

NEVADA COUNTY, CALIFORNIA

INITIAL STUDY

To: Nevada County Building Dept., Nevada County Department of Public Works, Nevada County Dept. of Environmental Health, Dept. of Parks and Recreation, Ag. Commissioner, County Counsel*, LAFCo, Northern Sierra Air Quality Management Dist., City of Grass Valley, Greater Grass Valley Chamber of Commerce, Nevada City, Town of Truckee, Superintendent of Schools, Airport Manager, Nevada County Airport Land Use Commission, Truckee Tahoe Airport Land Use Commission, Nevada County Contractor’s Assoc., Nevada County Economic Resource Council, Nevada County Transportation Commission, Board of Realtors, County Fire Protection Planner, Nevada County Consolidated Fire Protection Dist., California Native Plant Society – Redbud Chapter, Department of Fish and Wildlife, Central Valley Water Quality Control Board, CA Dept. of Toxic Substances Control, CalTrans, Native American Heritage Comm., Bureau of Land Management, Nevada Irrigation District, United Auburn Indian Community of the Auburn Rancheria, Native American Heritage Commission, Sierra Nevada Group/Sierra Club, Federation of Neighborhoods, Friends of Banner Mountain, Friends of Nevada City, General Plan Defense Fund, Rural Quality Coalition, Tahoe Sierra Meadows Community Assoc., US Army Corps of Engineers, US Fish and Wildlife Service, Federal Aviation Agency, Property Owners, Nevada County Principal Planner, Nevada County Board of Supervisors, State Clearinghouse*

* Note: All others NOA only

Date: October 16, 2015

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File Number(s): GP15-002, GP15-003, Z15-003, ORD15-002 & EIS15-012

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

Project Sponsor: County of Nevada
950 Maidu Avenue
Nevada City, CA 95959

Owners:

Site #1	APN 57-250-01 Ritchart Industries 10062 Streeter Rd. #1 Auburn, CA 95602	APN 57-250-02 Barna 10062 Streeter Rd. #2 Auburn, CA 95602	APN 57-250-03 Stakich 10062 Streeter Rd. #3 Auburn, CA 95602	APN 57-250-04 P. Lacroix Industries 10062 Streeter Rd. #4 Auburn, CA 95602
	APN 57-250-05 Koop 10064 Streeter Rd. #5 Auburn, CA 95602	APN 57-250-06 Hudek Enterprises 10064 Streeter Rd. #6 Auburn, CA 95602	APN 57-250-07 Viola Enterprises 10064 Streeter Rd. #7 Auburn, CA 95602	APN 57-250-08 Barna 10064 Streeter Rd. #8 Auburn, CA 95602

APN 57-250-09 Davis 10064 Streeter Rd. #9 Auburn, CA 95602	APN 57-250-10 Davis 10066 Streeter Rd. #10 Auburn, CA 95602	APN 57-250-11 Davis 10066 Streeter Rd. #11 Auburn, CA 95602	APN 57-250-12 O'Callaghan 10066 Streeter Rd. #12 Auburn, CA 95602
APN 57-250-13 Barna 10068 Streeter Rd. #13 Auburn, CA 95602	APN 57-250-14 Schopfer 10068 Streeter Rd. #14 Auburn, CA 95602	APN 57-250-15 Holbrook 10068 Streeter Rd. #15 Auburn, CA 95602	APN 57-250-16 Holbrook 10068 Streeter Rd. #16 Auburn, CA 95602
APN 57-071-62 Munoz-Dial 10076 Streeter Rd. Auburn, CA 95602	APN 57-210-05 Krsulic 10091 Streeter Rd. Auburn, CA 95602	APN 57-210-06 Egenes 10101 Streeter Rd. Auburn, CA 95602	

Site #2	APN 21-700-23 Tintle 10004 Woodridge Dr. Auburn, CA 95602	APN 57-270-01 Willman 10196 Woodridge Dr. Auburn, CA 95602
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Site #3	APN 57-260-17 McLaughlin 11846 Magnolia Rd. Grass Valley, CA 95949	APN 21-730-15 McLaughlin 22525 Kingston Ln. Grass Valley, CA 95949
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Site #4	APN 22-140-41 Kilroy 12077 State Hwy 49. Grass Valley, CA 95949	APN 22-140-43 Hopper 11750 La Barr Meadows Grass Valley, CA 95949	APN 22-160-04 Hopper 11872 La Barr Meadows Grass Valley, CA 95949	APN 22-160-06 Hopper 12022 La Barr Meadows Grass Valley, CA 95949
	APN 22-160-33 Hopper 12270 La Barr Meadows Grass Valley, CA 95949			

