)

Project Location: Site A: 14743 Shamrock Mine Court & 10030 & 10174 Lady Jane Road
Grass Valley, CA 95949
Site B: 15219 Beeman Lane
Grass Valley, CA 95949



Project Description:
Combined application proposing: 1) a General Plan map amendment to change the land use designation on 21.62 acres, referenced as 'Site A' (Portion of Assessor Parcel Number 23-230-23) from Residential (RES) to Urban Medium Density (UMD) (See Appendix B. General Plan Map Exhibit); 2) a Rezone proposal amending the zoning designation of Site A from Residential Agriculture - 1.5 acre minimum (RA-1.5) to Multi-Family Medium Density with the Mobilehome Community and Planned Development Combining Districts (R2-MH-PD). At 21.62-acres, Site A would have the potential density of 129-units under the R2 base zoning designation. However to ensure that this project will not result in a significant overall increase in density within this region of Nevada County, the applicant is proposing a total of 62-mobilehome units on Site A by retaining the site's existing density of 14-units and adding 36-units of density creating the potential for 50-total units. The applicant is also requesting an additional 12-units of density, which would be the equivalent to a 25% density bonus, because the project is proposing to provide 100 percent age restricted (55 or older) units. To offset the increase in density on Site A the project proposes to add the No Further Subdivision (X) Combining District to 'Site B' a 6.22-acre non-adjacent property zoned R2, which under current R2 zoning has density for 37-units. The project would retain 1-unit of density of Site B, which is reflective of the existing use of the site. The purpose of adding the X Combining District to Site B is to lessen the overall effect of the increase in density in this region of the County. (See Appendix C: Rezone Map Exhibit); 3) a Management Plan for potential impacts to a landmark oak grove; and 3) a Use Permit to create 62 total mobile home spaces and related amenities on Site A as a Phase IV addition to the existing Forest Springs Mobilehome Community.

Project Site Description:
The total area of Site A is 21.62-acres, of which 13±-acres will be developed as part of the mobilehome park expansion and 8±-acres will be retained as open space with some improvements for drainage and trails. Following the submittal of this application, the 21.62-acre Site A was combined with the larger Forest Springs Mobile Home Park property through a voluntary lot merger (County File # NOM14-003) making Site A a 21.62-acre portion of a larger approximately 116-acre property. Site A is generally undeveloped with the exception of several unused dirt roads and one existing garage structure (to be demolished). The site is located approximately five miles south of Grass Valley on the east side of State Route (SR) 49. The topography of Site A is generally level in the northern portion of the site with increased sloping towards the southern border of the property.

The existing and proposed use for the 6.22 acre parcel, referenced as 'Site B', is single family residential use with no proposed development changes. Site B is approximately 1,100 feet south of Site A, and is located east of Little Valley Road and north of the Alta Sierra Drive, at 15219 Beeman Lane. Following the lot merger, the closet property lines between Site A and Site B are approximately 90 feet apart, however the proposed development area on Site A remains the same distance apart from Site B as referenced above.

The overall land use pattern in the area is a mix of the rural residential parcels and medium residential areas, some of which contain other mobilehome parks. Some scattered neighborhood and highway commercial areas are scattered within the project vicinity; however, none of these sites are located adjacent to the project site.

Project Details:
The project proposes to expand the existing Forest Springs Mobilehome Community, which consists of 310 spaces which have been incrementally developed in three phases (I-1972, II-1978, III-1989). The Mobilehome Park is age restricted (55+ years) and currently occupies approximately 116 acres. The owner of the Mobilehome Park, Forest Springs LLC., has acquired three adjacent parcels hereto referenced as 'Site A' (formerly APN's 23-250-72, 23-280-12 and 13) to allow for future development of Phase IV to expand the Mobilehome Community. The Phase IV expansion includes the development of

21.62 acres located immediately west of the existing Forest Springs Mobilehome Community and east of the SR 49 corridor approximately five miles south of Grass Valley. The development of Site A constitutes infill development and achieves the clustering of residential uses. The two northernmost parcels of the project site contain areas of moderate topography. The southernmost portion of Site A contains a landmark oak grove and some steep slopes that will be maintained as viable onsite open space.

Mobilehome parks and their design are primarily regulated under the California Mobilehome Parks Act (MPA). The Department of Housing and Community Development (HCD) is responsible for overseeing the operation, construction, and inspections for mobilehome Communitys. The state's jurisdiction and design standards preempt most local requirements. However, the MPA does require local land use/zoning compliance (zoning, density, etc.) and approval of local public works, utility, and fire agencies. Therefore, the proposed general plan map amendment, rezone and use permit would provide for the needed land use entitlements supporting the expansion and the modification of Forest Springs Mobilehome Community's state permit to operate which is issued by HCD.

Future development on Site A will be served by the Nevada Irrigation District (NID) community water system. An existing small community wastewater treatment system serves Phases I-III of the Forest Springs Mobilehome Community and will provide for additional wastewater disposal. The existing wastewater treatment system operates under a permit from the Central Valley Regional Water Quality Control Board through the Waste Discharge Requirements (WDR) program. Site B is served by a private septic system and two groundwater wells.

General Plan Map Amendment (GP13-004):

The project proposes to amend the General Plan Land Use Map on Site A from (Residential (RES) to Urban Medium Density (Urban Medium Density) which is consistent with the existing designation of the Mobile Home Property. Site B will remain as UMD (see Appendix B).

Zoning Map Amendment (Z13-006):

The project includes amending the Zoning District Map (ZDM) 055 to change the zoning on the 21.62-acre Site A from Residential Agriculture, 1.5 acre minimum (RA-1.5) to Multi-Family Medium Density--with the Mobilehome Community and Planned Development Combining Districts (R2-MH-PD) (see Appendix C). Under this change the application proposes to retain Site A's existing density of 14-units allowed by the current RA zoning designation and increase the density by 36-units for a total density of 50-units, plus an additional 12-units, which is the equivalent of a 25% density bonus allowed by the County Code for a total of 62-mobile home units. The zoning on Site B is proposed to be changed from R2 to R2-X (Medium Density Residential with the Subdivision Limitation Combining District). At 6.22-acres Site B has existing density of 37-units under the R2 zoning designation. This proposal would retain 1-unit of density on Site B, which is consistent with the established use of the site and downzone the site by 36-units through the addition of the X Combining District which restricts any further subdivision (or increased density) of Site B. The purpose of adding the X Combining District to Site B is to ensure that there is only a minimal increase in density in this region of Nevada County, as Site A and Site B are in the vicinity of one another and are in the same Tax Area.

Oak Tree Management Plan (MGT14-003):

The project includes the consideration of a Management Plan is proposed to address the potential impacts the project may have on the landmark oak grove located within the designated open space and for the removal of one landmark black oak (*Quercus kelloggii*) tree that is located within the Site A that is to be developed with the Forest Springs Mobilehome Community Phase IV expansion.

Use Permit (U13-008):

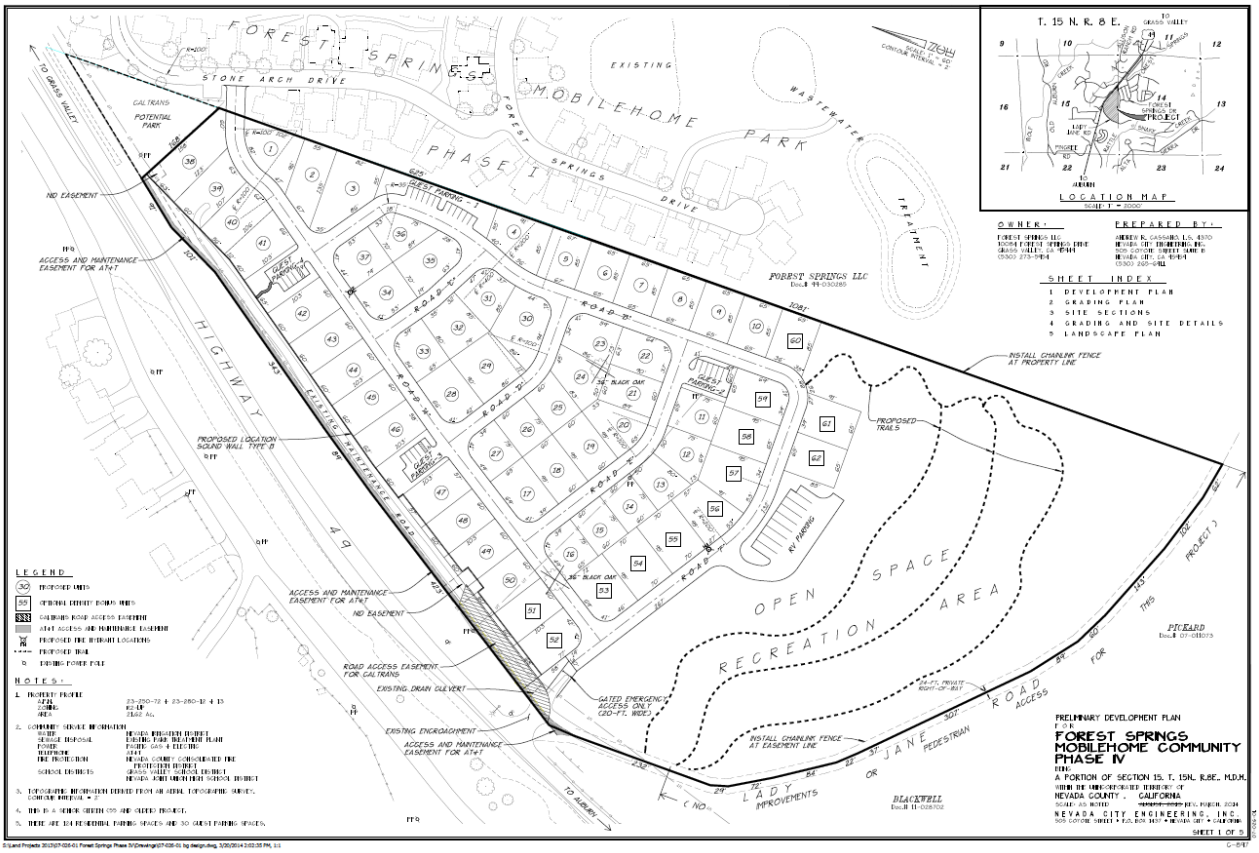
Finally, the project includes a Use Permit proposing to construct 62 age restricted mobile home rental spaces and related amenities within Site A as the Phase IV addition to the existing Forest Spring Mobilehome Community as shown on the site plan (Figure 1).

The Phase IV Expansion project is designed to be similar to Phase III of the existing Forest Springs Mobilehome Community. The minimum space frontage will be 60 feet with an average depth of 85 feet. The street sections are planned at 28 feet wide from back of curb to back of curb. Four parking areas are planned with a total of 30 guest spaces. The parking areas are distributed throughout the phase to allow for easy guest access to all the units. A designated parking area for recreational vehicles is also included in the project which is consistent with the existing development.

Preliminary landscaping plans have been prepared for the parking areas. The landscape is designed to have low water consumption needs, to be easily maintained, and to provide for year-round interest while softening views into the parking areas. As with the previous three phases, future Phase IV tenants will be required to install and maintain landscaping within their individual spaces after their home has been moved into the site.

An area of designated open space area comprising of approximately 8.3 acres is situated on the southernmost portion of Site A, which contains existing landmark oak groves. The project proposes to utilize the designated open space for required oak tree mitigation measures, sensitive environmental resource mitigation area, pedestrian trails and a stormwater detention swale. Additionally, areas of steep slopes over 30% are located in the designated open space area.

Figure 1
Forest Springs Mobilehome Community Phase IV Expansion – Site Plan



Other Permits that may be Necessary:
Based on initial comments received, the following permits or modification to existing permits may be required from the designated agencies:

1. Grading permits – Nevada County Building Department
2. NPDES Permit – Central Valley Regional Water Quality Control Board
3. Building Plans – Nevada County Building Department
4. Dust Control Plan – Northern Sierra Air Quality Management District
5. Modification to the Mobilehome Community Permit to Operate – State Department of Housing and Community Development
6. Modification to the Waste Discharge Requirements (WDR 88-106) permit – Central Valley Regional Water Quality Control

Relationship to Other Projects:
At the current time there is no direct relationship to any other development project proposed by this applicant. However, two applications have been submitted to the Planning Department that should be noted as having an association with the propose Forest Springs Mobilehome Community Phase IV Expansion project. An application for a voluntary merger (NOM14-003) was approved that includes the three Assessor's Parcels that formerly comprised Site A of this project. Also, a pre-consultation application was received, and recently processed, to review the feasibility of potential commercial uses for Assessor's Parcel Number 23-610-04. This parcel, also owned by Forest Springs LLC, is located north of the project site at the SR 49/La Barr Meadows intersection. The current zoning is Highway Commercial (CH).

SUMMARY OF IMPACTS AND PROPOSED MITIGATION MEASURES

Environmental Factors Potentially Affected: All of the following environmental factors have been considered. Those environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation" as indicated by the checklist on the following pages.

✓	1. Aesthetics	__	2. Agriculture / Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources	✓	6. Geology / Soils
__	7. Greenhouse Gas Emissions	__	8. Hazards / Hazardous Materials	✓	9. Hydrology / Water Quality
__	10. Land Use / Planning	__	11. Mineral Resources	✓	12. Noise
__	13. Population / Housing	__	14. Public Services	__	15. Recreation
__	16. Transportation / Circulation	✓	17. Utilities / Service Systems	__	18. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures:

1. AESTHETICS

Mitigation Measure 1A. Planting of Trees along the Interior of the Sound Wall. The applicant will submit a revised landscaping plan in accordance with Land Use and Development Code L-II 4.2.7 that includes the planting of the appropriate tree species, to be approved by the Planning Department, along the interior of the sound wall which is at the rear boundary line of mobilehome park spaces 38-52. The tree species shall have a potential height which exceeds the height of the sound wall by a minimum of 5 feet. The required trees may not be removed unless identified by a qualified professional as being in a hazardous condition presenting immediate danger to health and property. The following measures shall be implemented for the landscaping plan:

1. One tree shall be planted at the rear boundary of mobilehome lots 38, 39, 49, and 50.

2. Two trees shall be planted, evenly spaced, at the rear boundary of mobilehome lots 40-48, 51, and 52.

Timing: *Prior to Issuance of the Grading Permits or Improvement Plans*
Reporting: *Approval of the Grading Permit or Improvement Plans*
Responsible Agency: *Planning Department*

3. AIR QUALITY

Mitigation Measure 3A. Reduce Short-term Air Quality Impacts. Prior to the approval of any grading and building permits, to reduce impacts of short-term construction, all future development

permits shall comply with the following standards to the satisfaction of the NSAQMD, which shall be noted on all construction plans:

1. Due to the close proximity of the project to sensitive receptors, alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.

2. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.

3. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust form leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

4. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.

5. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.

6. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

7. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.

8. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.

9. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

10. If serpentine or ultramafic rock is discovered during grading or construction the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.

Timing: *Prior to Issuance of the Grading Permits or Improvement Plans*
Reporting: *Approval of the Grading Permit or Improvement Plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3B. Dust Control Plan. Prior to clearing, grading or other soil disturbance, a Dust Control Plan must be submitted to, and approved by, the Northern Sierra Air Quality Management District.
Timing: *Prior to Clearing, Grading or Other Soil Disturbance*
Reporting: *Approval of the Grading Permit or Improvement Plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

4. BIOLOGICAL RESOURCES

Mitigation Measure 4A. Avoid Impacts to Nesting Raptors and Migratory Birds. This project shall avoid impacts to potentially nesting raptors and migratory birds by scheduling such activities for the non-breeding season (March 1– August 31). The following measures shall be implemented to protect nesting birds and shall be noted on the grading and construction plans for this project:

1. Tree removal shall be avoided during the breeding season (March 1 – August 31)

   Alternatively, the developer could initiate pre-construction surveys, conducted to verify that the construction zone area and those trees designated for removal do not support nesting migratory birds. In this alternative, the following measures shall be implemented to protect nesting birds and shall be shown on the proposed grading and construction plans for this project:

2. If tree removal must occur during the nesting season, surveys for nesting raptors and migratory birds are required prior to any construction-related activities or other site disturbances initiated during the breeding season (March 1 – August 31). These surveys should be accomplished within 7 days prior to commencement of grading activities.

3. An additional survey may be required if periods of construction inactivity (e.g., gaps of activity during grading, vegetation removal) exceed a period of three weeks, an interval during which bird species, in the absence of human or construction-related disturbances, may establish a nesting territory and initiate egg laying and incubation.

4. Should any active nests or breeding areas be discovered, a buffer zone (protected area surrounding the nest) and monitoring plan, if needed shall be developed, Nest locations shall be mapped and submitted along with a report stating the survey results, to the Planning Department within one week of survey completion. A qualified wildlife biologist shall monitor the progression of reproductive states of any active nests until a determination is made that nestlings have fledge and that a sufficient time for fledging dispersal has elapse; construction activities shall be prohibited with in the buffer zone until such determination is made.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4B. Protect Landmark Oak Grove from Construction Impacts. To avoid accidental harm to the preserved Landmark Oak Grove during construction of the drainage swale, the following mitigation measure shall be implemented during the construction phase of the development:

1. Establish the Landmark Oak Grove and the one identified Landmark Oak Tree as Environmentally Sensitive Areas (ESAs) during construction. The boundary of the oak ESA shall be established as the dripline of the oaks or oak groves and delineated on the ground with temporary construction fencing and shown on all improvement, building and grading permit site plans.

2. Plans and specifications shall clearly state protection procedures for the Landmark Oak Grove that will be preserved on the project site. These specifications should also require contractors to stay within designated work areas. For the construction of the detention swale, an ingress/egress route should be designated for travel by heavy construction equipment moving to and from the site.

3. If possible, do not disturb the Protected Root Zone (PRZ) of trees to be preserved. The PRZ is defined by its "critical root radius," and it is a more accurate measure than the drip line for determining the adequate protection area for trees growing in forests or those with narrow growth habits. To calculate critical root radius, measure the tree's diameter at breast height (DBH), which is 4.5 feet above the ground. Measure in inches, and for each inch, allow for 1 to 1.5 feet of critical root radius. High visibility fencing shall be installed around the PRZ of any tree or cluster of trees with overlapping canopy that are identified on an approved grading plan as needing protection. Fencing should be four-feet high and bright orange with steel t-posts spaced 8 feet apart. Do not grade, cut, fill or trench within the PRZ.

4. No vehicles, construction equipment, mobile offices, or materials should be parked or located within the Landmark Oak Grove.

5. Soil surface removal greater than one foot shall not occur within the driplines of oaks to be retained. No cuts or trenching shall occur outside of the designated construction area for the detention swale.

6. Soils from the excavation for the detention swale will be removed immediately from the area and not stored within the Landmark Oak Grove.