Site #5	APN 29-350-12 Chrisetta 0.10 miles SE of E. McKnight Wy. & La Barr Meadows Rd. Grass Valley, CA 95945
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Site #6	APN 51-160-02 Maldonado 10608 Spenceville Rd. Penn Valley, CA 95946	APN 51-160-02 P.V. Community Fnd. 10592 Spenceville Rd. Penn Valley, CA 95946
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Site #7	APN 52-291-03 Bautista 14831 Rough & Ready Hwy. Rough & Ready, CA 95975	APN 52-291-05 Fassino 14715 Rough & Ready Hwy. Rough & Ready, CA 95975
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Site #8	APN 52-160-45 Sharma 0.50 miles west of Rough & Ready Hwy./Ridge Rd. intersection Grass Valley, CA 95945
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Site #9

APN 07-111-04
 Sharma
 11613 Rough & Ready
 Hwy.
 Grass Valley, CA 95945

Site #10

APN 07-111-03
 Moore
 Adjacent (north) of Rough
 & Ready Hwy./Ridge Rd.
 intersection
 Grass Valley, CA 95945

Site #11

APN 09-560-46 Rnch. Hunt. Mob. Hm. Pk 11336 East Bennett St. Grass Valley, CA 95945	APN 09-560-25 Rnch. Hunt. Mob. Hm. Pk. East Bennett St. Grass Valley, CA 95945	APN 09-560-47 Rnch. Hunt. Mob. Hm. Pk. 11352 East Bennett St. Grass Valley, CA 95945	APN 09-560-37 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945
APN 09-560-35 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-10 Erica Erickson TRSTE 10966 East Bennett St. Grass Valley, CA 95945	APN 09-560-05 Erica Erickson TRSTE 10780 East Bennett St. Grass Valley, CA 95945	APN 09-560-33 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945
APN 09-560-34 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-32 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-38 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-31 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945
APN 09-550-38 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-39 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-550-32 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-36 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945
APN 09-550-37 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-550-39 Erica Erickson TRSTE 10344 Centennial Dr. Grass Valley, CA 95945	APN 09-550-04 Erica Erickson TRSTE (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-04 PRJ Inc. 10662 E. Bennett St. Grass Valley, CA 95945
APN 09-560-16 Idaho Maryland Mining 11452 East Bennett St. Grass Valley, CA 95945	APN 09-560-14 Idaho Maryland Mining 11542 East Bennett St. Grass Valley, CA 95945	APN 09-560-18 Idaho Maryland Mining (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-45 Idaho Maryland Mining 11452 East Bennett St. Grass Valley, CA 95945
APN 09-560-29 Idaho Maryland Mining (no address) E. Bennett St. Grass Valley, CA 95945	APN 09-560-30 Idaho Maryland Mining 11452 East Bennett St. Grass Valley, CA 95945	APN 09-560-19 Idaho Maryland Mining 11452 East Bennett St. Grass Valley, CA 95945	APN 09-560-13 City of Grass Valley 11612 E. Bennett St. Grass Valley, CA 95945
APN 09-680-52 Blakemore (no address) Whispering Pines Ln. Grass Valley, CA 95945	APN 09-680-51 Blakemore (no address) Whispering Pines Ln. Grass Valley, CA 95945	APN 09-680-48 Blakemore (no address) Whispering Pines Ln. Grass Valley, CA 95945	

Site #12

APN 52-050-30 Sierra Corporation 13024 Bitney Springs Rd. Nevada City, CA 95959	APN 52-050-31 Sierra Corporation 13030 Bitney Springs Rd. Nevada City, CA 95959	APN 04-021-01 Sierra Corporation 12435 Bitney Springs Rd. Nevada City, CA 95959	APN 52-070-48 P.V. Fire Protection Dist. 12370 Bitney Springs Rd. Nevada City, CA 95959
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	APN 52-070-49 Sierra Corporation 14498 Bitney Springs Rd. Nevada City, CA 95959	APN 52-070-50 Sierra Corporation 12392 Bitney Springs Rd. 95960	
Site #13	APN 12-010-59 Borgnis 13299 Noel Ln. Cedar Ridge, CA 95945		
Site #14	APN 34-060-81 Beyer 14858 N. Bloomfield- Graniteville Rd. Nevada City, CA 95959		
Site #15	APN 60-110-24 Dehart 29658 St. Hwy. 49 Nevada City, CA 95959	APN 60-110-23 Pacific Telephone Co. 29468 St. Hwy. 49 Nevada City, CA 95959	APN 60-110-28 McConahey 20043 Oak Tree Rd. Nevada City, CA 95959
	APN 60-110-26 Callison 20091 Oak Tree Rd. Nevada City, CA 95959	APN 60-110-29 Williams 19987 Oak Tree Rd. Nevada City, CA 95959	APN 60-110-27 McConahey (no address) Oak Tree Rd. Nevada City, CA 95959
Site #16	APN 49-040-11 Truckee/Tahoe Airport 10356 Truckee Airport Rd. Truckee, CA 96161	APN 49-040-07 Truckee/Tahoe Airport 10356 Truckee Airport Rd. Truckee, CA 96161	

Project Location: 16 clusters of property zoned Business Park throughout the unincorporated area of Nevada County (see Figure 1, below).

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

Project Summary

In March 2014, the Nevada County Board of Supervisors directed Phase II of the General Plan Land Use Element Update to analyze the County’s Business Park (BP) Land Use Designation and the 16 locations County-wide currently zoned BP. The goal of the analysis is not to eliminate the Business Park designation and zoning district but to review the current status and appropriateness of the locations and the site development standards. This need is apparent after 15 years of unsuccessful investment in properties zoned BP, and diminishing availability of the Light Industrial (M1) zoning on developable parcels. The restrictive requirements of Business Park development may have unintentionally hindered economic development on properties that could best serve other beneficial purposes. The “Project” is a proposed combination of:

- General Plan and Zoning Ordinance map and text revisions; and
- Re-designation and rezoning recommendations for parcels in 8 of the 16 existing BP sites.

The amendments will accelerate implementation of the General Plan by promoting new opportunities for business investment and sustainable job creation; re-aligning functionally compatible uses with their surroundings while maintaining strong environmental and neighborhood character protections; at the same time confronting today's realities of attracting high-tech research and development employers. Action is needed at this time to focus development and revitalization efforts to promote economic activity and community sustainability, implement environmental improvements, and update the distribution and effectiveness of the Business Park land use designation pursuant to Policy and Program 1.2.1 of the General Plan.

Project Location and Surrounding Land Uses

Throughout the unincorporated areas of Nevada County there are 16 Business Park (BP) locations comprised of 84 parcels (or portions thereof). 15 of the BP sites are located in western Nevada County and one BP location is in the eastern County. Proposed General Plan and Zoning Ordinance text amendments are applicable to all BP locations, however recommendations to rezone properties are limited to the following eight sites that are determined to be more suitable for a different land use designation.

Note: Parcel information for each site referenced throughout the Initial Study is located in the list of "Owners", above. For additional site information see Appendix D.

Site #1: The 20 parcels (portions thereof) that are included in Site #1 total 9.6 acres zoned Business Park. The site is located in South County along Streeter Rd., approximately 0.5 miles south of the Highway 49 and Combie/Wolf Road intersection. The site was completely built-out in the 1980's. Existing businesses are comprised by a number of industrial, commercial and office-professional uses including auto repair shops, an agricultural feed store, counseling services and a martial arts business. Site #1 is visible from, and fronts Highway 49, and is surrounded by low density agricultural and residential uses.