7. Paving should not be placed within the dripline of oaks to be retained, except for those trees marked for mitigation.

8. No irrigation or ornamental plantings requiring irrigation shall be installed within the Landmark Oak Grove or the perimeter area of the detention swale.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4C. Management of Landmark Oak Grove. The developer shall fulfill the recommendations of the March 5, 2014 Management Plan and Addendum for the Forest Springs Mobilehome Community, prepared by Costella Environmental Consulting (MGT14-005). This fulfillment shall be representative of the identified 5-acre Landmark Oak Grove located within the 8.3-acres of designated open space. Said fulfillment shall incorporate the Management Plan (Section 4.1) including active management and fuels reduction, recommended procedure for pruning oak trees, and on-going selective thinning of trees.
Timing: *Prior to issuance of Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4D. Oak Tree Replacement. To compensate for direct, indirect and cumulative impacts to oaks, every black oak tree removed within the identified Landmark Oak Grove and the one identified Landmark Oak to be removed within the development area, shall be mitigated at a ratio of 3:1 through oak tree replacement plantings on Assessor's Parcel 23-230-23 or on a site otherwise approved by the Planning Director. To ensure thorough implementation of this mitigation measure the developer shall submit the following:

1. A revised landscape plan showing the location of the replacement oaks onsite; and

2. A revised, or additional, management plan that provides for the long-term maintenance of the replacement black oaks.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4E. Replacement Oak Planting Protocol. The following measures will be taken to ensure the maximum survival rate of replacement black oak tree plantings:

1. Only containerized stock grown from a local nursery will be used for oak tree replacement. Containerized stock must be inspected prior to planting to ensure health; stock determined to be root bound or in poor health will not be used in the planting effort.

2. No replacement oak trees shall be planted within 15 feet of the driplines of existing oak trees on the onsite or offsite mitigation areas, or within 15 feet of a building or other existing development.

3. Planting sites will be identified based on the suitability of the soil, slope, aspect, and micro-habitat. These locations shall be flagged by a certified arborist prior to planting.

4. Plantings shall be made in the late fall or early winter to permit plant establishment in the cool months and maximize survival of the plantings.

5. Water basins made of loose soil shall be built around the outside of the root ball of each planting.

6. Periodic removal of competing vegetation will be required until plantings are well-established. Integrated Pest Management (IPM) removal techniques will be followed, which will typically require that removal be completed manually, unless otherwise approved by the project arborist.

Timing: *Prior to final inspection of Grading Permits or Improvement Plans*
Reporting: *Agency Final of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4F. Implement Noxious Weed Management Measures. To prevent the inadvertent spread of noxious weeds the following measures shall be implemented:

1. Flag all populations of Scotch broom with 5 or more plants and show these areas on all improvement, building and grading site plans.

2. To avoid spreading the seed bank through the contamination of graders and other equipment working within the infestation, the flagged Scotch broom populations should be avoided whenever possible.

3. If flagged populations of Scotch broom cannot be avoided, the seed contaminated soil will be disposed of in a local landfill according to the guidelines from the local Agricultural Commissioner. To remove the seed contaminated soil, the upper few inches of soil will be scraped within and around the infestation, pile, and covered with heavy duty black plastic to heat-treat the seeds until removed for disposal. Alternatively, seed contaminated soil may be retained onsite to be used on the 13-acres of developed land area with no contaminated soil being used for off-site purposes or within the designated open space.

4. All vehicles and equipment working in the infested areas shall clean tires, tracks and undercarriages of seed and plant parts before leaving the property.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*

Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4G. Provide Copies of Permit Conditions/Mitigation Measures to Contractors. To ensure that proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other permit, the developer shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction. The contractor or a designated crew supervisor shall be on site during any constructions and shall be completely familiar with the required mitigation measures.
Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4H. Pathway Location, Construction and Maintenance. To ensure that the proposed pathways are located, constructed and maintained in a way to not further impact the Landmark Oak Grove within the designated open space, the following measures shall be implemented:

1. Prior to the issuance of any development permits, the developer shall submit a revised Fuels Reduction and Open Space Maintenance Plan with trail location, construction and an ongoing maintenance program for the proposed pathways.

2. The proposed pathways shall follow the design guidelines established by the Western Nevada County Non-Motorized Recreation Trails Master Plan. Specifically, the proposed pathways shall meet the design standards for a single-use pedestrian trail.

3. Wherever possible, pathways shall be located within existing areas of disturbance. The main portion of the pathway system shall be located within the area of disturbance that will occur as a result of the construction of the drainage detention swale.

4. If further ground disturbance or tree removal is required as a result of pathway construction, an addendum to the existing Management Plan will be required which may warrant further environmental review.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Encountering Subsurface Cultural Resources. All equipment operators and employees involved in any form of ground disturbance shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for each phase of this project.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*

Responsible Agency: *Planning Department*

Mitigation Measure 5B. Discovery of Paleontological Resources. If paleontological resources are discovered during earthmoving activities at the project site a qualified paleontologist will be retained by the developer to monitor construction activities within areas of paleontological sensitivity. All work shall stop in the general vicinity of the find until the paleontologist indicates it is clear. A note to this effect shall be included on the grading and construction plans for this project.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

6. GEOLOGY AND SOILS

Mitigation Measure 6A. Determining Presence of Expansive Clay Soil. The scope of future, design-level geotechnical investigations at the site will include the excavation of exploratory trenches and laboratory testing to determine the presence of potentially expansive soil and derive project specific mitigation.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department*

Mitigation Measure 6B: Clearing and Grading.

1. Clearing and Grubbing: Areas proposed for fill placement, paved areas, and building pads should be cleared and grubbed of vegetation and other deleterious materials as described below:
    a. Strip and remove organic surface soil containing shallow vegetation and any other deleterious materials. Organic soil can be stockpiled onsite and used in landscape areas but is not suitable for use as fill. The actual depth of stripping may vary across the site. Areas of deeper organic surface soil may be encountered in drainage swales and low lying areas.
    b. Over excavate any loose fill, debris and /or other onsite excavations to underlying, competent material. Possible excavations include exploratory trenches, glory holes. Mantles or soil test pits, tree stump holes and abandoned drainage improvements.
    c. Remove rocks greater than 8 inches in greatest dimension (oversized rock) by scarifying to a depth of 12 inches or to resistant weathered rock, if shallower, in proposed building pads and areas to support pavement, slabs-on-grade, and other flatwork. Oversized rock should be placed in deep fill per the recommendations of the project geotechnical engineer, stockpiled for later use in landscape areas, drainage features, or stacked walls, or placed outside areas of proposed improvements.
    d. Vegetation, tree stumps and exposed root systems, and any other deleterious materials and oversized rocks no used in landscape areas should be removed form areas of proposed improvements.

2. Preparation for Fill Placement: Upon completion of site clearing, grubbing and over excavation, the exposed native soil should be observed by the project geotechnical engineer prior to placement of fill at the project site. Fill placed on the slopes steeper than 5:1, H:V, should be benched and keyed into the existing slope to allow placement of fill in horizontal lifts.

3. Fill Placement: Fill should be placed according to the following guidelines:
    a. Material used for fill construction should consist of uncontaminated predominantly granular, non-expansive native soil or approved import soil. Rock used in fill should be no larger than 8 inches in diameter. Rocks large than 8 inches are considered oversized material and should

be place in deep fill per the recommendations of the project geotechnical engineer, stockpiled for use in landscape areas or rock walls, or removed from the site.

b. Imported fill material should be predominantly granular, non-expansive and free of deleterious or organic material.
c. Potentially expansive clay soil, if encountered, is typically not suitable for use in building pads or beneath pavements without mitigation. Options to mitigate potentially expansive soil include over excavation and replacement with predominantly granular soil, mixing with suitable material, project specific moisture conditioning and compaction specifications, and the use of mitigative foundation design.
d. Fill should be uniformly moisture conditioned and placed in maximum 8-inch thick loose lifts (layers) prior to compacting.
e. The moisture content, density and relative compactions of fill needs to be confirmed by routine testing and observation during placement.

4. Slope Grading:
   a. Cut and fill slopes should generally be no steeper than 2:1, H:V. Based on our experience in the area, steeper cut slopes gradients will be feasible in areas that have significant rock structure. Steeper cut slope gradients must be verified based on results of laboratory testing and observation of slope conditions. Steeper fill slope gradients may be feasible with the use of geotextile reinforcement, increased compaction specifications, or the use of rock buttressing or facing.
   b. Fill slopes should be constructed by overbuilding the slope face then cutting it back to the design slope gradient. Fill slopes should not be constructed or extended horizontally by placing soil on an existing slope face and/or compacted by track walking.
   c. Benching during placement of fill on an existing slope must extend through loose surface soil into firm material, and be performed at intervals such that no loose soil is left beneath the fill.

5. Excavation: Rock outcrops have been observed onsite. These areas of moderately or slightly weathered rock can be difficult to excavate with conventional grading equipment during grading or trenching. Pre-ripping, blasting, or splitting may be required in these areas. The scope of future design-level investigations should include excavation of exploratory trenches along proposed road and utility trench alignments to allow for observation of subsurface soil and rock conditions.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department*

Mitigation Measure 6C. Limits on the Grading Season. Grading plans shall include the time of year for construction activities. No grading shall occur after October 15 or before May 1 unless the Chief Building Inspector or his/her authorized agent determines project soil conditions to be adequate to accommodate construction activities.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department*

Mitigation Measure 6D. Erosion and Sediment Control. Prior to issuance of grading permits or improvement plans for all project related grading including road construction and drainage improvements, said permits or plans shall incorporate, at a minimum, the following erosion and sediment control measures:

1. Erosion Control: Best Management Practices (BMP's) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. Graded portions of the site should be seeded following grading to allow vegetation to become established prior to and during the rainy season. In addition, grading which results in greater than one acre of soil disturbance or in sensitive areas may require a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements and include the implementation of BMP's for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control. At minimum, the following controls should be installed prior to and during grading to reduce erosion:
    a. Prior to commencement of site work, fiber rolls should be installed down slope of the proposed area of disturbance to reduce migration of small rocks from the site.
    b. Soil exposed in permanent slope faces should be hydroseeded or hand seeded/strawed with an appropriate seed mixture compatible with the soil and climate conditions of the site as recommended by the Nevada County Resource Conservation District or other local agency.
    c. Following seeding, jute netting or erosion control blankets should be placed and secured over graded slopes steeper than 2:1, H:V, to keep seeds and straw from being washed or blown away. Tackifiers or binding agents may be used in lieu of jute netting.
    d. Surface water drainage ditches should be established as necessary to intercept and redirect concentrated surface waters away from cut and fill slope faces. Surface waters should not be directed over slope faces. The intercepted water should be discharged into natural drainage courses or into other collection and disposal structures.
    e. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department*

Mitigation Measure 6E: Slope Management Plan. Based on the presence of steep slopes within the project area, a Management Plan will be required for any ground disturbance that encroaches into slopes exceeding 30%.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 6F: Closure of Nearby Mining Features. If onsite mining features are located near proposed development areas, the mining features must be physically closed in accordance with recommendations developed as part of the design-level geotechnical investigation. Shallow mining excavations are typically excavated to reveal underlying competent native soil and rock, and then backfilled with engineered fill. Deeper features are commonly plugged with concrete of foam in accordance with an engineered plan and under the oversight of the Nevada County Building Department.
Timing: *During Construction*
Reporting: *Agency Final of Permits*
Responsible Agency: *Building Department*

9. HYDROLOGY/WATER QUALITY

Mitigation Measure 9A. Obtain Appropriate Stormwater Permit. The construction and grading permits shall comply with the applicable NPDES regulations. Obtain a General Permit for Storm Water Discharges Associated with the construction activity. Grading plans shall include verification that an

NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Central Valley Regional Water Quality Control Board*

Mitigation Measure 9B. Subsurface Drainage: If grading is performed during or immediately following the rainy season, seepage will likely occur. If groundwater or saturated soil conditions are encountered during grading, it is anticipated that dewatering may be possible by gravity or by temporary installation of sump pumps in excavation.

1. Control of subsurface seepage at the base of fill areas can typically be accomplished by placement of an area drain. Underlying saturated soil is typically removed and replaced with free draining, granular drain rock enveloped in geotextile fabric to an elevation above the encountered groundwater. Fill soil can be placed over the granular rock. The project geotechnical engineer shall review proposed drainage improvements with regard to the site conditions prior to construction.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department*

Mitigation Measure 9C. Surface Drainage. Proper surface water drainage is important to the successful development of the project. The following measures are typically adopted to reduce surface water drainage patterns:

1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs-on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations will be provided in a design-level geotechnical report.

2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material.

3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations.

Timing: *Prior to issuance of grading or improvement permits.*
Reporting: *Approval of the Project Improvement Plans*
Responsible Agency: *Department of Public Works*

Mitigation Measure 9D. Avoid Increased Stormwater Runoff. Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in substantial compliance with the design and analysis provided in the project specific Revised Preliminary Drainage Report dated December 2014, which is to be kept on file with the Department of Public Works. Additionally, measures shall be incorporated into the improvement plans that reduce the offsite drainage flows to pre-project conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps.
Timing: *Prior to issuance of grading or improvement permits.*

Reporting: *Approval of the Project Improvement Plans*
Responsible Agency: *Department of Public Works*

12. NOISE

Mitigation Measure 12A. Construction of Noise Barriers. To comply with the noise criteria that are established by the Nevada County General Plan Noise Element and Land Use and Development Code Section L-II 4.1.7, the following construction practices shall be included in the project design:

1. In order to comply with the 60 dBA Ldn noise level standard, a property line barrier 7-feet in height shall be required along the western property lines of Spaces 42 through 52 (including the parking area), and increasing to 8 feet in height from Spaces 38 through 41.

2. In order to comply with the conditionally acceptable exterior noise level standard of 65 dBA Ldn and block the line of sight to all noise sources, a barrier height of 6 feet shall be required along the remainder of the western property line/project boundary south to Lady Jane Road.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 12B. Limits on the Hours of Construction Activities. To offset the adverse impacts associated improvements including grading, road construction and vegetation clearance on surrounding residential properties, the hours of operation for construction activities shall be limited to the hours of 7:00 am. to 7:00 p.m., Monday through Friday. Grading and improvement plans shall reflect the limited hours of operation.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 12C. **Location of Fixed Equipment During Infrastructure Construction.** Fixed construction equipment, including compressors and generators, shall be located as far as feasibly possible from residential properties. All noise-generating tools shall be shrouded or shielded, and all intake and exhaust ports on power construction equipment shall be muffled or shielded.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

17. UTILITY/SERVICE SYSTEMS

Mitigation Measure 17A. Verification of Wastewater Disposal and Treatment Capacity.

1. Prior to the issuance of a grading permit for the project, the owner shall obtain the following:
    a. Written acknowledgement form the Central Valley Regional Water Quality Control Board that an expansion can be completed without updating the Waste Discharge Requirements, or;
    b. Acknowledgement of a completed Report of Waste Discharge if updated Waste Discharge Permits are required.

Timing: *Prior to Issuance of the Grading Permits*
Reporting: *Approval of the Grading Permit*
Responsible Agency: *Planning Department*

INITIAL STUDY AND CHECKLIST

Introduction

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration is to be prepared. If an EIR is determined to be necessary based on the conclusions of the Initial Study, the checklist is used to focus the EIR on the effects determined to be potentially significant. This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows.

- **No Impact**: An impact that would result in no adverse changes to the environment.

- **Less than Significant Impact**: An impact that is potentially adverse but does not exceed the thresholds of significance as identified in the impact discussions. Less than significant impacts do not require mitigation.

- **Less than Significant with Mitigation**: An environmental effect that may cause a substantial adverse change in the environment without mitigation, but which is reduced to a level that is less than significant with mitigation identified in the Initial Study.

- **Potentially Significant Impact**: An environmental effect that may cause a substantial adverse change in the environment; either additional information is needed regarding the extent of the impact to make the significance determination, or the impact would or could cause a substantial adverse change in the environment. A finding of a potentially significant impact would result in the determination to prepare an EIR.

1. AESTHETICS

Existing Setting: Aesthetic values in Nevada County include the extraordinary scenic quality of its natural resources as well as the aggregate appearance of all structures in the cities and outlying areas. General Plan policy calls for promoting and providing for aesthetic design in new development that reflects existing character.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in demonstrable, negative, aesthetic effects on scenic vistas or views open to the public?			✓		A, 17
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
e. Create a visually incompatible structure within a designated historic district?				✓	18

Impact Discussion 1a-b: The project is consistent with the Aesthetics Element (Chapter 18) requiring care in approving and designing projects within view of SR 49. For Site A, the view of the project will

resemble surrounding views, which include vacant lands, rural residential homes and mobilehome parks. Recently, Caltrans constructed sound walls in this vicinity of the highway corridor as part of the SR 49/La Barr Meadows widening project. These sound walls block the view of Project Site A and reduce highway noise along the frontage of the area located in the northwestern portion of the area proposed for residential development.

For the remainder of the area of Site A to be developed, a new sound wall is proposed as part of the project that will visually screen the 62 new residential units from view. The new sound wall will consist of solid fencing that will be of similar design and materials as the existing sound walls constructed along SR 49 by Caltrans. Additionally, the Caltrans project included landscaped berms that separate the project from the highway. The landscaping will soften views of the solid fencing over time as the trees and shrubs grow. The new sound will be constructed along the eastern edge of the maintenance easement which fronts SR 49 north from Lady Jane Way. Views to the area of designated open space, located at the southern portion of the project site past Lady Jane Way, will remain unobstructed from SR 49.

Project development will not result in a demonstrable change to the existing land use character when compared to the adjacent and surrounding areas. Adverse impacts on the scenic vistas and the views open to the public would be ***less than significant,*** and no mitigation is required.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any aesthetic impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 1c: The County's General Plan policy calls for promoting and providing for aesthetic design in new development, which reflects existing character. General Plan Policy 1.5.5 strongly encourages project clustering to protect both the sensitive resources within the project boundaries as well as to provide for larger open space visual buffers. As such, the proposed design of the subdivision utilizes a clustered design and the retention of open space. Additionally, the sound wall will shield the view of the 62 residential units from view from SR 49.

As a result of this project, some adverse impacts on the visual character of the local area could occur from the removal of all vegetation from the 13- acres of Site A to be developed for the expansion of the Mobilehome Park. Specifically, the removal of approximately 556 trees including 97 black oaks, 13 cedars, with the remainder of the trees consisting of Douglas fir, Ponderosa pine and sugar Pine. The clearing of these trees could potentially result in the degradation of the existing visual quality of the site. With the incorporation of Mitigation Measure 1A, a landscaping buffer along the interior of the new sound wall will contain trees to lessen the impact of the loss of the 556 trees located within the developed residential area. Furthermore, the views of the area designated as open space, located at the southern portion of Site A will remain unchanged. Therefore, the potential impacts of this project can be mitigated to a less than significant level. Mitigation Measure 1A requires additional landscaping along the western edge of the developed area adjacent to the sound wall to soften the aesthetic impacts of the development and construction of the sound wall. The landscaping at the rear, or western boundaries, of mobilehome park spaces 38-52 will require the planting of the appropriate tree species of a height to exceed the height of the sound wall. With the incorporation of Mitigation Measure 1A, the potential aesthetic impacts of this project can be mitigated to a ***less than significant impact with mitigation***.