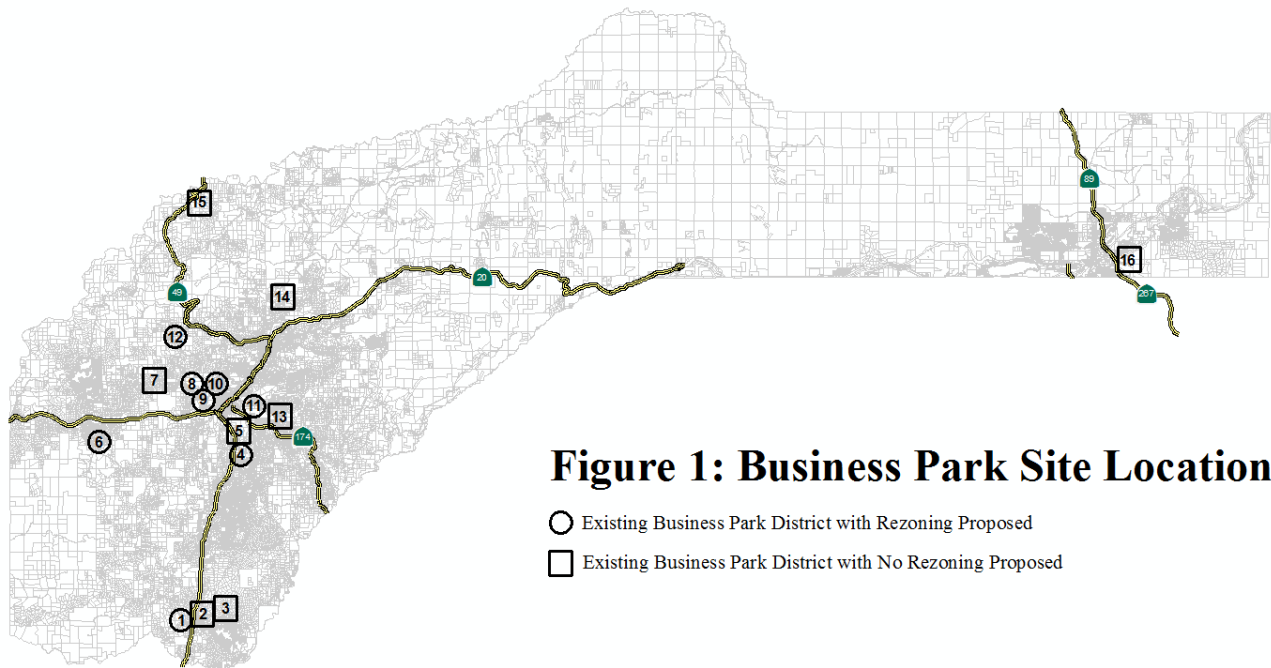
Site #4: Flanked by Highway 49 on the west and La Barr Meadows Rd. on the east, Site #4 is a triangular shaped area comprised of 5 parcels totaling 50 acres. The perimeter of major roadways and surrounding existing uses (e.g., Hansen Bros.) buffer surrounding properties from the existing industrial uses that have operated on portions of Site #4 since the 1960's. The three northernmost parcels of Site #4 are developed with Kilroy's Auto Repair and Rare Earth Landscape Materials, and the southern two parcels are vacant. Directly south of Site #4 is property owned by the County of Nevada where a development application is pending for construction of the County's vehicle fleet/corporation yard. The site has freeway access (primarily along La Barr Meadows Rd.) without passing through residential neighborhoods and is within the near-term sphere of influence of the City of Grass Valley and the annexation process of this site to Grass Valley is underway.

Site #6: Site #6 is made up of two parcels and totaling 10.92 acres and is located within the Penn Valley Village Center and the Penn Valley Area Plan. The vacant parcel adjacent to Penn Valley's commercial core is designated as the future site of the Penn Valley Cultural Center. The other BP parcel to the south is developed with a single family residence and shares a property line with Ready Springs School.

Sites #8, #9, and #10: The three vacant parcels that comprise Sites #8, #9, and #10 are located west of the city limit of Grass Valley, near the intersection of Rough & Ready Hwy., Ridge Road, and Adam Avenue. These three parcels have been evaluated independently from one another for this project because of changes in ownership, however historically these parcels were part of a larger 363 acre project area for the mixed-use planned development known as Kenny Ranch. Two of the nine parcels originally comprising Kenny Ranch have been developed with the Twin Cities Church and Hospice of the Foothills, and the Yuba River Charter School was recently approved to be constructed on a third parcel. Aside from the Church and Hospice, rural residential development and zoning surrounds Sites #8, #9, and #10.

Site #11: The 31 parcels included in Site 11 total 185 acres. Most of the land is vacant, however the southwest corner parcel is developed commercial, and in the “bend” of East Bennett St. is a light industrial site with commercial truck repair and container storage. The State of California owns, and will not likely develop, the 40 acres of M1 zoned land between E. Bennett St. and Empire Mine State Park. Site #11 is within the City of Grass Valley’s near term sphere of influence and borders Grass Valley with medium density residential development to the west, commercial and light-industrial uses to the north, and office professional and residential uses to the east.

Site #12: The largest of the business park sites with over 325 acres Site #12 is located along Bitney Springs Road and is the former site of the Grass Valley Group. The site contains numerous buildings, some multi-story, spread along the north facing slope of the project area. The natural park like setting with mature trees, views, ponds, and canals provide a desirable setting. The buildings are largely unoccupied and have been for some time, except for westernmost 96 acre parcel which is the campus of the Nevada City School of the Arts. There is a fire station on the 1.56 acre parcel on the eastern boundary owned by the Penn Valley Fire Protection District. Site #12 is surrounded by general agricultural and rural residential zoning.



Background

On March 25, 2014, the Board of Supervisors issued Board Order BO-14-02 directing the Advance Planning Division work program priorities for Phase II of the General Plan Land Use Element. The work plan calls for an analysis of the County's Business Park (BP) Land Use Designation, Zoning District and development standards, in accordance with Program 1.2.1 of the General Plan Land Use Element. The Board Order was to analyze the effectiveness and appropriateness of the Business Park Land Use Designation and Zone District throughout the County.

The Business Park Land Use Designation was introduced in the 1995 Comprehensive General Plan Update with the goal of establishing high-quality locations for light manufacturing and research and development industries. The County's Zoning Ordinance Update in 1998 rezoned approximately 850 acres from primarily (M1) Light Industrial District to (BP) Business Park, and codified the new BP development standards requiring; comprehensive site planning for all of BP district, increased building setbacks, more stringent impervious surface limitations and extensive landscaping requirements, to create a campus-like character with a high-level of onsite amenities. Since the establishment of Business Park zoning district twenty years ago, none of the parcels zoned Business Park have been developed or redeveloped using the Business Park development criteria, although some of the parcels zoned BP have been rezoned and subsequently developed or sought entitlements for development. For example, in 2009 a 20 acre parcel zoned Business Park in south County (part of Site #2) was rezoned with the Higgins Marketplace approval, resulting in split zoning of the property with 12 acres of commercial zoning, approximately 1 acre of office professional zoning, over 4 acres of open space, and 3 acres zoned BP was remained. Also, in 2011 the City of Grass Valley annexed 7.73 acres of BP land along Whispering Pines Dr. and rezoned the area to Light Industrial (M1), and the County rezoned an additional 43 acres along La Barr Meadows Rd. for future development of the County vehicle storage and maintenance yard.

Nevada County has a rich history of high-tech research and development business beginning in the 1950's with Litton Enterprises and the Grass Valley Group. In the following decades spinoffs of the Grass Valley Group and other technology and manufacturing companies were launched or relocated to Nevada County. In 1995, when the Business Park land use designation was established the technology sector was booming and the County wanted to continue to attract the high-tech industry to the foothills. However, 20 years later the high-tech and video industry in Nevada County is a fraction of what it was, which is substantially why the Board of Supervisors have prioritized the review of Business Park zoning and what revisions are appropriate for the future.

Additionally, while there has been little investment into parcels zoned Business Park in the past 15 years, the inventory of parcels zoned Light Industrial (M1) has been reduced. Of the 620 acres in the County zoned Light Industrial (M1), there is approximately 155 acres of vacant land zoned Light Industrial (M1), however as mentioned above, the State acquired nearly 40 acres of land zoned M1 south of East Bennett St., other vacant sites are merely fragments of parcels that are not feasible for new development, and the larger contiguous areas are owned by few entities that have held the land for a long time. This has led to a relative shortage of viable vacant industrial land availability.

Project Description

Proposed General Plan (GP) Map and Text Amendments to change the GP land use map designation of parcels in 8 of the 16 Business Park locations as identified below. See Appendix B for proposed General Plan Land Use re-designation maps.

Site #1: Existing Land Use Designation: All Parcels Business Park (BP)
Proposed Land Use Designation: All Parcels Industrial (IND)

Site #4: Existing Land Use Designation: All Parcels Business Park (BP)
Proposed Land Use Designation: All Parcels Industrial (IND)

Site #6: Existing Land Use Designation: All Parcels Business Park (BP)
Proposed Land Use Designation: APN 51-151-09 Community Commercial (CC)
APN 51-160-02 No Change (BP)

Sites #8, 9, 10: Existing Land Use Designation: Planned Development PD:
BP (88 ac.) CC (22 ac.) RES (150 ac.) OS (Remainder)
Proposed Land Use Designation: Planned Development PD:
BP (5 ac.) CC (22 ac.) RES (215 ac.) RUR (18 ac.) OS (Remainder)

Site #11: Existing Land Use Designation: All Parcels Business Park (BP)
Proposed Land Use Designation: Easternmost 28 Parcels Industrial (IND)
Westernmost 5 Parcels (APNs 09-560-04, -05, -32, -33, -34) No Change (BP)

Site #12: Existing Land Use Designation: All Parcels Business Park (BP)
Proposed Land Use Designation: APN 52-070-48 Public (PUB)
All Other Parcels No Change (BP)

Additionally, proposed General Plan text amendments aim to remove barriers to BP development while maintaining strong environmental protections. Proposed amendments with new text is shown **bold underlined**, and existing text to be deleted is shown **~~bold-strikethrough~~**. Specifically, the **two** proposed text amendments would:

- Provide flexibility to BP zoned properties within approved Area Plans by removing the requirement for a Comprehensive Master Plan for the entire BP designated site and provide opportunities for those properties to be developed independently.