No further development is expected to occur on Site B as part of this project. Therefore, aesthetic impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 1d: The project could result in increased nighttime light amounts on Site A as a result of the addition of 62 residential. Lighting within the project will be installed in accordance with the applicable requirements set forth in the MPA which requires an average of two-tenths (2/10)

horizontal foot candle of light the full length of all roadways and walkways within the Mobilehome Park during the hours of darkness. Other lighting will consist of low lighting with filaments shaded from surrounding properties. Beyond project lighting, there will be standard residential entry and normal illumination of the occupied units. These types of impacts should be less than significant. Overall, light and glare impacts from the proposed project would be ***less than significant***, and no mitigation is required.

No further development is expected to occur on Site B as part of this project. Therefore, aesthetic impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 1e: ***No Impact.*** There is no special historic zoning designation in place at or near Site A or Site B. The proposed project will result in an impact to any designated historic areas. No mitigation is required.

Mitigation and Residual Impact: To offset potentially adverse aesthetic impacts associated with the proposed activities on site, the following mitigation measure shall be required:

Mitigation Measure 1A. Planting of Trees along the Interior of the Sound Wall. The applicant will submit a revised landscaping plan in accordance with Land Use and Development Code L-II 4.2.7 that includes the planting of the appropriate tree species, to be approved by the Planning Department, along the interior of the sound wall which is at the rear boundary line of mobilehome park spaces 38-52. The tree species shall have a potential height which exceeds the height of the sound wall by a minimum of 5 feet. The required trees may not be removed unless identified by a qualified professional as being in a hazardous condition presenting immediate danger to health and property. The following measures shall be implemented for the landscaping plan:

1. One tree shall be planted at the rear boundary of mobilehome lots 38, 39, 49, and 50.

2. Two trees shall be planted, evenly spaced, at the rear boundary of mobilehome lots 40-48, 51, and 52.

Timing: *Prior to Issuance of the Grading Permits or Improvement Plans*
Reporting: *Approval of the Grading Permit or Improvement Plans*
Responsible Agency: *Planning Department*

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: According to the California Department of Conservation Important Farmlands Maps (2010) the project site does not contain any land zoned as agricultural or considered to be Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Project Site A is designated as being Other Land (21.62 acres) and Project Site B is designated as both Urban and Built-Up Land (2.0 acres) and Other Land (4.22 acres). The project site does not contain any land within a Williamson Act contract, nor is the parcel within a Timberland Production Zone. Historically, the property may have been logged at one time.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection, to non-agricultural use?				✓	A, M, P, 7, 19
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A, 18
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production Zone (per Section L-II 2.3.C of the Nevada County Land Use and Development Code)?				✓	A, 18
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	N
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, M, N, P, 7, 19

Impact Discussion 2a-c: ***No Impact.*** Neither project site is identified by the California Department of Conservation's Farmland Mapping and Monitoring Program as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As a result, no conversion of Farmland will result from this project. The project sites are not zoned as agricultural or under a Williamson Act contract or located within a Timberland Production Zone due to the lack of substantial timber resources on site. No mitigation is required.

Impact Discussion 2d: ***No Impact.*** Both project sites are located in the foothill region of the Sierra Nevada Mountains. Site A is comprised of dry, mostly flat terrain with a vegetation community for the northern portion characterized as an oak woodland and low-elevation montane forest. There is an area of approximately 8-acres on site with a south-slope orientation that is mostly comprised of black oaks that will be designated as open space as a result of the project. Vegetation on the remainder of Site A is composed mostly of lower elevation conifers including Ponderosa pine, sugar pine, and some incense cedar and Douglas fir which are sparse and scattered due to a thick understory brush layer. Due to the lack of substantial timber resources on site, the proposed project will have not have an impact on significant timber resources. No mitigation is required.

Impact Discussion 2e: ***No Impact.*** The project does not involve other changes to the existing environment that could result in the conversion of Farmland to non-agricultural uses or conversion of forest land to a non-forest use. No mitigation is required.

3. AIR QUALITY

Existing Setting: Nevada County is located in the Mountain Counties Air Basin. The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State

and Federal air quality standards have been established for specific "criteria" air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. In addition, there are State standards for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. State standards are called California Ambient Air Quality Standards (CAAQS) and federal standards are called National Ambient Air Quality Standards (NAAQS). NAAQS are composed of health-based primary standards and welfare-based secondary standards.

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

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

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine exist in several locations in Nevada County, mainly in the western half. Disturbance of this rock and nearby soil can result in the release of microscopic cancer-causing asbestos fibers into the air, resulting in potential health and safety hazards.

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

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

Impact Discussion 3a: Based on comments provided by the Northern Sierra Air Quality Management District (NSAQMD), the use of an air emissions model and comparison with thresholds of significance for the project was not used because comparable projects have been found to be in the "less-than-significant-with mitigation" range. The project is designed to be consistent with the policies of the Air Quality Element (Chapter 14) by implementing the following the standards and mitigation measures of the Northern Sierra Air Quality Management District during construction:

- Project roadways are wide enough to support safe pedestrian use and the existing Mobilehome Park traffic is extremely light, encouraging safe, non-motorized travel between mobile home sites.

- The project is adjacent to lands zoned for future retail development at the intersection of SR 49 and LaBarr Meadows Road which could reduce future vehicle trips should the commercial site be developed.

The development of Site A could create air emissions associated with the habitation of 62 age restricted residential units as stationary sources (associated with the propane gas use, electricity, landscape equipment, etc.) and mobile sources associated with the vehicle use. Implementation of the proposed project would result in approximately 228 one-way vehicle-trips each day. Other than the project construction activities, the long term project-related emissions would not exceed the NSAQMD regional emissions thresholds for all the analyzed pollutants. Consequently, the proposed project's operational air quality impact is considered less than significant. No mitigation measures are necessary.

Short-term project construction activities on Site A could have the potential of generating dust and potentially smoke impacts on the ambient air quality within the local area. The Northern Sierra Air Quality Management District (NSAQMD) recommends that the short-term construction impacts can be ***mitigated to a less than significant level*** by the incorporation of Mitigation Measures 3A, which requires the use of appropriate dust and smoke control methods during construction.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any impacts to air quality associated with Site B are unlikely to occur as result of the proposed project.

Impact Discussion 3b: Nevada County has one known air quality problem: PM10. The common source for PM10 violations in the winter is from inefficient wood burning devices. Manufactured homes are built to the Manufactured Home Construction and Safety Standards (HUD code) established by the U.S. Department of Housing and Urban Development (HUD). For manufactured homes, the HUD code sets the manufactured home industry standards that establish construction and design standards, including energy efficiency requirements that would apply to wood burning and gas heating devices. HUD code allows only approved wood burning devices may be installed in manufactured homes. These devices must meet the same residential standard that all newly constructed residential structures have to meet.

Therefore, the potential for this project to violate any air quality standards would be ***less than significant***, and no mitigation is required for Site A.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any air quality impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 3c: Although Site A is located adjacent to the SR 49 corridor; this specific portion of the transportation route has not been associated with acutely hazardous air emissions. For Site A, project grading can result in a temporary increase in dust levels associated with construction. Hazardous health risks related to project grading can be ***mitigated to a less than significant level*** by the incorporation of

Mitigation Measures 3B, which requires that a Dust Control Plan be submitted to the Northern Sierra Air Quality Management District prior to any ground disturbance.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any air quality impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 3d-e: See the discussion in part 3a above regarding onsite project infrastructure improvements. These improvements will require grading and excavation of the interior road system, the installation of underground utilities, installation of the fire flow system, and the associated stormwater detention facilities. Dust will be generated by grading and excavation, vegetation removal and construction activities. If improperly managed or controlled, the associated construction activities with this project may have the potential to produce off-site dust and smoke impacts depending upon the time of year and air conditions. Mitigation Measure 3A, that was previously recommended above, will also minimize the potential adverse impacts associated with dust and smoke generation to a ***less than significant with mitigation*** by requiring the implementation of dust control measures during construction.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any aesthetic impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 3f: ***No impact.*** Nevada County's 1995 General Plan, Chapter 14, contains numerous policies to protect air quality in Nevada County. The proposed development of Site A, and the subsequent residential use of the site, is not expected to violate air quality thresholds. No mitigation is required.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any aesthetic impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 3g: Most of the adverse air quality impacts will be temporary and will result from the construction activities, which can be mitigated to a less than significant level. Nevada County has one known air quality problem: PM10. The common source for PM10 violations in the winter is from inefficient wood burning devices. As previously noted, wood burning heating or cooking stoves will not be allowed within the project. As a result, the proposed development on Site A is unlikely to cumulatively contribute to PM10 non-attainment.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any air quality impacts are unlikely to occur to Site B as result of the proposed project. Therefore, the potential for this project to violate any air quality standards will be ***less than significant*** and no mitigations are required.

Mitigation & Residual Impact: To offset the potential air quality impacts associated with the project construction activities, the following mitigation measures shall be required:

Mitigation Measure 3A. Reduce Short-term Air Quality Impacts. Prior to the approval of any grading and building permits, to reduce impacts of short-term construction, all future development permits shall comply with the following standards to the satisfaction of the NSAQMD, which shall be noted on all construction plans:

1. Due to the close proximity of the project to sensitive receptors, alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed

infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.

2. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.

3. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust form leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.

4. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.

5. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.

6. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

7. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.

8. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.

9. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

10. If serpentine or ultramafic rock is discovered during grading or construction the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.

Timing: *Prior to Issuance of the Grading Permits or Improvement Plans*
Reporting: *Approval of the Grading Permit or Improvement Plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3B. Dust Control Plan. Prior to clearing, grading or other soil disturbance, a Dust Control Plan must be submitted to, and approved by, the Northern Sierra Air Quality Management District.

Timing: *Prior to Clearing, Grading or Other Soil Disturbance*
Reporting: *Approval of the Grading Permit or Improvement Plans*
Responsible Agency: *Northern Sierra Air Quality Management District*

4. BIOLOGICAL RESOURCES

Existing Setting: The site is located in the Sierra Nevada foothills in the south portion of Nevada County. This area of the county exhibits both oak woodlands and low –elevation montane forest. There is an area of approximately ±5-acres on site with a south-slope orientation that is mostly composed of black oaks *(Quercus kelloggii).* The other 16 acres on the site are composed mostly of lower elevation conifers including Ponderosa pine *(Pinus ponderosa),* sugar pine *(Pinus lambertiana),* and some incense cedar

(Calocedrus decurrens) and Douglas fir *(Pseudotsuga menziesii)*. The shrub layer consists of sticky white leaf manzanita *(Arctostaphylos viscida),* madrone *(Arbutus menziesii),* western poison oak *(Toxicodendron diversilobum),* and scotch broom *(Cytisis scoparius).* The understory of the oak woodland consists of non-native, naturalized grasses including hedgehog dog-tail grass *(Cynosurus echinatus),* ripgut brome *(Bromus diandrus), soft chess (Bromus hordeaceus),* and slender oat *(Avena fatua).*

Special-status species are legally protected under state and federal Endangered Species Acts or other regulations, or are considered sufficiently rare by the scientific community. A Natural Diversity Database search of the Grass Valley 7.5 minute U.S. Geological Quadrangle revealed no known occurrences of special-status plant or wildlife species on the project site. However, the project site is in the geographic range of many special-status plant and animal species. As such, the site has been surveyed for biological resources during the spring, summer and fall since 2012. During the surveys no special-status plant or animal species were observed at the project site. Based on the findings of the biological survey completed by Costella Environmental Consulting (August 22, 2013), suitable habitats for the identified for special-status species generally found within the geographic area are not present at the project site. The project site area does not contain any known major deer migration corridors, known deer holding areas or critical deer fawning areas. According to Nevada County General Plan, the project site is within an area designated as a Resident Deer Herd Migratory Deer Range.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓		L, 19, 20
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?			✓		L, 10, 19, 20
c. Result in a substantial reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?		✓			19, 20
d. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	10, 19
e. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓		L, 19
f Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓			A, 16, 17, 19, 20
g. Introduce any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?			✓		A, L, 19

Impact Discussion 4a & e: As a result of the proposed development on Site A, which would be associated with the Phase IV expansion of the Forest Springs Mobilehome Community, the potential exists for impacts to raptors and other migratory birds which are protected under the Migratory Bird Treaty Act to occur. Such impacts could occur on, or in the vicinity of the site through the construction activities of tree and vegetation removal, ground disturbances, heavy equipment use, and various other noises that could impact nesting birds. Therefore, the scheduling such construction activities should be planned for the non-breeding season. Mitigation Measure 4A, requiring a nesting survey prior to any disturbance to either offset or avoid impacts to potentially nesting raptors and migratory birds. With this recommendation, potential impacts on migratory birds will be ***less than significant with mitigation.***

Impact Discussion 4b: ***No impact.*** No wetlands or watercourses are located on project Site A where the proposed development is to occur. Therefore, no direct impacts to the watercourses and wetlands will occur as a result of the project development on Site A. The project is designed so no new net increase in stormwater run-off will occur as required by County policy. Although Rattlesnake Creek bisects Site B, no further development or a change in existing single-family residential use of Site B is proposed as part of this project. By way of downzoning Site B, the potential for impacts to Rattlesnake Creek from more intensive residential development will be significantly reduced. No mitigation is required.

Impact Discussion 4c & f: The proposed project will result in the removal of vegetation on approximately 13-acres of Site A. Extensive grading associated with the construction of the onsite infrastructure, internal road circulation system and building pads will result in the removal of all vegetation within the area of development. This includes the removal of approximately 556 trees including 97 black oaks, 13 cedars, with the remainder of the trees consisting of Ponderosa pine, Douglas fir, and sugar Pine. Of the 97 black oaks to be removed, one tree has been identified as a Landmark Oak Tree which by definition has a 36 inch diameter at base height (DBH).

The remaining 8-acres of the southern portion of Site A will be designated as open space that contains a 5-acre Landmark Oak Grove (LMOG). LMOGs are defined by tree canopy which measures as greater than 33 percent canopy closure throughout most of the stand. Some temporary construction disturbance will occur within the LMOG as a resulting of the construction of the storm water detention swale and pedestrian pathways. The storm water detention swale will impact about 0.85 acre of mixed conifer interspersed with some black oak. Construction of the detention swale with outlet flows will require the removal of 25 black oaks within the LMOG. None of these oaks are, by definition, Landmark Oaks; two of the oaks are 22 and 26 inches respectively, and the others range from 8 to 14 inches in diameter. There is one Landmark Oak, a black oak, situated within the western portion of the grove. This 40 inch DBH oak will not be impacted during the construction of the storm water detention swale. Furthermore, the outlet flows and other potential discharge systems will be designed and placed to the east of the Landmark Oak.

Landmark Oak Trees and LMOGs are sensitive environmental resources that are protected by Nevada County General Plan Policy 1.5.3 and the Land Use and Development Code. As a result, an Oak Management Plan (MGT14-003) has been prepared for the project to evaluate the impact of the project on defined trees with emphasis placed on the protecting groups of trees rather than individuals. As discussed in the Management Plan, mitigation for the lost functions and values of oak trees within the LMOG and the one Landmark oak, (36 inch DBH), within the proposed project will reduce both the direct and indirect impacts to this habitat to less than significant. This will be accomplished as discussed in the Management Plan and as supplemented by the avoidance measures and post-construction mitigation measures described in the Management Plan Addendum.

The recommendations of the Oak Management Plan include the Preliminary On-Site Discussion and Mitigation Analysis, Overall Health and Fire Safety, Recommended Procedure for Pruning of Oak Trees,

On-going Selective Pruning of Oak Trees, and Best Management Practices for Oak Preservation. An addendum to the Management Plan further addresses the impact of the planned construction and operation of the storm water detention swale on the LMOG which includes Impact Avoidance Measures, Protection During and After Construction of the LMOG, Post-Construction Study and Mitigation Action, Recruitment of black oak. Documentation and success criteria are included as Mitigation Measures 4B and 4C to offset the impacts on the remaining oak woodlands, and insure there will be a no further net loss of black oaks as a result of the proposed project.

Several mitigation measures will be implemented during construction of the swale in order to avoid potential direct harm to the preserved Landmark Oak Grove and to the single Landmark Oak situated within the LMOG during construction of the detention swale. These measures will also minimize indirect impacts to the preserved oaks following construction, which include identifying 5-acre LMOG and the one Landmark Oak as Environmentally Sensitive Areas (ESAs) during all phases of construction. The ESA boundaries shall be established at the drip line of the oak grove and identified on all Plans and specifications shall clearly state all the protection procedures for the oak grove that will be preserved on the project site. Furthermore, additional best management practices for oak preservation are included with the original management plan.

It is anticipated that the swale and outlet flows will mimic the overland flow regime that naturally occurs on the site at this time. The construction of the detention swale is expected to convey storm-water off-site, and should not impound water for more than 24 to 36 hours of a storm event. It is anticipated that through these modifications, the detention swale will be mimicking the pre-development drainage patterns to the greatest extent practical. It is expected that if the constructed detention drainage system is going to adversely affect the LMOG, die-off and/or deterioration will start to occur within a 5-year time frame. For this reason, mitigation measures should include a 5-year plan for inspection by an arborist/biologist of the preserved trees, including trees subject to encroachment within the drip line, for construction-related damage or other associated impacts. Trees subject to desiccation as a result of construction activities will be monitored closely. If a tree's health and/or structure have been adversely impacted by construction and the tree cannot be restored to its pre-construction condition, mitigation measures will be implemented for loss of the tree under the guidance of the arborist/biologist.

To ensure that the LMOG will not be adversely impacted by drainage conditions, such as water retention within the landscape or excess volumes of runoff from impervious surfaces of the developed area of the mobilehome park causing scouring within the grove, additional mitigation measures will be implemented to protect the LMOG resources which include a 5-year study of the impact of both the drainage and potential construction impacts on the LMOG. This study will be conducted by an arborist/biologist assessing the overall health of the LMOG and will include a quantitative monitoring of the effects of the detention swale's impacts on the LMOG's biological integrity and diversity, survival, and overall continued health. In addition, it will seek to ascertain the nature and strength of evidence of any decline in the oak populations, or any changes such as deterioration of the oaks located where water conveys across the landscape. The study will also assess the regeneration/recruitment of oaks within the LMOG.

The construction of the project will include the removal of one Landmark Oak within the area of development and the removal of 25 black oak trees for the construction of the detention swale within the LMOG will require. Nevada County Land Use and Development Code L-II 4.3.15 requires that projects that removes defined Landmark Trees or trees within a LMOG be replaced for on inch for inch replacement of the removed trees. This section of the code also highlights that loss of habitat requires restoration at a 3:1 ratio of habitat restored to habitat lost. The submitted Management Plan outlines that the project will implement the 3:1 replacement ratio for the trees removed for the construction of the drainage swale. Subsequently, the 78 new black oaks are required to be replanted to compensate for the removal of the 25 black oak trees for the construction of the drainage swale. To ensure an acceptable survival rate of the replacement oaks, which may be planted onsite on Assessor’s Parcel Number 23-230-

23 or offsite with the approval of the Planning Director, the planting protocol in Mitigation Measure 4E shall be followed.

As noted in the Biological Inventory, the shrub layer of the site contains non-native plants including invasive or noxious weed species. Invasive weeds can increase fire hazards and have adverse effects on native plant communities and the wildlife that depend on them. Several are present in the understory of the conifer and oak stands due to a long history of disturbance. Scotch broom *(Cytisus scoparius)* and Himalayan blackberry *(Rubus discolor)* are most prevalent at Site A which are considered to be noxious weed species of concern to the California Department of Food and Agriculture (CDFA). Scotch broom is of particular concern to the CDFA.

Construction activities and soil disturbance from the proposed project could result in the accidental introduction and spread of noxious weeds into areas that are currently not infested, as well as the potential spread of existing infestations into new areas off-site. The tires or undercarriages of vehicles and equipment working in infested areas can inadvertently pick up and transport noxious weed seed and/or stolons. Erosion control measures such as the use of contaminated straw bales and see can also result in the inadvertent introduction of new invasive plants to the project area, which can in turn spread into adjacent undisturbed woodlands or agricultural areas. The federal, state and local governments have identified noxious weed infestations and dispersal on private and public lands as an issue of concern, with potentially significant impacts. The accidental introduction and spread of noxious weeds in designated open space and LMOG would be considered to be an accidental and indirect project impact that requires mitigation.

The potential biological impacts to oak woodlands and unintentional spread of noxious weeds can be mitigated to a less than significant level by the incorporation of Mitigation Measure 4F. This mitigation measures requires that protection measures be implemented during the construction phase of the development to protect oak woodlands and prevent the inadvertent spread of noxious weeds.

To ensure that proper and timely implementation of all mitigation measures required for this project, well as the terms and conditions of any other permit, Mitigation Measure 4G requires that the developer distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction. The contractor or a designated crew supervisor shall be on site during any constructions and shall be completely familiar with the required mitigation measures.

As previously noted, a soft-trail pathway system is proposed within the 8-acre area of designated open space. Specific construction and maintenance information on the proposed pathways has not been provided by the applicant. To lessen both the potential construction impacts and ongoing maintenance impacts of the proposed pathways, Mitigation Measure 4H addresses the specifications, locations and maintenance issues associated with the potential impacts that these pathways may have on the LMOG.

With the incorporation of Mitigation Measures 4B, 4C, 4D, 4E, 4F, 4G and 4H, the potential impacts to biological resources that could occur as a result of the project on biological resources, including the substantial reduction in the extent, diversity, or quality of native vegetation, can be mitigated to a ***less than significant level with mitigation***.

Impact Discussion 4g: As previously discussed, the project site is considered to be an infill development site situated between the SR 49 travel corridor and the existing Forest Springs Mobilehome Community. The addition of 62 residential units will introduce additional light, noise, human presence and domestic animals to the currently vacant site. However, the clustered land development and retention of the 8-acres of managed open space will aid in continued wildlife movement on the site.

As part of the continued management of the open space, the almost impermeable shrub layer will be mostly removed which consists of Manzanita, chaparral, interspersed with non-native grasses, poison oak, and invasive Scotch broom. The infestation of these plants and lack of routine maintenance over the years has resulted in poor overall woodland health which will also reduce the high fire risk. Additionally, the open space connects to a wildlife crossing tunnel under SR 49 which provides an undeveloped wildlife travel corridor. Therefore, the anticipated project impacts on the movement of wildlife are ***less than significant.***

Mitigation & Residual Impact: To offset the potential biological impacts associated with the project, the following mitigation measures shall be required:

Mitigation Measure 4A. Avoid Impacts to Nesting Raptors and Migratory Birds. This project shall avoid impacts to potentially nesting raptors and migratory birds by scheduling such activities for the non-breeding season (March 1– August 31). The following measures shall be implemented to protect nesting birds and shall be noted on the grading and construction plans for this project:

1. Tree removal shall be avoided during the breeding season (March 1 – August 31)

Alternatively, the developer could initiate pre-construction surveys, conducted to verify that the construction zone area and those trees designated for removal do not support nesting migratory birds. In this alternative, the following measures shall be implemented to protect nesting birds and shall be shown on the proposed grading and construction plans for this project:

2. If tree removal must occur during the nesting season, surveys for nesting raptors and migratory birds are required prior to any construction-related activities or other site disturbances initiated during the breeding season (March 1 – August 31). These surveys should be accomplished within 7 days prior to commencement of grading activities.

3. An additional survey may be required if periods of construction inactivity (e.g., gaps of activity during grading, vegetation removal) exceed a period of three weeks, an interval during which bird species, in the absence of human or construction-related disturbances, may establish a nesting territory and initiate egg laying and incubation.

4. Should any active nests or breeding areas be discovered, a buffer zone (protected area surrounding the nest) and monitoring plan, if needed shall be developed, Nest locations shall be mapped and submitted along with a report stating the survey results, to the Planning Department within one week of survey completion. A qualified wildlife biologist shall monitor the progression of reproductive states of any active nests until a determination is made that nestlings have fledge and that a sufficient time for fledging dispersal has elapse; construction activities shall be prohibited with in the buffer zone until such determination is made.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4B. Protect Landmark Oak Grove from Construction Impacts. To avoid accidental harm to the preserved Landmark Oak Grove during construction of the drainage swale, the following mitigation measure shall be implemented during the construction phase of the development:

1. Establish the Landmark Oak Grove and the one identified Landmark Oak Tree as Environmentally Sensitive Areas (ESAs) during construction. The boundary of the oak ESA shall be established as the dripline of the oaks or oak groves and delineated on the ground with

temporary construction fencing and shown on all improvement, building and grading permit site plans.

2. Plans and specifications shall clearly state protection procedures for the Landmark Oak Grove that will be preserved on the project site. These specifications should also require contractors to stay within designated work areas. For the construction of the detention swale, an ingress/egress route should be designated for travel by heavy construction equipment moving to and from the site.

3. If possible, do not disturb the Protected Root Zone (PRZ) of trees to be preserved. The PRZ is defined by its "critical root radius," and it is a more accurate measure than the drip line for determining the adequate protection area for trees growing in forests or those with narrow growth habits. To calculate critical root radius, measure the tree's diameter at breast height (DBH), which is 4.5 feet above the ground. Measure in inches, and for each inch, allow for 1 to 1.5 feet of critical root radius. High visibility fencing shall be installed around the PRZ of any tree or cluster of trees with overlapping canopy that are identified on an approved grading plan as needing protection. Fencing should be four-feet high and bright orange with steel t-posts spaced 8 feet apart. Do not grade, cut, fill or trench within the PRZ.

4. No vehicles, construction equipment, mobile offices, or materials should be parked or located within the Landmark Oak Grove.

5. Soil surface removal greater than one foot shall not occur within the driplines of oaks to be retained. No cuts or trenching shall occur outside of the designated construction area for the detention swale.

6. Soils from the excavation for the detention swale will be removed immediately from the area and not stored within the Landmark Oak Grove.

7. Paving should not be placed within the dripline of oaks to be retained, except for those trees marked for mitigation.

8. No irrigation or ornamental plantings requiring irrigation shall be installed within the Landmark Oak Grove or the perimeter area of the detention swale.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4C. Management of Landmark Oak Grove. The developer shall fulfill the recommendations of the March 5, 2014 Management Plan and Addendum for the Forest Springs Mobilehome Community, prepared by Costella Environmental Consulting (MGT14-003). This fulfillment shall be representative of the identified 5-acre Landmark Oak Grove located within the 8.3-acres of designated open space. Said fulfillment shall incorporate the Management Plan (Section 4.1) including active management and fuels reduction, recommended procedure for pruning oak trees, and on-going selective thinning of trees. A qualified biologist shall prepare a report on the success of the On-Site Management Plan and submit a copy to the Planning Department prior to final approval of site grading permits.
Timing: *Prior to final of Grading Permits*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4D. Oak Tree Replacement. To compensate for direct, indirect and cumulative impacts to oaks, every black oak tree removed within the identified Landmark Oak Grove and the one identified Landmark Oak to be removed within the development area, shall be mitigated at a ratio of 3:1 through oak tree replacement plantings on Assessor's Parcel 23-230-23 or on a site otherwise approved by the Planning Director. To ensure thorough implementation of this mitigation measure the developer shall submit the following:

1. A revised landscape plan showing the location of the replacement oaks onsite; and

2. A revised, or additional, management plan that provides for the long-term maintenance of the replacement black oaks.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4E. Replacement Oak Planting Protocol. The following measures will be taken to ensure the maximum survival rate of replacement black oak tree plantings:

1. Only containerized stock grown from a local nursery will be used for oak tree replacement. Containerized stock must be inspected prior to planting to ensure health; stock determined to be root bound or in poor health will not be used in the planting effort.

2. No replacement oak trees shall be planted within 15 feet of the driplines of existing oak trees on the onsite or offsite mitigation areas, or within 15 feet of a building or other existing development.

3. Planting sites will be identified based on the suitability of the soil, slope, aspect, and micro-habitat. These locations shall be flagged by a certified arborist prior to planting.

4. Plantings shall be made in the late fall or early winter to permit plant establishment in the cool months and maximize survival of the plantings.

5. Water basins made of loose soil shall be built around the outside of the root ball of each planting.

6. Periodic removal of competing vegetation will be required until plantings are well-established. Integrated Pest Management (IPM) removal techniques will be followed, which will typically require that removal be completed manually, unless otherwise approved by the project arborist.

Timing: *Prior to final inspection of Grading Permits or Improvement Plans*
Reporting: *Agency Final of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4F. Implement Noxious Weed Management Measures. To prevent the inadvertent spread of noxious weeds the following measures shall be implemented:

1. Flag all populations of Scotch broom with 5 or more plants and show these areas on all improvement, building and grading site plans.

2. To avoid spreading the seed bank through the contamination of graders and other equipment working within the infestation, the flagged Scotch broom populations should be avoided whenever possible.

3. If flagged populations of Scotch broom cannot be avoided, the seed contaminated soil will be disposed of in a local landfill according to the guidelines from the local Agricultural Commissioner. To remove the seed contaminated soil, the upper few inches of soil will be scraped within and around the infestation, pile, and covered with heavy duty black plastic to heat-treat the seeds until removed for disposal. Alternatively, seed contaminated soil may be retained onsite to be used on the 13-acres of developed land area with no contaminated soil being used for off-site purposes or within the designated open space.

4. All vehicles and equipment working in the infested areas shall clean tires, tracks and undercarriages of seed and plant parts before leaving the property.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4G. Provide Copies of Permit Conditions/Mitigation Measures to Contractors. To ensure that proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other permit, the developer shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction. The contractor or a designated crew supervisor shall be on site during any constructions and shall be completely familiar with the required mitigation measures.
Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 4H. Pathway Location, Construction and Maintenance. To ensure that the proposed pathways are located, constructed and maintained in a way to not further impact the Landmark Oak Grove within the designated open space, the following measures shall be implemented:

1. Prior to the issuance of any development permits, the developer shall submit a revised Fuels Reduction and Open Space Maintenance Plan with trail location, construction and an ongoing maintenance program for the proposed pathways.

2. The proposed pathways shall follow the design guidelines established by the Western Nevada County Non-Motorized Recreation Trails Master Plan. Specifically, the proposed pathways shall meet the design standards for a single-use pedestrian trail.

3. Wherever possible, pathways shall be located within existing areas of disturbance. The main portion of the pathway system shall be located within the area of disturbance that will occur as a result of the construction of the drainage detention swale.

4. If further ground disturbance or tree removal is required as a result of pathway construction, an addendum to the existing Management Plan will be required which may warrant further environmental review.

Timing: *Prior to issuance of Grading Permit or Improvement Plans*
Reporting: *Agency Approval of Permits or Plans*
Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

Existing Setting: The subject property is located within territory which was occupied by the Hill Nisenan (Wilson and Towne, 1978), Native American peoples who are also referred to as "Southern

Maidu." These Penutian-speaking peoples occupied the drainages of the southern Feather River and Honcut Creek in the north, through Bear River and the Yuba and American River drainages in the south. Villages were frequently located on flats adjoining streams, and were inhabited mainly in the winter as it was usually necessary to go out into the hills and higher elevation zones to establish temporary camps during food gathering seasons (i.e., spring, summer and fall).

In 1848, gold brought immigrants into the local area. By 1852 and the advent of placer mining, the population of Nevada County was estimated at more than 21,000 people. Supporting industry including stores, transportation companies, saloons, toll roads and stage lines, foundries, lumber mills, and water companies continued the growth rate of the County.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?			✓		K, 25, 26
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?		✓			K, 25, 26
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓		K, 5 26
d. Disturb any human remains, including those interred outside of formal cemeteries?		✓			K, 25, 26

Impact Discussion 5a: Section 15064.5 of the CEQA Guidelines defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. An assessment of cultural resources was completed for the Forest Springs Mobilehome Community Phase IV Expansion (Site A) by the Genesis Society to complete an archaeological inventory of the project site in January 2013, which provides the basis of information in this section. The study included an archaeological records search through the Sacramento State University, North Central Information Center. Background research was also completed for the site. The research and field survey resulted in a determination that the project site does not have any structures considered to be "historical". As a result, the potential for adverse historical resource impacts to result from approval of this project would be ***less than significant***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 5b: To assess potential impacts to cultural resources at Site A, a field by the Genesis Society in December 2012 occurred, along with a number of reports that were relied upon and provided (by reference) from the North Central Information Center, out of CSU, Sacramento. No historical resources as defined in Section 15064.5 of the CEQA Guidelines were found during the field study. Measures 5A is recommended that will require all construction plans note that if subsurface cultural resources are encountered, all work must cease until the appropriate action can be taken. With this mitigation, potential impacts upon historical or cultural resources will be ***less than significant with mitigation.***

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 5c: Paleontological resources primarily refer to fossilized remains. There are no records of existing paleontological resources on this site and it is highly unlikely that such resources exist at this location, based upon the lack of recorded resources in this vicinity. However, if paleontological resources are discovered during earthmoving activities at the project site, Mitigation Measure 5B is recommended, which is similar to the previous Mitigation Measure 5A, but requires the review of a paleontologist to review the site. With the incorporation of this mitigation measure, impacts to paleontological resources would be ***less than significant with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 5d: In accordance with state law, if human remains are discovered during construction all work shall cease until a professional archaeologist is retained to examine the find. Recommended Mitigation Measure 5A is therefore proposed to offset any potential adverse impacts. With the incorporation of this mitigation measure, cultural resource impacts will be ***less than significant with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Mitigation and Residual Impact: To offset potentially adverse cultural or historical resources impacts associated with the proposed activities on site, the following mitigation measure shall be required:

Mitigation Measure 5A. Encountering Subsurface Cultural Resources. All equipment operators and employees involved in any form of ground disturbance shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for each phase of this project.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 5B. Discovery of Paleontological Resources. If paleontological resources are discovered during earthmoving activities at the project site a qualified paleontologist will be retained by the developer to monitor construction activities within areas of paleontological sensitivity. All work shall stop in the general vicinity of the find until the paleontologist indicates it is clear. A note to this effect shall be included on the grading and construction plans for this project.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

6. GEOLOGY / SOILS

Existing Setting: Both of the project sites are situated within the Sierra Nevada Geomorphic Province of California. The Sierra Nevada geologic province is characterized by uplifted granitic batholith

rocks and metamorphosed roof pendant rocks. The northwest portion of the province is underlain by several individual granitic rock plutons that are separated from the main batholith by a wide belt of metamorphic rocks and the Foothills Fault System. Regional physiographic conditions general consist of gently to moderately rolling terrain. The *Geologic Map of the Chico Quadrangle, California*, Map Scale 1:250,000 (*G.J. Saucedo and D.L. Wagner, 1992*) shows that Project Site A is underlain primarily by Jurassic aged metavolcanic rocks associated with the Lake Combie Complex (*Holdrege & Kull, 2012*).

The soil horizon developed at the project site, as well as the general vicinity, were mapped by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) and can be accessed online (URL: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.asx). The central portion of the project is mapped as Boomer Loam (BoD), 15 to 30 percent slopes which are described as being well-drained soils underlain by weathered basic rock. A typical soils profile as 11 inches of brown, dark brown and reddish brown loam underlain by a 26-inch this stratum of reddish brown, heavy loam and yellowish red, clay loam. Weathered diabase is generally encountered at depths greater than 37 inches below the ground surface (bgs). The northern portion of Site A is mapped as Sites Loam, 15 to 30 percent slopes (SIB), and the southern portion of the site is mapped as Sites Loam, 2 to 9 percent slopes (SID). The Sites Series soils are described as consisting of well-drained soil underlain by tilted metasedimentary and metabasic rock with a moderately slow permeability. A typical soils profile is described as 12 inches of brown and yellowish-red heavy loam underlain by yellowish–red clay loam and clay to 68 inches bgs and yellowish red clay loam to 78 inches bgs.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Result in exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?		✓			A, M, 11, 22
b. Result in disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading?		✓			A, M, 11, 21, 22
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓			A, M, 11, 21
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓		A, C, J, M, 11, 21
e. Result in any increase in wind or water erosion of soils, on or off the site?		✓			D
f. Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?			✓		D
g. Result in excessive grading on slopes of over 30 percent?		✓			A, D, M

Impact Discussion 6a: Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The Alquist-Priolo Earthquake Fault Zoning Act was

adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. The project site is not within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults that cross through the project site (*Nevada County Geographic Information System*). Generally, western Nevada County is located in the low intensity zone for earthquake severity. The project is not located on or near any documented landslide hazard areas, and there is no evidence of liquefaction or subsidence occurring natural on the site.