Proposal: Amend General Plan Policy 1.2.4.m Land Use Designations

Business Park (BP) is intended to provide for a variety of related and mutually supporting manufacturing, distribution, processing, service, and research and development uses. Development within this designation shall consist of light industries and supporting business and service activities, which are conducted within enclosed structures and do not create external vibration, noise, glare or other hazard. Accessory uses typical for such development may include residences required for

on-site security, dining, or recreational facilities for employees. These uses are contained within a planned environment which has a “campus” character providing a high level of on-site amenities. A comprehensive master plan for the entire site shall be required prior to approval of any development **located outside of an adopted Area Plan.**

To provide for employment in proximity to residents outside the major employment centers of the County, development of Village or Rural Center Business Parks (BP-V or BP-RC) is also included within this designation. Such development shall be located within this designation. Such development shall be located within a designated Village Center or Rural Center, with an emphasis on smaller scale processing, service, and research and development uses which are more compatible with the character of Village and Rural Centers. Business Park development within these centers is also intended to provide for “cottage” industries with residential use for the owner/operator on the premises.

- Increase maximum impervious surface limitations for Business Parks from 50 percent to 60 percent, consistent with the similar intensity Office-Professional use.

Proposal: Amend General Plan Table 1.4

MAXIMUM BUILDING INTENSITIES IN RESPECTIVE LAND USE DESIGNATIONS

<i>General Plan Designation</i>	<i>Max. Impervious Surface in %</i>	<i>Max. Bldg. Height</i>
Urban High Density Residential	60	3 stories or 45'
Urban Medium Density Residential	50 ⁽¹⁾	3 stories or 45'
Urban Single Family Residential	40 ⁽¹⁾	3 stories or 45'
Residential	30 ⁽¹⁾	3 stories or 45'
Estate	20 ⁽¹⁾	3 stories or 45'
Rural-5 (5 acre minimum parcel size)	10 ⁽¹⁾⁽³⁾	3 stories or 45'
Rural-10 (10 acre minimum parcel size)	10 ⁽¹⁾⁽³⁾	3 stories or 45'
Rural-20 (20 acre minimum parcel size)	10 ⁽¹⁾⁽³⁾	3 stories or 45'
Rural-30 (30 acre minimum parcel size)	10 ⁽¹⁾⁽³⁾	3 stories or 45'
Rural-40 (40 acre minimum parcel size)	10 ⁽¹⁾⁽³⁾	3 stories or 45'
Rural-160 (160 acre minimum parcel size)	10 ⁽¹⁾⁽³⁾	3 stories or 45'
Neighborhood Commercial	85	3 stories or 45'
Community Commercial	85	45' ⁽²⁾
Highway Commercial	85	45' ⁽²⁾
Service Commercial	85	3 stories or 45'
Rural Commercial	85	3 stories or 45'
Office-Professional	60	3 stories or 45'
Business Park	50 60	45' ⁽²⁾

<i>General Plan Designation</i>	<i>Max. Impervious Surface in %</i>	<i>Max. Bldg. Height</i>
Industrial	85	45' ⁽²⁾
Recreation	10 ⁽³⁾	45' ⁽²⁾
Forest	5 ⁽¹⁾⁽³⁾	3 stories or 45'
Public	85	3 stories or 45'
Open Space	5	3 stories or 45'
Water Area	5	NA
Special Development Area	⁽⁴⁾	⁽⁴⁾
Planned Development	⁽⁴⁾	⁽⁴⁾
Planned Residential Community	40 ⁽¹⁾	3 stories or 45'
Community Care Retirement Community	⁽⁵⁾	⁽⁵⁾

Proposed Zoning Ordinance Map and Text Amendments to rezone only those Business Park zoned areas of parcels in 8 of the 16 Business Park locations as identified below. See Appendix C for proposed rezoning maps.

Site #1: Existing Zone District: All Parcels Business Park-Scenic Corridor (BP-SC)
Proposed Zone District: All Parcels Light Industrial-Scenic Corridor (M1-SC)

Site #4: Existing Zone District: All Parcels Business Park (BP)
Proposed Zone District: All Parcels Light Industrial (M1)

Site #6: Existing Zone District: All Parcels Business Park-Site Performance (BP-SP)
Proposed Zone District: APN 51-151-09 Community Commercial-SP (C2-SP)
APN 51-160-02 No Change (BP-SP)

Site #8: Existing Zone District: Business Park-Site Performance (BP-SP) and Residential Agricultural-Planned Development-Site Performance (RA-~~PD~~-SP)
Proposed Zone District: Residential Agricultural-~~Planned Development~~-Site Performance (RA-~~PD~~-SP)

Site #9: Existing Zone District: Business Park-Site Performance (BP-SP)
Proposed Zone District: Western BP Zone General Agricultural (AG-5-SP)
Eastern BP Zone No Change Business Park-Site Performance (BP-SP)

Site #10: Existing Zone District: Business Park-Site Performance (BP-SP)
Proposed Zone District: Residential Agricultural-~~Planned Development~~-Site Performance (RA-~~PD~~-SP)

Note: As part of the rezoning of portions of Sites #8, 9, and 10, the Site Performance (SP) criteria noted on Zoning District Map (ZDM) 40a will be modified to:

- Remove the requirement for a Comprehensive Master Plan (CMP) for the entire Kenny Ranch PD prior to approval of any new development, and

- Remove the requirement for and Environmental Impact Report (EIR) prior to the approval of any new development.