Based on the results of the Preliminary Geotechnical Engineering Report completed for this project by Holdrege & Kull in December 2012, Site A was found to be feasible from a geotechnical standpoint for the proposed residential development. The primary concern regarding future residential use at Site A is the possible presence of potentially expansive, clay soil. Where encountered in the area, expansive soils often occur as a relatively thin horizon near the soil/rock interface. Expansive clay is often successfully mitigated in this area by over excavation and mixing with granular material during grading, or by deepening proposed footings through the clay layer into underlying, more competent soil or weathered rock. As noted in the preliminary geotechnical report, the scope of future, design-level geotechnical investigations at the site should include the excavation of exploratory trenches and laboratory testing to determine the presence of potentially expansive soil and derive project specific mitigation approaches. With the incorporation of Mitigation Measure 6A, potential adverse impacts from the presence of expansive clay soils will ***less than significant with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 6b: Approximately 13-acres of expansion area (Site A) will require excavation or fill grading to support the proposed improvements. This includes approximately 10,000 cubic yards of cuts and fills. As previously noted, soils classifications on-site consist of Boomer Loam (BoD) which has a medium to rapid runoff rate and the hazard of erosion is moderate to high, and Sites Loam (SIB, SID) which has series which has a medium runoff rate and slight to moderate erosion potential. The site preparation activities would result in the disruption of on-site soils and the exposure of uncovered soils to potential erosion impacts.

Based on recommendations made in the Preliminary Geotechnical Engineering Report, impacts resulting from disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading can be lessened with the incorporation of Mitigation Measures 6B, 6C, 6D and 6E. Therefore, any potential adverse impacts that would result from project implementation are determined to be ***less than significant with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 6c: As noted above, in December of 2012, a preliminary geotechnical report was prepared by Holdrege & Kull in anticipation of the expansion of the Forest Springs Mobilehome Community. That report concluded that the proposed residential use is feasible from a geologic and geotechnical standpoint. It is anticipated that the site is generally underlain by relatively thin medium dense soil derived from weathered rock that could be encountered at relatively shall depths ranging from 5 to 10 feet below the ground surface. Based on the distance to know active faults, the potential for liquefaction, ground lurching, surface rupture, or lateral spreading in native soil/rock onsite to be minimal.

Although no mining claims or mining features were depicted on local maps, three potential mining features were observed during the site investigation for the preliminary geotechnical Engineering

Report. Two glory holes were observed on the southernmost area of Site A (located within the project area to be retained as Open Space). At the south end of the parcel, adjacent to Lady Jane Road, there were signs of a possible collapsed tunnel. With the incorporation of Mitigation Measure 6F, the potential impacts related to the presence of these mining features as a hazard will be a ***less than significant impact with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 6d: The existing Forest Springs Mobilehome Community (Phases I-III) consists of approximately 311 mobilehome/manufactured home residential units. Phases I and II consist of 103 and 108 units, respectively, and Phase III consists of 73 units. The proposed Phase IV is proposed to add an additional 62 units on Site A (portion of Assessor's Parcel 23-230-23) through the proposed project. The existing wastewater system serving Phases I and II of the mobilehome park includes treatment/percolation ponds with spray disposal that is permitted for 55,000 gallons per day (average dry weather flow). The system serving Phase III consists of a centralized septic tank with leachfield disposal that has a 29,000 gallons per day (gpd) permitted capacity.

The current Waste Discharge Requirements (WDR) allow for wastewater flow form an anticipated commercial development near Highway 49 to be added the pond/spray field system (with written permission from Board staff). The Phase III septic/leachfield system was originally intended to divert wastewater flow from44 units from Phase II; although at this time no flow from Phase II has been diverted to the septic/leachfield system. These systems are permitted under an existing WDR Order No. 88-106 under the Central Valley Regional Water Quality Control Board (CVRWQCB). The mobilehome park complies with current monitoring and reporting and is in good standing with the permit conditions. No significant challenges or compliance issues currently exist with the system.

The applicant, Forest Spring LLC., is currently working with the staff of the CVRWQCB in an effort to clarify the permitting issues applicable to the system expansion which may require that the existing WDR permit be updated. If an updated permit is required, the pond/sprayfield is currently permitted for 55,000 gpd and the septic/leachfield system is permitted for 29,000 gallons per day. However, in correspondence from Sauers Engineering, Inc. (April 9, 2013), it has been stated that the actual flow to each system is much lower than permitted capacity. Monitoring of the existing systems has indicated that the flow generation within the mobilehome park approximately 110 gpd/unit which is low in comparison to typical residential communities.

Because of the existing capacity of the wastewater disposal systems and the relatively low wastewater flow per unit in the mobilehome park, it appears that the existing treatment and disposal systems have sufficient capacity to allow for the addition of 62 new units. However, approval of those units will be dependent on approval by the CVRWQCB.

Based on the factors listed above, it appears that Assessor's Parcel 23-230-23, which includes project Site A, has adequate facilities and soils that are capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. Therefore, the project will result in a ***less than significant impact***. No mitigation is required.

A private septic and leachfield system serves Site B. However, further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 6e-f: As stated above, the various construction activities associated with the project will necessitate cuts and fills to accommodate the construction of common access encroachments, access the residential unit pads, parking, and utilities. Cuts and fills may also be needed to facilitate surface drainage, trenching for the installation and connection of underground utilities, and other subsurface disturbances. Construction activities occurring during the wet weather season can result in adverse erosion impact, standard Mitigation Measure 6A is recommended to limit any grading activities during the wet weather periods, and Mitigation Measure 6B is recommended to require the erosion control measures to ensure the disturbed areas are stabilized during construction. With the incorporation of Mitigation Measures 6A and 6B, adverse impacts to erosion will be ***less than significant with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 6g: Slopes on the project Site A range from gentle to steep. Steeper slopes exceeding 30% grade are located in the southern portion of the project site which is part of the designated as open space. Although, no residential units are proposed within this area, a stormwater detention swale is proposed to be constructed within the 8.3-acre open space where steep slopes are present. While this drainage swale is not shown in an area with slopes greater than 30%, a Management Plan will be required if ground disturbance for the construction of the drainage swale encroaches into any areas of steep slopes in excess of 30% . Mitigation Measure 6E is recommended to require a Management Plan if it is determined that the stormwater detention swale is located where steep slopes are present during the time of construction.

Mitigation Measures 6B, 6C and 6D will offset the potential for erosion and sediment impacts to result from project grading and the constructions of the stormwater detentions swale and will reduce this impact to ***less than significant with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Mitigation & Residual Impact: To offset the potential for adverse soils or erosion impacts to result from project grading and construction activities, the following mitigation measures shall be required:

Mitigation Measure 6A: Determining Presence of Expansive Clay Soil. The scope of future, design-level geotechnical investigations at the site will include the excavation of exploratory trenches and laboratory testing to determine the presence of potentially expansive soil and derive project specific mitigation.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department and*

Mitigation Measure 6B: Clearing and Grading.

1. Clearing and Grubbing: Areas proposed for fill placement, paved areas, and building pads should be cleared and grubbed of vegetation and other deleterious materials as described below:
    a. Strip and remove organic surface soil containing shallow vegetation and any other deleterious materials. Organic soil can be stockpiled onsite and used in landscape areas but is not suitable for use as fill. The actual depth of stripping may vary across the site. Areas of deeper organic surface soil may be encountered in drainage swales and low lying areas.

b. Over excavate any loose fill, debris and /or other onsite excavations to underlying, competent material. Possible excavations include exploratory trenches, glory holes. Mantles or soil test pits, tree stump holes and abandoned drainage improvements.
c. Remove rocks greater than 8 inches in greatest dimension (oversized rock) by scarifying to a depth of 12 inches or to resistant weathered rock, if shallower, in proposed building pads and areas to support pavement, slabs-on-grade, and other flatwork. Oversized rock should be placed in deep fill per the recommendations of the project geotechnical engineer, stockpiled for later use in landscape areas, drainage features, or stacked walls, or placed outside areas of proposed improvements.
d. Vegetation, tree stumps and exposed root systems, and any other deleterious materials and oversized rocks no used in landscape areas should be removed form areas of proposed improvements.

2. Preparation for Fill Placement: Upon completion of site clearing, grubbing and over excavation, the exposed native soil should be observed by the project geotechnical engineer prior to placement of fill at the project site. Fill placed on the slopes steeper than 5:1, H:V, should be benched and keyed into the existing slope to allow placement of fill in horizontal lifts.

3. Fill Placement: Fill should be placed according to the following guidelines:
   a. Material used for fill construction should consist of uncontaminated predominantly granular, non-expansive native soil or approved import soil. Rock used in fill should be no larger than 8 inches in diameter. Rocks large than 8 inches are considered oversized material and should be place in deep fill per the recommendations of the project geotechnical engineer, stockpiled for use in landscape areas or rock walls, or removed from the site.
   b. Imported fill material should be predominantly granular, non-expansive and free of deleterious or organic material.
   c. Potentially expansive clay soil, if encountered, is typically not suitable for use in building pads or beneath pavements without mitigation. Options to mitigate potentially expansive soil include over excavation and replacement with predominantly granular soil, mixing with suitable material, project specific moisture conditioning and compaction specifications, and the use of mitigative foundation design.
   d. Fill should be uniformly moisture conditioned and placed in maximum 8-inch thick loose lifts (layers) prior to compacting.
   e. The moisture content, density and relative compactions of fill needs to be confirmed by routine testing and observation during placement.

4. Slope Grading:
   a. Cut and fill slopes should generally be no steeper than 2:1, H:V. Based on our experience in the area, steeper cut slopes gradients will be feasible in areas that have significant rock structure. Steeper cut slope gradients must be verified based on results of laboratory testing and observation of slope conditions. Steeper fill slope gradients may be feasible with the use of geotextile reinforcement, increased compaction specifications, or the use of rock buttressing or facing.
   b. Fill slopes should be constructed by overbuilding the slope face then cutting it back to the design slope gradient. Fill slopes should not be constructed or extended horizontally by placing soil on an existing slope face and/or compacted by track walking.
   c. Benching during placement of fill on an existing slope must extend through loose surface soil into firm material, and be performed at intervals such that no loose soil is left beneath the fill.

5. Excavation: Rock outcrops have been observed onsite. These areas of moderately or slightly weathered rock can be difficult to excavate with conventional grading equipment during grading

or trenching. Pre-ripping, blasting, or splitting may be required in these areas. The scope of future design-level investigations should include excavation of exploratory trenches along proposed road and utility trench alignments to allow for observation of subsurface soil and rock conditions.

Mitigation Measure 6C: Limits on the Grading Season. Grading plans shall include the time of year for construction activities. No grading shall occur after October 15 or before May 1 unless the Chief Building Inspector or his/her authorized agent determines project soil conditions to be adequate to accommodate construction activities.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department*

Mitigation Measure 6D: Erosion and Sediment Control. Prior to issuance of grading permits or improvement plans for all project related grading including road construction and drainage improvements, said permits or plans shall incorporate, at a minimum, the following erosion and sediment control measures:

1. Erosion Control: Best Management Practices (BMP's) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. Graded portions of the site should be seeded following grading to allow vegetation to become established prior to and during the rainy season. In addition, grading which results in greater than one acre of soil disturbance or in sensitive areas may require a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements and include the implementation of BMP's for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control. At minimum, the following controls should be installed prior to and during grading to reduce erosion:
    a. Prior to commencement of site work, fiber rolls should be installed down slope of the proposed area of disturbance to reduce migration of small rocks from the site.
    b. Soil exposed in permanent slope faces should be hydroseeded or hand seeded/strawed with an appropriate seed mixture compatible with the soil and climate conditions of the site as recommended by the Nevada County Resource Conservation District or other local agency.
    c. Following seeding, jute netting or erosion control blankets should be placed and secured over graded slopes steeper than 2:1, H:V, to keep seeds and straw from being washed or blown away. Tackifiers or binding agents may be used in lieu of jute netting.
    d. Surface water drainage ditches should be established as necessary to intercept and redirect concentrated surface waters away from cut and fill slope faces. Surface waters should not be directed over slope faces. The intercepted water should be discharged into natural drainage courses or into other collection and disposal structures.
    e. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Building Department and Planning Department*

Mitigation Measure 6E: Slope Management Plan. Based on the presence of steep slopes within the project area, a Management Plan will be required for any ground disturbance that encroaches into slopes exceeding 30%.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*

Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 6F: Closure of Nearby Mining Features. If onsite mining features are located near proposed development areas, the mining features must be physically closed in accordance with recommendations developed as part of the design-level geotechnical investigation. Shallow mining excavations are typically excavated to reveal underlying competent native soil and rock, and then backfilled with engineered fill. Deeper features are commonly plugged with concrete of foam in accordance with an engineered plan and under the oversight of the Nevada County Building Department.
Timing: *During Construction*
Reporting: *Agency Final of Permits*
Responsible Agency: *Building Department*

7. GREENHOUSE GAS EMISSIONS

Existing Setting: Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO2), methane (CH4), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF6) and nitrous oxide (NO2). CO2 emissions are largely from fossil fuel combustion. In California, approximately 43% of the CO2 emissions come from cars and trucks. Electricity generation is another important source of CO2 emissions. Agriculture is a major source of both methane and NO2, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO2. The adverse impacts of global warming include impacts to air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and an increase in health related problems.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction 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 Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, *Guidelines for Assessing Air Quality Impacts of Land Use Projects*. Therefore, in order to satisfy CEQA requirements, projects should make a reasonable attempt to quantify, minimize and mitigate GHG emissions as feasible.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓		A, G
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, G

Impact Discussion 7a: Given the complex interactions between various global and regional-scale

physical, chemical, atmospheric, terrestrial, and aquatic systems, it is not possible to determine to what extent this project's CO2 emissions would result in any altered physical conditions. In considering this individual project's GHG emissions within the context of statewide and regional emissions, it is assumed they will be minimal, given the small scale of the proposed project. Typically, cumulative impacts are analyzed and mitigated in the County's General Plan and associated EIR. In this case, the General Plan for Nevada County does not address GHG Emissions. Therefore, this analysis uses the precautionary principle and acknowledges that the project will make a small, minor contribution to regional and statewide GHG emissions.

The bulk of the GHG construction emissions will occur with the infrastructure development to serve the 62 residential mobilehome park spaces. However, GHG emissions associated with construction will be minimal, as the actual placement of the manufactured home involves very little construction. The potential emissions from wood burning devices and the use of energy efficient lighting and heating fixtures is offset through the requirements of U.S. Department of Housing and Urban Development (HUD), which requires that all new manufactured homes are constructed to comply with more efficient energy conservation standards that will help reduce NOx and PM10 emissions, and thereby reducing the overall GHG to a ***less than significant level,*** and no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 7b: At this time there is no approved CEQA threshold adopted by either the State or the County for GHG emissions and global warming. However, as stated in the OPR guidelines, the absence of an approved threshold does not relieve the lead agency of its responsibility to determine whether the project has a significant effect. While no thresholds for GHG emissions have been formally adopted, the incremental contribution of GHG due to the construction activities has been acknowledged above. The project design utilizes its maximum potential residential density and, through a clustered design, does incorporate an 8.3 acre open space area which will help to retain vegetation necessary to offset the collective GHG emissions. Therefore, this project will not conflict with any applicable plan, policy or regulation for the purpose of reducing GHG emissions have a ***less than significant impact,*** emissions, and no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

8. HAZARDS / HAZARDOUS MATERIALS

Existing Setting: The project site consists of a recently merged parcel totally approximately 116-acres. Development will be limited to an area of approximately 13-acres. Most of the site is -currently undeveloped with the exception of an abandoned garage and septic system. The records search through the Nevada County Department of Environmental Health did not disclose any uses of fuel or oil stored in underground tanks, pesticides, solvents, or other chemicals on the project site. The project site is not located within the Nevada County Airport Safety Zone. The project area is within the High Fire Hazard Severity Zone as designated by the CalFire on the Nevada County Fire Hazard Severity Zones Maps.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		C

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix 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?			✓		C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, M
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				✓	A, C,21
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, M
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, M
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓		C, I
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?			✓		I, N

Impact Discussion 8a-b: In the short-term, the required grading and construction activities that occur on Site A may involve onsite fueling/servicing of construction equipment and other minor transport and use of hazardous materials related to construction activities; those activities would be short term and subject to federal, state, and local health and safety requirements. This would include providing for and maintaining appropriate storage areas for hazardous materials and installing or affixing appropriate warning signs and labels. Therefore, operation of the proposed project would result in ***less than significant impacts***, and no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 8c: ***No impact.*** The closest school site in the vicinity of the project site is the Alta Sierra Elementary School, located 2.65 miles due southeast of the project site. The residential mobilehome park uses proposed with this project will not result in impact associated with its proximity to the school and its potential for containing hazardous materials in proximity to any school. No mitigation is required.

Impact Discussion 8d: ***No impact***. The project sites are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will not create a significant hazard to the public or the environment. No mitigation is required.

Impact Discussion 8e-f: ***No impact.*** The project sites are not located within an airport land use plan and are approximately 9 miles southwest of the Nevada County Airport. There are no private airstrips in the vicinity of the project site. The project will not result in safety hazard for people from a public or private airport. No mitigation is required.

Impact Discussion 8g: For Site A, the Department of Housing and Community Development (HCD) is responsible for overseeing the operation, construction, and inspections for mobilehome parks. This for roadway design, including secondary emergency access, the proposed project would be required to comply with the California Mobilehome Community Act (MPA). Project plans have been reviewed by the Nevada County Consolidated Fire District and the Office of the Nevada County Fire Marshal for adequate emergency access, turning radii for fire apparatus, and access to the fire flow areas. The proposed project will not alter any allowable residential density in the nearby area, or change any of the existing road networks or alter any existing emergency evacuation plans.

The proposed project would not impair or physically interfere with the adopted emergency response and evacuation plans, and any potential adverse impacts would be ***less than significant***. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 8h: Both project sites are within the High Fire Hazard Severity Zone as identified by CalFire. In accordance with state law (Public Resources Code §4291) and Nevada County Code (Land Use and Development Code Chapter XVI), fire safety regulations for the creation and maintenance of defensible space around the mobilehome Community development on Project Site A will be required.

A fuels reduction and maintenance plan has been submitted by the applicant to ensure that large stands of Manzanita, Scotch broom and poison oak are removed and that the defensible space is maintained in the southern portion of the project site which is designated as open space. A secondary emergency fire access will be provided by the through connection of Lady Jane Road from SR 49.

As previously discussed, no new development is proposed for Site B, although the standards residential firesafe standards, such as defensible space, are applicable to the residential use of the property.

The proposed project would not adversely expose unexpected volumes of people or structures to possible wild land fires, and therefore the impact would be ***less than significant***. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

9. HYDROLOGY / WATER QUALITY

Existing Setting: The project site us situated within the Wolf Ditch watershed that comprises of 14,477 acres and roughly extends along both sides of SR 49 from the Nevada County Fairgrounds down to Running M Drive (*Nevada County Geographical Information System*).

The proposed improvement area for this project, located on Site A, is approximately 13 acres. The northerly 3.5 acres naturally drains northwesterly to an existing pair of 18" culverts which crosses SR 49. Said flow then drains westerly a little more than half a mile within a local natural swale until reaching Wolf Creek. The remaining 9.2 acres naturally drains southeasterly within local natural drainage a few thousand feet from where it joins Rattlesnake Creek. Rattlesnake Creek then flows

southwesterly where it crossed the state highway and at about 2 miles converges with Wolf Creek.

An unlined ditch borders Lady Jane Road along the southwestern and southern site boundary. Four ponds are located on the adjacent property to the east of the central portion of the site. The ponds are part of the wastewater treatment systems for a portion of the existing Forest Springs Mobilehome Community. The Forest Springs Lateral, a water conveyance channel operated by the Nevada Irrigation District, is located approximately 900 fee northeast of the northern corner of project Site A. Water in the lateral flows generally towards the southwest in an open ditch and then crosses beneath SR 49 in a closed channel.

The Flood Insurance Rate Map (FIRM) for this area (Panel 0650), prepared by the Federal Emergency Management Agency, does not identify that either of the project sites as being within a 100-year floodplain. NID provides public treated water to both of the project sites.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Violate any water quality standards or waste discharge requirements?		✓			A, J
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, 22
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, M, 9, 28
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, M, 9, 28
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, 28
f. Otherwise substantially degrade water quality?		✓			A, C, E
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	13
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	13
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓	13
j. Create inundation by mudflow?				✓	A, B, D

Impact Discussion 9a: Project development will involve grading for roadways, utilities and the terracing of the approximately 13-acres of developed area for the 62 mobilehome sites. Additional grading and ground disturbance will also occur during the construction of the stormwater detention swale located within the designated open space area. Although no water bodies located on Site A, the amount of soil disturbance that will accompany this project through grading activities and vegetation removal could result in soil erosion during a storm event without mitigation.

Grading activities for the development of Site A will require a County grading permit. Since construction activities will be greater than one acre in disturbance, a Construction Storm Water General, consistent with Construction General Permit Order No. 2009-009-DWQ, issued by the State Water Resources Control Board to address storm water runoff Permit will be required. The Construction Storm Water General permit will address clearing, grading, grubbing, and disturbances to the ground, such as stockpiling, or excavation. This permit will also require the developer to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) with the intent of keeping all products of erosion from moving off site into receiving waters. The SWPPP includes Best Management Practices to prevent construction pollutants from entering storm water runoff. Mitigation Measure 9A is required to ensure the project grading will conform to State Water Resources Control Board standards and in doing so will ensure the project will result in ***less than significant impacts with mitigation***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 9b: The additional 62 residential units that will result from this project on Site A will utilize the existing Nevada Irrigation District treated water system that is available in the area for domestic use and fire protection. Therefore, the project will have a ***less than significant effect*** on groundwater resource impacts and no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 9c-d: During project construction, the drainage pattern of Site A will be altered as a result onsite vegetation removal and grading activities. Project construction activities on the approximately 13-acres of improvement area will require excavations for the construction of infrastructure, internal circulation roads and cut and fill slopes for the residential unit pads. In addition, land disturbance will occur within designated open space area for grading during the construction of the stormwater detention swale. The applicant has prepared a *Revised Preliminary Drainage Report for the Forest Springs Mobilehome Community Phase IV* dated December 2014 (reference 28 in Appendix A). This report analyzes pre- and post- development flows in both a 10-year and 100-year storm event. Additionally, the Report provides details about the proposed drainage swale facility design and capacity. Under the revised drainage swale design, storm water that flows to the south will be collected and routed through the drainage swale to a single metered outlet structure for which water will flow through existing drainages to Rattlesnake Creek. According to the revised drainage report, post-construction flows will not exceed pre-construction flows, as required by the County General Plan. The revised drainage report has been reviewed by the County Department of Public Works, who has found the report adequate for the project entitlement stage. Mitigation Measure 9D is included which requires the applicant to avoid increased stormwater runoff by implement the revised preliminary drainage report discussed above. All grading work will be subject to the NPDES permit requirements as mentioned above in subsection 9a.

With the incorporation of Mitigation Measures 9B and 9C, the approved location of the project site improvements, impacts associated with the alteration or changes in drainage pattern will be ***less than significant with mitigation***.
Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 9e-f: The project may have short term impacts associated with sediment and runoff during grading and construction that occur on Site A. Material excavated during this process will be kept in piles of staged soil, and/or re-graded and distributed within the project site. As noted above, the project development is subject to NPDES regulations since these improvements will exceed one acre. Compliance with existing regulations and implementation of BMPs would reduce potentially significant impacts associated erosion or siltation on- or offsite to levels less than significant. This includes the protection of the water quality within Rattlesnake and Wolf Creeks. The recommended Mitigation Measure 9A will minimize the water quality impacts associated with any erosion. Further, Mitigation Measure 9D is recommended to require the management of the stormwater runoff and will reduce stormwater runoff impacts to ***less than significant with mitigation.***

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 9g-j: There is no flood hazard or designated flood zone on the project site in proximity to the mobilehome park expansion on Site A or on Site B. Therefore, there would be ***no impact*** associated with placement of housing or structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Mitigation & Residual Impact: To offset the potential hydrologic/water quality impacts and residual impacts, the following mitigation measures shall be required:

Mitigation Measure 9A. Obtain Appropriate Stormwater Permit. The construction and grading permits shall comply with the applicable NPDES regulations. Obtain a General Permit for Storm Water Discharges Associated with the construction activity. Grading plans shall include verification that an NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Central Valley Regional Water Quality Control Board*

Mitigation Measure 9B. Subsurface Drainage: If grading is performed during or immediately following the rainy season, seepage will likely occur. If groundwater or saturated soil conditions are encountered during grading, it is anticipated that dewatering may be possible by gravity or by temporary installation of sump pumps in excavation.

1. Control of subsurface seepage at the base of fill areas can typically be accomplished by placement of an area drain. Underlying saturated soil is typically removed and replaced with free draining, granular drain rock enveloped in geotextile fabric to an elevation above the encountered groundwater. Fill soil can be placed over the granular rock. The project geotechnical engineer shall review proposed drainage improvements with regard to the site conditions prior to construction.

Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*

Responsible Agency: *Building Department*

Mitigation Measure 9C. Surface Drainage. Proper surface water drainage is important to the successful development of the project. The following measures are typically adopted to reduce surface water drainage patterns:

1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs-on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations will be provided in a design-level geotechnical report.

2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material.

3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations.

Timing: *Prior to issuance of grading or improvement permits*
Reporting: *Approval of the Project Improvement Plans*
Responsible Agency: *Department of Public Works*

Mitigation Measure 9D. Avoid Increased Stormwater Runoff. Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in substantial compliance with the design and analysis provided in the project specific Revised Preliminary Drainage Report dated December 2014, which is to be kept on file with the Department of Public Works. Additionally, measures shall be incorporated into the improvement plans that reduce the offsite drainage flows to pre-project conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps.
Timing: *Prior to issuance of grading or improvement permits.*
Reporting: *Approval of the Project Improvement Plans*
Responsible Agency: *Department of Public Works*

10. LAND USE / PLANNING

Existing Setting: Project Site A is designated Residential and Site B is designated on as Urban Medium Density on the General Plan land use maps. Consistent with these designations, Site A is zoned as Residential Agriculture-1.5 Acre Minimum and Site B is zoned as Medium Density Residential (R2). The majority of the surrounding parcels for Site A include mobilehome parks to the east, south and southwest mixed with Residential Agriculture parcels that range from 5 acres to less than one acre. As previously discussed, Site A is adjacent to the SR 49 corridor. Site B is immediately surrounding by a mobilehome park to the north, multi-family housing to the east and parcels zoned as Residential Agricultural (RA) to the south that range from 1 to 2.5-acres in size. Areas of Neighborhood Commercial (C1) Single Family Residential (R1) and Residential Agriculture (RA) are within close proximity to the Site B.

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

a. Result in structures and/or land uses incompatible with existing land uses?			✓		A, 17, 18
b. The induction of growth or concentration of population?			✓		A
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?			✓		A, B
d. Result in the loss of open space?			✓		A, 18
e. Substantially alter the present or planned land use of an area, or conflict with a general plan designation or zoning district?			✓		A
f. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A, 17, 18
g. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community?				✓	A, 17

Impact Discussion 10a: The proposed project is designed consistent with the provisions of the Mobilehome Parks and Planned Development combining district and contains a clustered design with designated open space on Site A. This design and land use pattern is in keeping with the purpose and intent of the proposed land use (UMD) and zoning district (R2) designations. As designed, this project will have a ***less than significant impact*** on the surrounding land use patterns.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 10b & f: The project proposes to amend the General Plan Land Use Map on Site A from Residential (RES) to Urban Medium Density (UMD) which is consistent with the existing designation of the Mobile Home Community property. Site B will remain as UMD (see Appendix B). The project includes amending the Zoning District Map (ZDM) 055 to change the zoning on the 21.62-acre Site A from Residential Agriculture, 1.5 acre minimum (RA-1.5) to Multi-Family Medium Density--with the Mobilehome Community and Planned Development Combining Districts (R2-MH-PD) (see Appendix C). At 21.62-acres, Site A would have the potential maximum density of 129-units. However, to minimize the amount of increased density in this region of Nevada County, the project is proposing only 62-mobilehome units. To get to 62-units, the project requests to retain Site A's existing density of 14-units allowed by the current RA zoning designation and increase the density by 36-units for a total density of 50-units. The project is also proposing an additional 12-units of density, which is the equivalent of a 25% density bonus allowed by the County's Land Use and Development Code, because the project is proposing to create 100-percent age restricted (55 or older) units. The zoning on Site B is proposed to be changed from R2 to R2-X (Medium Density Residential with the Subdivision Limitation Combining District) to offset the increase in density on Site A. At 6.22-acres, Site B has existing density of 37-units under the R2 zoning designation. This proposal would retain 1-unit of density on Site B, which is consistent with the established use of the site and downzone the site by 36-units through the addition of the X Combining District which restricts any further subdivision (or increased density) of Site B. The purpose of adding the X Combining District to Site B is to ensure that there is only a minimal increase in density in this region of Nevada County, as Site A and Site B are in the vicinity of one another and are in the same Tax Area.

The addition of 62 residential units is considered to be infill development and will not introduce a large

volume of new growth in excess of the planned density concentration for the general area. The project proposes the downzoning of Site B, which is divided by a riparian zone and potential minor flood plain, to offset the increase in density of Site A. The proposed area of development, Site A, is a more suitable area for this density and adjoins the existing Forest Springs Mobilehome Community. Due to the proximity of the two properties associated with this project and the fact that the project will result in downzoning of Site B, the potential impacts associated with the introduction of new growth or land uses compatibility within the region of Nevada County are considered ***less than significant***.

Impact Discussion 10c: As designed, the proposed project could require the extension of wastewater disposal and water infrastructure to serve the project's needs as previously discussed in Section 6 of this initial study (See Impact Discussion 6d). On Site A sewage/wastewater disposal will be provided by the small community wastewater system that serves the existing Forest Springs Mobilehome Community (Phases I-III) and is permitted through the Central Valley Regional Water Quality Control Board (CVRWQCB) through a Waste Discharge Requirements (WDR) permit. This issue is further addressed in Section 17 of this initial study and mitigation is specifically identified by Mitigation Measure 17A. However, the project will not result in the extension of a local public sewer lines to the site as the site is served through the existing small community systems. Growth inducing impacts are not anticipated by any of the proposed site improvements. Therefore, the project will have a ***less than significant impact*** on future development potential offsite, and no mitigation is required.

Site B is a single family residence served by a private septic system. Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Discussion 10d: The proposed design of the mobilehome park expansion (Site A) will maintain approximately 36% of the overall project area as maintained open space intended for recreation, onsite mitigation, and stormwater retention. The proposed loss of open space is ***less than significant***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 10e: ***No impact.*** The proposed project is located in the rural regions of Nevada County with a mixed land use pattern mix of the rural residential parcels, medium residential areas, some of which contain other mobilehome parks. Some scattered Neighborhood Commercial (C1) and Highway Commercial (CH) zoned areas are present within the project vicinity; however, none of these sites are located adjacent to Project Site A. The proposed development of Site A is infill development that is consistent with the surrounding uses. Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

There are no large commercial or institutional land uses proposed with this project that would result in a change from the currently proposed land uses for Site A or the existing Forest Springs Mobilehome Community. Therefore, the proposed project land use is consistent with the planned uses of the property and would have no impact related to division of an existing community. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

11. MINERAL RESOURCES

Existing Setting: The northern portion of Site A is mapped as partially being within a significant Mineral Resource Zone (MRZ-2) and located south of the Grass Valley Mining District. Although no

mining claims or features were depicted on the subject property on historic mining maps, two glory holes were observed at the site (APN 23-280-12), in addition to a possible caved tunnel. These mining features may be signs of previous mining in the area. In addition, the Nevada County Mineral Land Classification Maps notes there were a variety of other types of mine prospects within the local area searching for other metals such as chromite and copper. Based upon what limited potential was found, the local area including the project site falls into either Mineral Resource Zone-1 (areas of no mineral resource significance) or Mineral Resources Zone-4 (areas of unknown mineral resource significance) depending on the type of minerals.

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

Impact Discussion 11 a-b: Site B is not located within an identified mineralized area. However, the northern portion of Site A is shown on the General Plan Land Use Map as being within an identified mineralized area. However, it appears that historically, the subject property was not patented (deeded from the U.S. Government) as mining ground, but rather as a non-mining or general homestead. A separate geotechnical engineering report completed by Holdrege & Kull (December 21, 2012) consisting of a preliminary soils report that discusses minor past mining activity. The areas surrounding the subject development site have been largely developed as mobilehome Communities or rural residential properties, so it would be difficult to establish a mining operation in this location. It is noted that the development site plan includes the designated open space area in the southerly portion and that the property being downzoned will remain undeveloped. These areas of non-development could potentially provide exploration sites in the future, if permitted by the County in these locations. The project will not result in an impact on existing Nevada County mining activities or future access to any future subsurface mining activities within the local area. The proposed project will have a ***less than significant impact*** on the access to, or development of, any known mineral resources. No mitigation is required.

12. NOISE

Existing Setting: The General Plan Noise Element and Land Use and Development Code Section L-II 4.1.7 of the Nevada County Zoning Code establish the maximum allowable noise levels for land use projects and encourages future sensitive land uses, including the creation of new residential parcels, to be located in areas where noise generation is limited. As described in the project description, the site is located in an area with mixed residential uses with some scattered commercial uses. As the project site and surrounding areas are mostly zoned for Residential, the noise limits for the "Residential and Public" land use category in Table L-II 4.1.7 apply. The noise limits are divided into three time periods including the daytime hours (7 am to 7 pm), the evening hours (7 pm to 10 pm) and the nighttime hours (10 pm to 7 am). For each of these time periods, the specific noise levels are provided. Generally single family residential land uses are compatible with other residential land uses and are not expected to generate significant noise impacts throughout the day.

Site A is located adjacent to, and east of, State Route (SR) 49 and Site B is located approximately 0.15 miles east of SR 49. Traffic on SR 49 has been identified as a potentially significant noise source. No additional potentially significant noise sources have been identified for either site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Expose persons to or generate noise levels in excess of the County's adopted standards established in the General Plan and Land Use and Development Code?		✓			A, 17, 18, 27
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels (e.g., blasting)?			✓		A, 27
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A, 27
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓			A, 27
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, M
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, M

Impact Discussion 12a: The project will result in 62 senior residential units located on Site A, which is adjacent to, and east of, State Route (SR) 49. Project Site A is elevated above SR 49, and sound walls are located to the north of the site installed by Caltrans in 2012 along SR 49. Traffic on SR 49 has been identified as a potentially significant noise source which may affect the project design. For transportation noise sources, a land use compatibility criterion of 60 dB Ldn is established by Land Use and Development Code Section L-II 4.1.7for primary outdoor activity areas of residential land uses (backyards and common areas). In addition, an interior noise level criterion of 45 dB Ldn is applied to all residential construction. The intent of these standards is to provide a suitable environment for indoor communication and sleep. The Nevada County General Plan Noise Element establishes noise level criteria for both transportation noise sources and for non-transportation (stationary) sources. As no further development or change in use is proposed for Site B, no additional noise impacts are likely to occur.

To predict the traffic noise levels at Site A that will be associated with SR 49, J.C. Brennan & Associates employed the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108). The model is based upon noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. Additionally, on April 2, 2013 two sets of short-term noise level measurements and concurrent counts of traffic for SR 49 were completed at Site A. Noise measurement results from the short-term noise level measurements were then compared to the FHWA model estimates. As a result, the data indicated that traffic noise levels at the primary outdoor areas of the first row of mobilehome spaces (adjacent to SR 49) will exceed the Nevada County exterior noise level standard of 60 dB Ldn, as shown below in Table 1 below.

Based upon the site plan and topography of Site A, the second row of spaces will be shielded from the

roadway. As part of the noise assessment, a barrier calculation was conducted to determine the shielding effects from the topography at the second row of spaces. The results of the barrier analysis indicated that the second row of spaces will benefit from the intervening topography and will receive an 8 dBA reduction in traffic noise levels. This noise reduction brings the noise levels for the second row of spaces to 55 dBA, which is within the acceptable noise range. For interior noise levels, the first row of spaces that are located adjacent to SR 49 are not expected to comply with the 45 dB Ldn interior noise standards. Standard construction practices for mobilehomes typically provide an exterior noise level reduction of approximately 20 dB, assuming that air conditioning is included for each unit which allows residents to close windows for the required acoustical isolation.

Table 1
Forest Springs Mobilehome Community Phase IV Expansion-Future Noise Levels

Location	**Average Daily Traffic (ADT)**	**Distance to SR 49 Centerline**	**Shielding Offset**	**Noise Level (Ldn)**	**Distance to Traffic Noise Contours**	
					60 dB	**65 dB**
Spaces 42 through 52	25,190	110 feet	None	68 dBA	375 feet	175 feet
Spaces 38 through 41		90 feet	None	70 dBA		
Second Row of Spaces		275 feet	None	63 dBA		
Second Row of Spaces		275 feet	-8 dBA	55 dBA		
Source: J.C. Brennan & Associates, Inc. 2013 and FHWA RD-77-108						

As a result of the traffic noise findings, J.C. Brennan & Associates, Inc. conducted a roadway barrier analysis to determine the required barrier heights to reduce traffic noise levels within the requirements of Nevada County. Barrier heights were calculated along the western boundary of the project site for the area to be developed for residential uses based upon the grading plan provided by the project engineer. In order to comply with the 60 dBA Ldn noise level standard, a property line noise barrier will be required. To mitigate noise impacts, the height of this barrier would be 7 feet along the property lines of spaces 42 through 52 (including the parking area) with an increase to 8 feet in height from spaces 38 through 41. To comply with the conditionally acceptable exterior noise level standard of 65 dBA Ldn, the barrier height would be reduced to a height of 6 feet along the remainder of the western project boundary. This would also ensure that the barrier would block the line of sight to all noise sources. Barriers shall be required to be constructed of a concrete block, or precast material which has a density of 3 pounds per square foot, and be void of gaps at the ground or where materials connect.