Site #11: Existing Zone District: All Parcels Business Park (BP)

Proposed Zone District: Easternmost 28 Parcels Light-Industrial (M1)

Westernmost 5 Parcels (APNs 09-560-04, -05, -32, -33, -34) No Change (BP)

Site #12: Existing Zone District: All Parcels Business Park (BP)

Proposed Zone District: APN 52-070-48 Public (P)

All Other Parcels No Change (BP)

Additionally, the project includes **six** recommended Zoning Ordinance text and development standard revisions. As with the General Plan amendments above, proposed text is shown **bold underlined**, and existing text to be deleted is shown **~~bold strikethrough~~**.

- Consistent with the General Plan amendment discussed above, this amendment would allow BP zoned properties within approved Area Plans to be planned and developed independently by removing the requirement for a Comprehensive Master Plan for the entire BP designation.

Proposal: Amend Zoning Code Section L-II 2.C

BP Base District Standards.

1. Prior to any site development **located outside of an adopted Area Plan**, the Planning Commission shall approve a Comprehensive Master Plan for the entire site. See Section 5.17 Comprehensive Master Plans and Specific Plans.

Proposal: Amend Zoning Code Section L-II 5.17.A

Purpose. A Comprehensive Master Plan is required for all properties within the BP **(except for those sites within adopted Area Plans)**, REC, and PD (base and combining Districts) Districts. It is intended to provide for the comprehensive planning of the entire area within said districts. The Specific Plan is required for all properties designated as a Special Development Area in the General Plan and is intended, in part, to comply with the provisions of Government Code 65450 et seq, as well as other provisions as provided in the General Plan policy 1.5.u.

Said Plans shall ensure that the total area dedicated to each specific land use must not exceed the acreage allowed by the General Plan land use maps. However, acreage (other than open space) may vary from that otherwise allowed by the General Plan maps to accommodate site-specific conditions provided the cumulative change does not exceed 5% of the total parcel(s) acreage.

- Delete Zoning Ordinance reference allowing for outdoor manufacturing and storage to be consistent with General Plan land use description.

Proposal: Amend Zoning Code Section L-II 2.5.B.1

BP (Business Park). The BP District provides areas for a variety of related uses, including manufacturing, distribution, processing, service, and research and development uses normally associated with light industries. The intent of this District is to encourage innovative and creative design in the provision of a variety of employment-oriented uses.

Development should be characterized by spacious and extensively landscaped settings that are attractive and environmentally sensitive. All uses shall be contained within a planned setting reflecting a "campus" character providing a high level of on-site amenities. ~~Uses that involve any outdoor manufacturing or storage, that emit any appreciable amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise, or that generate, emit, or store hazardous materials in excess of the quantities excluded from regulation by Section L-XI 2.2I of the LUDC, will be mitigated to less than significant.~~

- Clean-up the duplicative and ambiguous references regarding the permissibility of mini-storage use within the BP district; and
- Add schools as a permissible use within the BP zone district.

Proposal: Amend Zoning Code Section Table L-II 2.5.D

Industrial Districts Allowable Uses and Permit Requirements				
ALLOWABLE LAND USES (See Section L-II 1.4.D for Similar Uses)	BP	M1	M2	L-II SECTIONS:
Residential Uses				
Dwelling units as a part of a mixed-use development where residential is not the primary use, and is an integral part of the non-residential use, not to exceed 4 units per acre. Integral shall mean that all uses are designed and located so as to be visually and functionally related.	UP	UP	UP	
Temporary use of a mobile home or an RV during dwelling construction where there is a valid building permit for a dwelling.	A	A	A	3.15
Commercial Uses				
Accessory uses for employees, including fitness centers, and restaurants, when in combination with support uses does not exceed 10% of the gross floor area of the structures on site.	UP	DP	DP	
Auto repair within an enclosed structure	NP	DP	DP	
Auto painting and body work within an enclosed structure.	NP	DP	DP	