Therefore, in order to comply with the established noise criteria, traffic noise must be mitigated. By way of Mitigation Measure 12A, noise barriers will be constructed of specific heights as identified by the noise assessment to reduce the noise impacts to a less than significant level. Provided that barriers are constructed, no noise mitigation would be required to achieve the interior noise levels standards of 45 dB Ldn. Other potential noise impact could occur during project development activities for which there are exceptions built into the Code. (Those impacts will be discussed below in Section 12d.) With this recommendation, noise impacts associated with SR 49 will be ***less than significant with mitigation***.

Impact Discussion 12b: The proposed project could generate minor ground vibration during construction activities from use of heavy construction equipment. Construction equipment would produce vibration from vehicle travel as well as construction activities. Vibration is typically sensed at nearby structures when objects within the structure generate noise from the vibration, such as rattling windows or picture frames. It is typically not perceptible in outdoor environments and therefore impacts

are based on the distance to the nearest sensitive receptors (neighboring residences). The construction activities considered in this discussion are those associated with the infrastructure improvements (roads, water lines, underground utilities, etc.). The average distances between the proposed road network and the off-site receptors surrounding is in excess of 530 feet to the property lines. Anticipated ground borne vibration levels generated by the project construction activities are considered to be ***less than significant***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 12c: As described in Section 12a above, increases in noise levels related to the proposed project would not substantially increase the existing noise environment in the vicinity. Similarly, noise from project traffic along local roadways would not significantly increase noise levels in the project area and would likewise not result in a significant impact. Therefore, no substantial permanent increases to ambient noise levels are expected as a result of project approval and mitigation measures are not necessary. Impacts from permanent changes to ambient noise levels are considered to be ***less than significant***.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 12d: As a result of the proposed development on Site A, temporary impacts in the form of project construction noise will occur during periods of construction, generated by grading and construction equipment. Noise from dump trucks, graders, delivery trucks, and construction could significantly increase ambient noise levels in the project area during the construction phases of the project. The incorporation of the recommended Mitigation Measures 12B and 12C, limiting the daytime hours of the site construction activities and the placement of fixed equipment, will reduce these impacts on the adjacent property owners to ***less than significant levels with mitigation***. No permanent significant impacts to adjacent land uses are expected as a result of the project.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 12e-f: The project sites are not located within an airport land use plan and are approximately 5 miles southwest of the Zone A limits of the Nevada County Airport. There are no private airstrips in the vicinity of the project site. The development of this project would not expose any future occupants to excessive airport noise levels. There would be ***no impacts*** related to airport noise.

Mitigation & Residual Impact: To offset potential and residual impacts associated with both temporary and potential long term increases in ambient noise levels due to the onsite construction activities, the following Mitigation Measures are recommended:

Mitigation Measure 12A. Construction of Noise Barriers. To comply with the noise criteria that are established by the Nevada County General Plan Noise Element and Land Use and Development Code Section L-II 4.1.7, the following construction practices shall be included in the project design:

1. In order to comply with the 60 dBA Ldn noise level standard, a property line barrier 7-feet in height shall be required along the western property lines of Spaces 42 through 52 (including the parking area), and increasing to 8 feet in height from Spaces 38 through 41.

2.. In order to comply with the conditionally acceptable exterior noise level standard of 65 dBA Ldn and block the line of sight to all noise sources, a barrier height of 6 feet shall be required along the remainder of the western property line/project boundary south to Lady Jane Road.

Timing: Prior to issuance of the Grading Permits or Improvement Plans
Reporting: Agency approval of Permits or Plans
Responsible Agency: Planning Department

Mitigation Measure 12B. Limits on the Hours of Construction Activities. To offset the adverse impacts associated improvements including grading, road construction and vegetation clearance on surrounding residential properties, the hours of operation for construction activities shall be limited to the hours of 7:00 am. to 7:00 p.m., Monday through Friday. Grading and improvement plans shall reflect the limited hours of operation.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

Mitigation Measure 12C. **Location of Fixed Equipment During Infrastructure Construction.** Fixed construction equipment, including compressors and generators, shall be located as far as feasibly possible from residential properties. All noise-generating tools shall be shrouded or shielded, and all intake and exhaust ports on power construction equipment shall be muffled or shielded.
Timing: *Prior to issuance of the Grading Permits or Improvement Plans*
Reporting: *Agency approval of Permits or Plans*
Responsible Agency: *Planning Department*

13. POPULATION / HOUSING

Existing Setting: Site A is comprised of a 21.62 acres area within a larger approximately 116-acre property, following the recent merger executed by the property owner. Site A is zoned as Residential Agriculture-1.5 acre minimum (RA-1.5). The RA zoning district is intended to provide for low density single-family dwellings, as well as other dwelling unit types in keeping with the rural character of the area. Within the Residential General Plan designation, the single-family dwelling is of primary importance and agricultural uses are secondary. Under the current zoning, the maximum density of Site A would net 14 parcels.

Site B is comprised of one parcel totaling 6.22 acres and is zoned as Medium Density Residential (R2). The R2 designation provides for moderate density multiple-family housing, as well as other dwelling unit types. Densities of up to 6 dwelling units per acre are permitted. Currently, the use of the parcel is for a single family residence but consistent with the R2 zoning designation the site has an existing maximum density of 37 dwelling units.

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓	A

Impact Discussion 13a: As previously noted, the Forest Spring Mobilehome Community is age restricted (to seniors 55+) and the application is proposing 62 new mobile home units. The proposed project would induce approximately 124 new people to the local area (based on 2 occupants per dwelling unit).This project is considered a rural infill development that is consistent with the surrounding area where there are a number of mobilehome park located. At project build out, this density would not lead to a significant influx of people to the area, or a substantial new population growth. Impacts would be ***less than significant***, and no mitigation is required.

Impact Discussion 13b-c: ***No impact.*** There are no residences currently located on Site A, although past uses of the site included single family residential uses. With the exception of an existing detached garage structure, all residential structures have since been demolished and a mobilehome has been removed. As part of the project, the remaining garage will also be demolished.

Site B currently has a single family residence which will not be affected as part of this project. No development is proposed for Site B, only a change in the zoning designations that will be limit the density on Site B to the existing single family use.

14. PUBLIC SERVICES

Existing Setting: The following public services are provided as noted for Site A and Site B:

Fire: The Nevada County Consolidated Fire District provides fire protection services to both of the project sites.
Police: The Nevada County Sheriff provides law enforcement services to both of the project sites.
Sewer: Site A: Onsite sewage disposal will be required for this project; Site B septic System.
Water: Nevada Irrigation District provides water for domestic use and fireflow purposes to Site A; Site B is served by private wells.
Schools: The Pleasant Ridge Union School District (elementary) and the Nevada Joint Union High School District serve both sites.
Other: The County of Nevada provides library services for both sites. Recreation services are discussed in Section 15, Recreation.

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
3. Schools?			✓		Q, R
4. Parks?			✓		A
5. Other public services or facilities?			✓		A

Impact Discussion 14a.1: As noted above, the project site is located within the Nevada County Consolidated Fire District. State Codes requires this development to comply with minimum fire safety requirements, including the establishing of fire flows, improved access for fire equipment, and clearance of native brush from around structures. Standard conditions of approval from the Nevada County Consolidated Fire District have been provided for this project and the District indicates that with those recommended conditions the project will not have a significant impact on the District. Additionally, the development and operations of mobilehome parks fall under the authority of the California Department of Housing and Community Development (HCD). Fire protection standards for mobilehome parks are specifically addressed by the MPA (Article 6 of Title 25, Chapter 2, Mobilehome Parks and Installations). Therefore, the anticipated impact on the Fire Protection Services will be ***less than significant,*** and no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 14a.2: Police protection for this project will be provided by the Nevada County Sheriff's Department. The sheriff station serving this community is located at 950 Maidu Avenue, Nevada City, CA 95959. While no comments were received from the Nevada County Sheriff, the impact of new development is anticipated to be offset by the increase in property taxes which, in part, support the public police protection services within the unincorporated areas of Nevada County. The anticipated impact of Police Protection Services will be ***less than significant,*** and no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 14a.3: The project would create 62 age restricted (55 and older) mobilehome spaces. Consequently, it is unlikely that this project would impact the local schools. However, all new homes required to pay the school impact fees pursuant to Government Code Section 53080. These fees are automatically collected at the time of the building permit issuance for each new residence (and with all commercial/industrial development) so this issue will automatically be addressed prior to the completion of the new home. Therefore, project development would result in a ***less than significant*** impact to the schools serving this project, and not mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 14a.4: The demand for parks is increased by the creation of new housing development or activities that generate additional population. For Site A, onsite recreational opportunities are available to resident members of the Forest Springs Mobilehome Community. A pool, picnic area and activity area are available at the private club house. Exercise and dancing classes are also offered to residents. The new Phase IV The proposed project also proposes walking trails within the designated open space. No further development is proposed for Site B. Based on these factors, the project would have a ***less than significant*** impact on parks, and no mitigation is required. (Additionally, impacts on recreation are discussed in Section 15.)

Impact Discussion 14a.5: The project is seeking its maximum density potential of 62 new mobilehome residential units. However, the anticipated project impacts to public facilities are anticipated to be ***less than significant***. The developer will be responsible for required utility connections and any applicable improvements necessary to accommodate the project. As designed, project implementation would not require the expansion of other public facilities that would require the need for new or physically altered governmental facilities. Therefore, no mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

15. RECREATION

Existing Setting: The project is located within the Bear River Recreation District. The County General Plan recommends the level of service for recreation needs as three acres per each 1,000 persons, Countywide. Within the southern portion of Nevada County, the various elementary schools and the Bear River High School properties currently provide the developed recreation opportunities such as ball fields and the use of playgrounds.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Increase the use of existing neighborhood and regional Community s 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, 24

Impact Discussion 15a-b: The demand for parks is created by the development of new housing or activities that generate an increase in population. On Site A, the project will result in the creation of 62 new senior housing residential dwelling units by through the development of the Forest Spring Mobilehome Community Phase IV expansion. However, as discussed in Section 14a.4 above, private onsite recreational opportunities are available to residents of the Forest Springs Mobilehome Park Community for Site A. A pool, picnic area and activity area are available at the club house. A variety of exercise and dancing classes are also offered to residents. The project will also result in the creation of a private walking pathway throughout the 8-acre area of designated open space located on Site A. However, this pathway will only benefit the onsite future residents and will not provide any passive recreation benefits to the local area. Walking pathway construction and maintenance impacts in the designated open space will be minimal.

No further development is proposed on Site B. Therefore, the approval of the project is anticipated to result in a ***less than significant impact*** on recreational facilities or uses, and no mitigation is required.

Impact Discussion 15c: ***No impact***. The approval of this project is unlikely to result from conflicts with established recreational uses or areas. The project site does not currently contain any existing public trails or any established public recreational facilities or uses. Private recreational uses are available to

residents of the Forest Springs Mobilehome Community. Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

16. TRANSPORTATION / CIRCULATION

Existing Setting: Primary access to the project site is from Stone Arch Drive via Forest Springs Drive which is accessed from La Barr Meadows Road approximately 250 feet east of the La Barr Meadows Road/SR 49 intersection. The Circulation Element of the Nevada County General Plan designates SR 49 as a Minor Arterial from Nevada City to the Placer County Line and La Barr Meadows Road as a Major Collector between the Grass Valley City limits and SR 49.

The Nevada County-operated Gold Country Stage does not serve the project site. There are no dedicated or specific bicycle lanes associated with La Barr Meadows Road or SR 49.

Would the proposed project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Result in an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			✓		B, 23
b. Result in a need for private or public road maintenance, or new roads?			✓		B
c. Result in effects on existing parking facilities, or demand for new parking?			✓		A, 17
d. Substantially increase hazards due to a design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?			✓		B, H, 23
e. Result in a substantial impact upon existing transit systems (e.g., bus service) or alteration of present patterns of circulation or movement of people and/or goods?				✓	B, O, 23
f. Result in an alteration of waterborne, rail, or air traffic patterns or levels?				✓	A, B, M
g. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?			✓		B, 23
h. Result in inadequate: Sight distance? Ingress/egress? General road capacity? Emergency access (4290 Standard)?			✓		B, I, N, 23
i. Result in inconsistency with adopted policies supporting the provision of transit alternatives to automobile transportation on an equitable basis with roadway improvements , e.g. clustered development, commuter-oriented transit, bus turnouts, sidewalks, paths, and bicycle racks?				✓	A, B, O, 17, 18, 24

Impact Discussion 16a: For the proposed Forest Springs Mobilehome Community Phase IV expansion, 62 new senior housing mobilehome spaces will be added on Site A. For this portion of the project, a limited traffic analysis was prepared by LSC Transportation Consultants on October 9, 2013. Trip generation estimates were prepared for the project using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition* and the ITE *Trip Generation Handbook* (2012) for the 'Senior Adult Housing-Detached' land use type. All new units will be accessed from Stone Arch Drive from Forest Springs Drive. From Forest Spring Drive, all project traffic will access State Route 49 via the new State Route 49/La Barr Meadows Road widening project. The traffic analysis reflects the conditions with the roadway and intersection improvements that were installed by Caltrans as part of that project.

Trip generation estimates were calculated for AM peak hour and the PM peak hour (4 to 6 PM) project vehicle traffic trips (one way trips either starting or ending at the project site) on an average weekday. Trip generation is the evaluation of the number of vehicle-trips that would either have an origin or destination at project Site A. The daily and peak-hour trip generation of the proposed mobilehome/manufactured homes is estimated based on standard trip rates. Based on these estimates, the proposed project would generate up to 228 one-way vehicle trips. Of those 228 vehicle trips, 14 trips would occur during the AM peak hour and 17 would occur during the PM peak hour. The estimated weekday trip generation analysis is summarized below in Table 2.

Table 2
Forest Springs Mobilehome Community Phase IV Expansion – Project Generated Trips

Roadway Segment	**AM Peak Hour**	**PM Peak Hour**
SR 49 North	46%	34%
SR 49 South	40%	31%
La Barr Meadow Road North	10%	29%
Welsh Lane	3%	5%
West Leg R 49/La Barr Meadows Intersection	1%	1%
Total	100%	100%

The project-related traffic accounts for less than 3 percent of the future cumulative growth in peak-hour traffic volumes expected through the SR 49/La Barr Meadows Road intersection, and about 43 to 54 percent of growth expected at the La Barr Meadows/Forest Springs Drive intersection. No intersection Level of Service mitigation measures are necessary under existing or future cumulative conditions with the proposed project.

As part of the traffic analysis, the La Barr Meadows Road/Forest Spring Drive Intersection and the SR 49/La Barr Meadows Road intersection were assessed in terms of Level of Service (LOS). The LOS at both study intersection was analyzed under existing conditions with and without the project, and under cumulative conditions with the project. Both intersections are estimated to operate at an acceptable LOS B or better under all scenarios. The potential for intersection traffic queues to interfere with adjacent roadways or intersections was also evaluated by the traffic analysis. Specifically, the existing lane storage lengths and the 95th-percentile traffic queue lengths at both study intersections. Both intersections were found to be adequate as traffic queues can be accommodated in the existing lane, and the traffic queues are not expected to interfere with the adjacent intersection. Therefore, no intersection LOS or traffic queuing mitigation measures are necessary.

Considering the existing traffic coupled with the added project traffic collectively, the estimated traffic load and the volume to capacity ratio level (expressed in a Level of Service standard) the presumed impact will be ***less than significant.*** No mitigation is required.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any traffic impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 16b: On Site A, the project will create 62 new residential mobilehome park spaces, plus a designated area of open space. Project related traffic impacts on the existing offsite road circulation system are already addressed by the Traffic Mitigation Fees, which are required by Code and collected prior to issuance of any building permits. With the application of the standard DPW conditions of approval as mentioned herein, this project will have a ***less than significant*** impact on public or private road maintenance. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 16c: The Nevada County Code Zoning Ordinance parking standards for residential property is two onsite spaces per residence. However, the proposed project is an expansion of the Forest Springs Mobilehome Park Community. As previously discussed, mobilehome parks are regulated by the State under the Mobilehome Parks Act (MPA) which establishes parking standard within mobilehome parks. Four guest parking areas are proposed with a total of 28 guest parking spaces. These guest parking areas are distributed throughout the Phase IV development to allow for easy guest access to all units. Additionally, an RV parking area is planned to allow parking for 8 recreational vehicles. Parking for park residents shall be accommodated on the individual residential lot. On-street parking will not be allowed based the proposed 28- foot width of the roadway as the MPA only allows on-street parking on two-lane, two-way roadways on less than thirty-two (32) feet in width. Based upon the requirement of the Forest Springs Mobilehome Community to meet state standards for parking established by the MPA, there will be no impact associated with parking demand. Therefore, the proposed project appears will likely have a less than significant impact on parking have will have a ***less than significant impact***. No mitigation is required.

No change in use or further development is expected to occur on Site B as part of this project. Therefore any parking impacts are unlikely to occur to Site B as result of the proposed project.

Impact Discussion 16d: Project implementation will not require any substantial alterations to any public roadway alignments in the vicinity of the project sites. Project impacts associated with vehicle hazards on public roadways will be ***less than significant***. No mitigation is required.

Impact Discussion 16e: ***No impact.*** **T**he Forest Springs Mobilehome Community is on the Nevada County-operated Gold Country Stage Route 5 as an on-demand pick-up and drop-off locations. Neither project construction nor the build out of the future mobilehome park expansion at Site A would interfere with the service of any of the bus lines or bus stops. The project would not conflict with rideshare programs or other policies supporting alternative transportation. Additionally, the Forest Springs Mobilehome Community Phase IV Expansion project will provide internal pedestrian paths within the 8-acres of designated open space. Therefore no impact on the movement of people or goods is anticipated to occur as a result of the proposed project. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 16f: ***No impact.*** This project will not likely result in an alteration of any existing waterborne, rail, or air traffic patterns or levels as the project sites are not located within close proximity to these types of transportation facilities or a navigable waterway.

Impact Discussion 16g: Site A has access to SR 49 via Forest Springs Drive and La Barr Meadows Road. However, these major and local transportation routes do not cater to pedestrian and alternative transportation methods. Therefore, project related traffic should have a ***less than significant impact*** on alternative transportation methods in the local area. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 16h: The proposed project has been reviewed by the Nevada County Consolidated Fire District and the Nevada County Fire Marshal. It was determined that adequate emergency access is available from Forest Spring Drive and within the Phase IV expansion, as proposed. A gated secondary emergency access is located at Lady Jane Road. Emergency access will be further reviewed by the Department of Community Development (HCD) to ensure that the project design meets the standards established for mobilehome parks by the MPA. Therefore, emergency access impacts have a ***less than significant impact*** as a result of this project. No mitigation is required.

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 16i: ***No impact.*** The Nevada County Regional Transportation Plan (2010) outlines several goals related to the development of an economically feasible transportation system; reducing adverse impacts associated with transportation; and providing for the safe and efficient movement of people and goods. To support these goals, the plan lists many policies which mostly relate to supporting an auto-dependent transportation system and city and county general plan policies. As reviewed by the Nevada County Department of Public Works, the proposed Forest Springs Mobilehome Community Phase IV Expansion project is consistent with this plan. The proposed use permit proposal will have no impact resulting from conflicts with these alternative transportation plans.

17. UTILITIES / SERVICE SYSTEMS

Existing Setting: Electrical service is provided to this area by Pacific Gas & Electric and is currently available on the site. Natural gas is not available in this area, but several private propane companies do serve western Nevada County. Public water is available to this property from the Nevada Irrigation District. Solid waste generated either during the development of the site or after occupancy, is disposed of at the McCourtney Road Transfer Site, which is maintained by the County of Nevada, who contracts with a solid waste disposal company to haul material to a permitted sanitary landfill. There are a number of wireless telephone services available in southwestern Nevada County but with variable coverage depending upon the carrier. AT&T provides land line phone service to this area.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in a need for the extension of electrical power or natural gas?			✓		A
b. Require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓			C, J
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓		C, J

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓		A, C
e. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓			B
f. Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓		B
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓		A
h. Require a need for the extension of communication systems?				✓	A

Impact Discussion 17a: The existing residences developed in existing Forest Springs Mobilehome Community , as well as the other private homes in this general area, all have electrical service by Pacific Gas and Electric (PG&E). The extension of these services into the proposed project site will require improvements to the electrical service infrastructure and is considered feasible. PG&E has not provided any adverse comments to this proposal. As there is no natural gas in this area, any homes wanting to utilize gas powered appliances will have to use liquid propane gas (LPG). LPG is available from numerous providers in this area. Project approval will result in ***less than significant impacts*** on gas or electrical services.

No change in use or further development is expected to occur on Site B as part of this project that would result in the need of extending electrical power or natural gas.

Impact Discussion 17b: The Phase IV Expansion project proposes to utilize the existing wastewater treatment and disposal systems that currently serve the existing Forest Springs Mobilehome Community (Phases I-III). These systems operate under WDR Order No. 88-106 from the Central Valley Regional Water Quality Control Board. The system that serves Phase I (130 units) and II (108 units) of the Community includes treatment/percolation ponds with spray disposal permitted that are permitted at 55,000 gallons per day (gpd) average dry weather flow. The system serving Phase III (73 units) consists of a centralized septic tank with leachfield disposal and has 29,000 gpd permitted capacity. No significant challenges or compliance issues currently exist with these systems.

Based on a memorandum from Sauers Engineering, Inc. (April 9, 2013), an analysis completed for each of the systems indicates that the previously estimated flow is much lower than the original permitted capacity. The Phase III septic/leachfield system was originally intended to divert flow from 44 units in Phase II, although no flow from Phase II has been diverted to this system because the need did not exist. With the development of Phase IV, wastewater generated from those 44 units in Phase II will be diverted to the septic/leachfield system as originally intended. The septic/leachfield system will then receive wastewater flows from 116 units as originally anticipated by on the value of 110 gpd per unit. The daily flows to the septic/leachfield system would continue to be less than the permitted capacity at about 12,700 gpd. With the shift of the 44 existing units from the ponds to the septic/leachfield system, adding 62 units to the pond/spray field system would have a net impact of 18 units or about 1980 gpd. Because of very low wastewater per unit and capacity of the existing system, it appears that the existing treatment and disposal systems have sufficient capacity to allow for additional units.

To ensure that project development does not proceed without acknowledgement by the Central Valley Regional Water Quality Control Board of the Phase IV Expansion, the incorporation of Mitigation Measure 17A will require that prior to the issuance of grading and development permits that adequate capacity is verified by the Central Valley Regional Water Quality Control Board. With the incorporation of Mitigation Measure 17A, the impact of this project on the existing septic/leachfield wastewater treatment and disposal system will be ***less than significant with mitigation***.

No change in use or further development is expected to occur on Site B as part of this project. The residence located on the property utilized a private septic system for wastewater disposal.

Impact Discussion 17c: A small-community wastewater treatment system serves the existing Forest Springs Mobilehome Community, which is permitted through the Central Valley Regional Water Quality Control Board. With adequate capacity to accommodate 62 additional residential mobilehome units, ***no impact*** on water and wastewater treatment facilities will result. No change in use or further development is expected to occur on Site B as part of this project that would result in the need of extending electrical power or natural gas. Therefore, this project would have less than a significant impact on wastewater treatment facilities and no mitigation is required.

Impact Discussion 17d: Site A is located within the boundaries of the Nevada Irrigation District (NID) service area and is entitled to water in accordance with Division 11 of the California Water Code. In a letter dated October 24, 2013, NID confirmed that adequate capacity is available to serve the needs of the Phase IV Expansion. Assessor's Parcels 23-250-72 and 23-280-13 already have meters. Treated water service is not available to the southern portion of Site A, which is being retained as designated open space and will not be developed for residential uses. Based on the availability of NID treated water for the residentially developed portion of the project, impacts to water supplies would be ***less than significant,*** and no additional mitigation is required. Site B will is served by two private wells and will not be impacted as a result of this project.

Impact Discussion 17e: The proposed project is located within the rural portion of the unincorporated territory of Nevada County. Stormwater drainage facilities in the vicinity of both project sites are limited due to the neighborhood's rural atmosphere. A stormwater detention swale will be provided within the designated open space at the southern portion of Site A that will provide for on-site storm water detention to handle any runoff resulting from the project. The proposed project is required by previous Mitigation Measure 9D to construct the designed stormwater drainage system consistent with the stormwater calculations and designs provided in the *Revised Preliminary Drainage Report for Forest Springs Mobilehome Community Phase IV* dated December 2014 to ensure that post-construction activities will not result in stormwater discharge issues. Compliance with Mitigation Measure 9D, as well as federal, state, and local regulations, these stormwater discharge requirements will reduce project impacts on stormwater drainage facilities to ***less than significant with mitigation.***

Further development or a change in existing single-family residential use of Site B is not proposed as part of this project, therefore this site will not be impacted.

Impact Discussion 17f-g: Nevada County provides solid waste collection service through a franchise for collection and disposal of waste from residential and nonresidential areas. The Nevada County Integrated Waste Management (Solid Waste) Division is responsible for all solid waste and hazardous materials disposal and recycling services. Waste Management of Nevada County (Waste Management) is the current hauler for both solid waste refuse and collection of recyclables. Refuse collected by Waste Management and self-hauled refuse are collected at the McCourtney Road Transfer Station and Recycling Center located at 14741 Wolf Mountain Road in Grass Valley. Nevada County does not have

a solid waste landfill; all solid waste refuse is hauled to out-of-County landfills under the contract with Waste Management Systems, Inc. The proposed Project will result in ***less than significant impacts*** on hazardous waste landfill capacity and no mitigation measures are required. No change in use or further development is expected to occur on Site B as part of this project. Therefore no impacts are likely to occur regarding waste management on Site B as result of the proposed project.

Impact Discussion 17h: ***No impact*** on existing or proposed telephone communication systems will result from this project will occur at either project site.

Mitigation & Residual Impact: To ensure adequate wastewater treatment capacity for the proposed project, the following mitigation measures shall be required:

Mitigation Measure 17A. Verification of Wastewater Disposal and Treatment Capacity.

1. Prior to the issuance of a grading permit for the project, the owner shall obtain the following:
   a. Written acknowledgement form the Central Valley Regional Water Quality Control Board that an expansion can be completed without updating the Waste Discharge Requirements, or;
   b. Acknowledgement of a completed Report of Waste Discharge if updated Waste Discharge Permits are required.

Timing: *Prior to Issuance of the Grading Permits*
Reporting: *Approval of the Grading Permit*
Responsible Agency: *Planning Department*

18. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?		✓			A
b. Does the project have environmental effects that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)			✓		A
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓		A
d. Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project?				✓	A

Impact Discussion 18a: As discussed in Sections 1 through 17 above, the proposed project would be integrated into the existing developed character of the Forest Springs Mobilehome Community Phases I-III. Development of the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation, mostly during construction, will result in potentially adverse impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise and Utility/Service Systems impacts. Each of those impacts can be mitigated to ***less than significant levels with the recommended mitigation*** as outlined in each section.

Impact Discussion 18b: The proposed project will comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation would not substantially degrade the quality of the existing environment, since the proposed project would not result in any significant adverse and unmitigatable environmental impacts that could cause adverse effects to humans. Therefore, project impacts on human beings would be ***less than significant***, and no additional mitigation is required.

Impact Discussion 18c: The proposed project would be integrated into the existing developed character of the first three phases of the Forest Spring Mobilehome Community. The proposed project will comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation would not substantially degrade the quality of the existing environment, since the proposed project would not result in any significant adverse and unmitigatable impacts to air quality, biological resources, cultural resources, geology and soils, hydrology, noise, and traffic that could cause adverse effects to humans. Therefore, project impacts on human beings would be ***less than significant***, and no additional mitigation is required.

Impact Discussion 18d: ***No impact***. The project does not require the discussion and evaluation of a range of reasonable alternatives as the potentially significant impacts which have been identified by this initial study can be mitigated to less than significant levels. There are no feasible alternatives that should be considered for this application and no impact is expected to result. Given the low density of proposed development, retention of most of the existing trees, compatibility with Therefore, the adoption of a Mitigated Negative Declaration is recommended for this project.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

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

__X__ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

_____ I find that the proposed project MAY have a "potentially significant impact" or a "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

_____ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Original Initial Study Prepared by:

Kimberly Hunter, Senior Planner Date: September 8, 2014

Revised Initial Study Prepared by:

January 6, 2015

_____ _____

Tyler Barrington, Principal 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. Nevada County Consolidated Fire District
J. Regional Water Quality Control Board *(Central Valley* Region)
K. North Central Information Service, Anthropology Department, California State University, Sacramento
L. California Department of Fish & Wildlife
M. Nevada County Geographic Information Systems
N. California Department of Forestry and Fire Protection (Cal Fire)
O. Nevada County Transportation Commission
P. Nevada County Agricultural Advisor Commission
Q. Nevada Joint Union School District
R. Pleasant Ridge Union School District

1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
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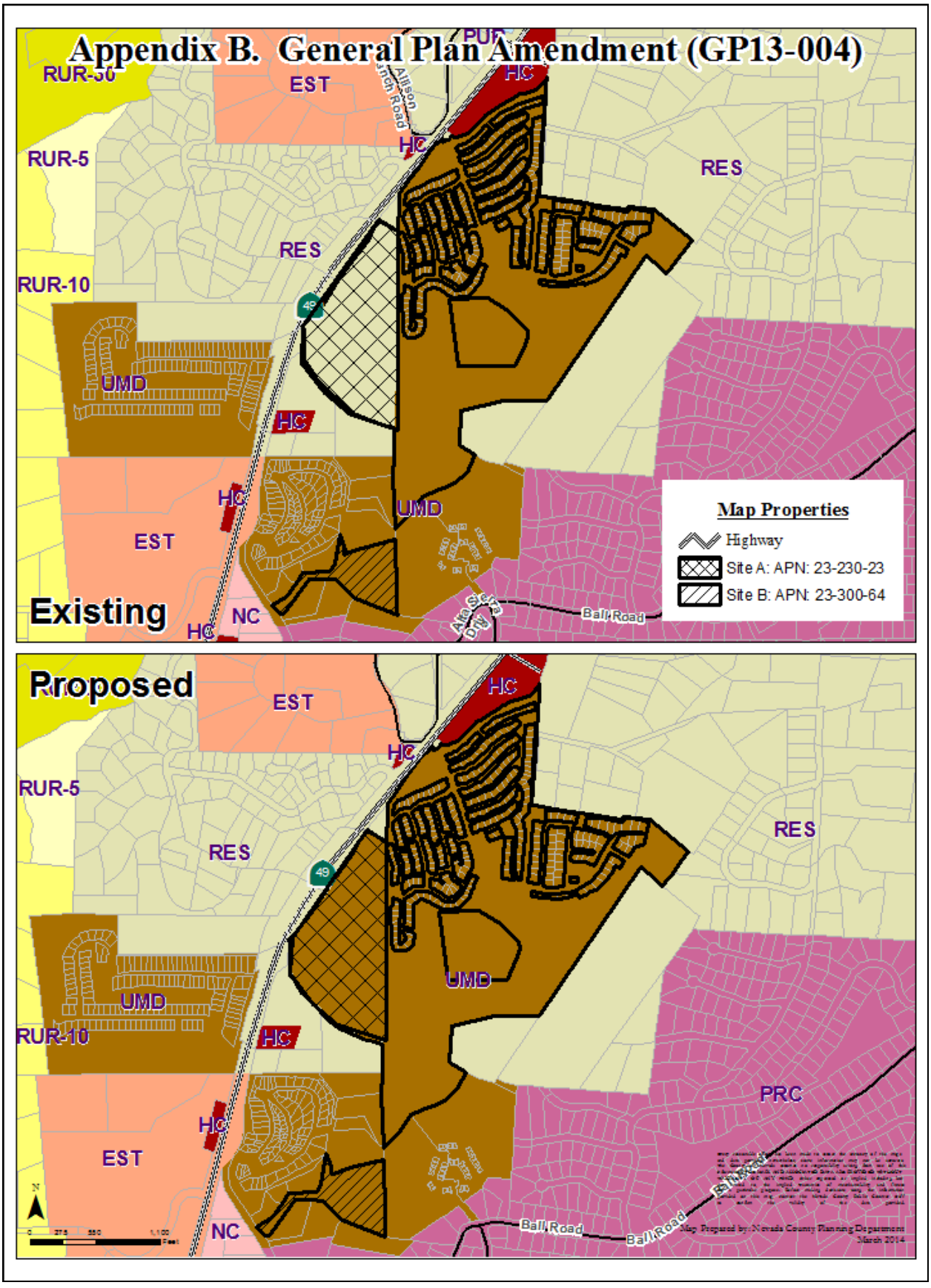
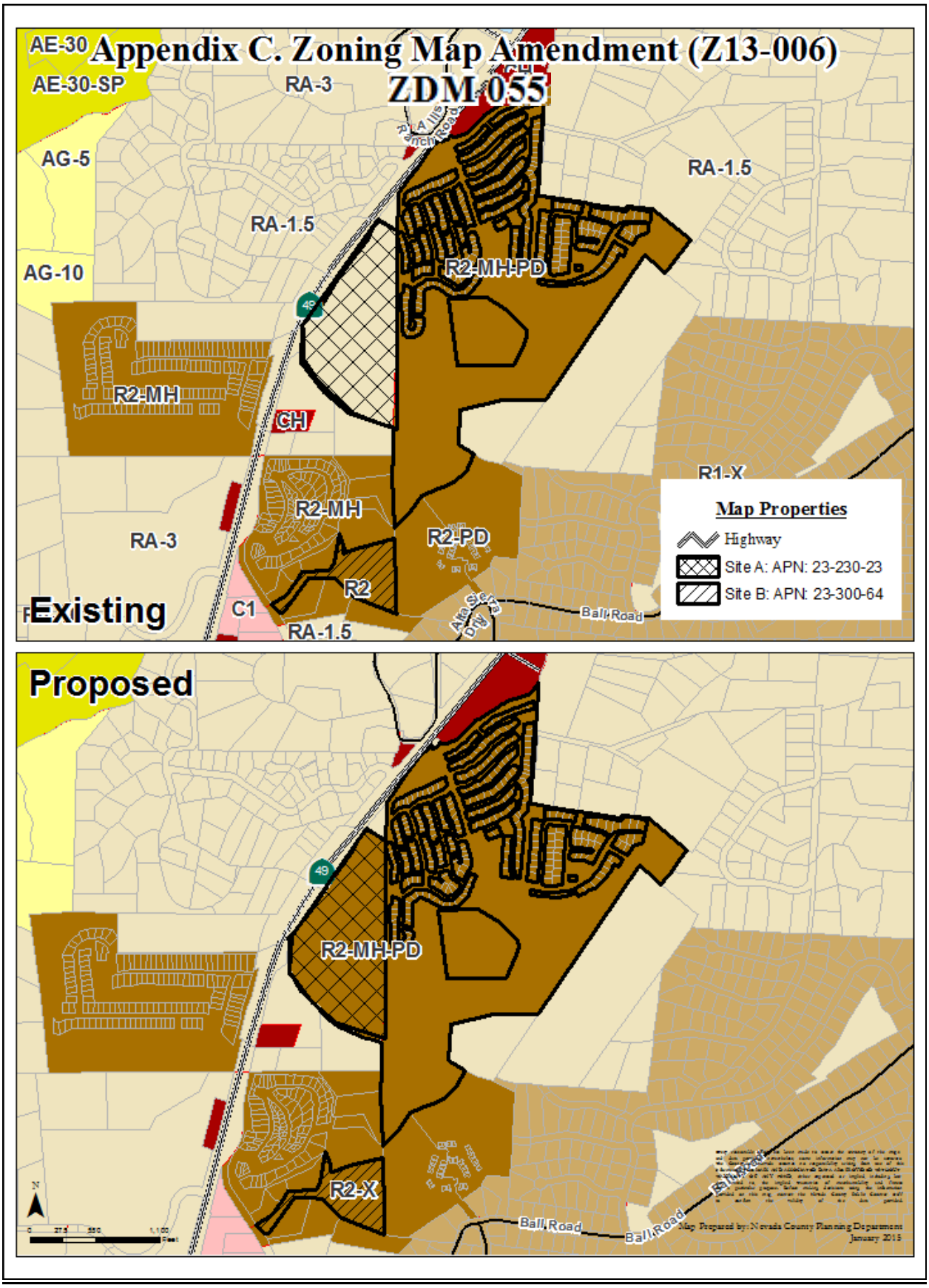

Appendix B. General Plan Amendment (GP13-004)
RUR-5
EST
HC
RES
RUR-10
UMD
NC
Existing
Map Properties
Highway
Site A: APN: 23-230-23
Site B: APN: 23-300-64
Proposed
PRC
Ball Road
Map Prepared by: Nevada County Planning Department
March 2014


Appendix C. Zoning Map Amendment (Z13-006)
ZDM-055
Existing
Proposed
AE-30
AE-30-SP
AG-5
AG-10
RA-3
RA-1.5
R2-MH-PD
R2-MH
GH
R2-PD
R2
C1
R1-X
R2-X
Ball Road
Map Properties
Highway
Site A: APN: 23-230-23
Site B: APN: 23-300-64
Map Prepared by: Nevada County Planning Department
January 2015