Commercial activities that normally require extensive storage areas including, but not limited to, contractors equipment yard, vehicle storage yard, sales and storage of fuel, building/farm supply, equipment rental, kennels.	NP	DP	DP	
Day Care Facilities as an accessory, employee use when in combination with accessory uses, does not exceed 10% of the gross floor area of the business park.	UP	NP	NP	
Fitness Centers	UP	UP	UP	
Flea Market, permanent	NP	UP	UP	
Lumberyards	NP	DP	DP	
Parks if developed as employee accessory uses.	UP	UP	UP	
Parking facilities not attached to a specific use	UP	UP	UP	
Personal mini storage buildings	NP UP	UP	UP	
Shooting ranges, indoor	NP	UP	UP	
Support uses for the primary light industrial use, including offices, services and retail sales associated with the marketing of products produced on-site, when in combination with accessory uses does not exceed area of the structures on site.	DP	DP	DP	
Temporary Commercial Uses	A	A	A	3.23
Industrial Uses				
Light industrial including research and development, the manufacturing, production, repairing, distribution, fabrication, processing, wholesaling, and warehousing of a wide variety of goods.	DP	DP	DP	
Any other intensive industrial use not allowed in the BP or M1 Districts.	NP	NP	UP	
Auto painting and body work	NP	DP	DP	
Hazardous waste management facilities for waste produced on-site.	A	A	A	
Hazardous waste management facilities for waste produced off-site.	NP	UP	UP	
Mini-storage buildings for personal or commercial storage (does not include the conduct of business from a storage building).	DP	DP	DP	
Power plants, private, including biomass fuel production.	NP	UP	UP	
Ready mix, asphalt, or concrete plants	NP	UP	UP	
Recycling centers	NP	UP	DP	
Recycling collection facilities	DP	DP	DP	
Research and development activities	DP	DP	DP	
Salvage enterprises; auto, trucks, and equipment dismantling yards.	NP	NP	UP	
Storage of explosives	NP	UP	UP	

Storage and distribution of bulk petroleum products.	NP	UP	UP	
Agricultural, Resource, and Open Space Uses				
Crop and Tree Farming	A	A	A	3.3
Pre-Grading not associated with a specific development project	NP	DP	DP	3.28
Institutional and Public Uses				
<u>Schools</u>	<u>UP</u>	<u>NP</u>	<u>NP</u>	

- Increase maximum impervious surface limitations for Business Parks from 50 percent to 60 percent; and
- Reduce exterior yard building setbacks consistent with other Industrial Zone Districts (e.g., M1 and M2), and side and rear structure setbacks from 50 feet to 30 feet.

Proposal: Amend Zoning Code Section Table L-II 2.5.D

Industrial Districts Site Development Standards				
SITE DEVELOPMENT STANDARDS	BP	M1	M2	L-II SECTIONS:
Setback Standards ⁽¹⁾				
Front yard (ROW at least 50' in width) ⁽³⁾	10' from ROW (with mean average 20')			4.2.5.E
Front yard (ROW less than 50' in width) ⁽³⁾	35' from ROW C/L (with mean average 45')			4.2.5.E
Exterior yard (ROW at least 50' in width)	50'	10' from ROW (with mean average 20')		4.2.5
Exterior yard (ROW less than 50' in width)	50'	35' from ROW C/L (with mean average 45')		4.2.5
Interior yard	50' 30'	0'		4.2.5
Rear yard	50' 30'	0' (Through parcels: Rear = Front setback)		4.2.5
Other Standards (See Sections 4.2 Design Standards & 4.3 Resource Standards)				
Building Height Limit	45'			4.2.4
Fencing & Hedges	Table 4.2.6.D			4.2.6
Maximum Impervious Surface	50% 60%	85%		4.2.10
On-Site Parking	Table 4.2.9.F.12.b			4.2.9
Signs	Sign Standards see Section 4.2.12.K			4.2.12
Minimum Road Frontage ⁽²⁾	150'			
Minimum Parcel Size ⁽²⁾	1.5 acres	15,000 s.f.		4.1.3.E.4.c

Relationship to Other Projects

There are no pending project applications submitted for any of the Business Park sites. As discussed above, the Penn Valley Cultural Center is projected for Site #6 however, the timing of that project is dependent on additional funding and no site specific project details are available at this time.

Other Permits Which May Be Necessary:

This Business Park IS/ND is a program-level environmental document. No specific development projects are proposed at this time or analyzed herein. All future projects within the any parcel affected with the proposed amendments would be subject to project-level environmental review and permitting by Nevada County. Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

Environmental Factors Potentially Affected: All of the following environmental factors have been considered. There are no environmental factors with impacts that require additional mitigation as indicated by the checklist on the following pages.

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

INITIAL STUDY AND CHECKLIST

Introduction

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

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

Analysis Approach

Each impact discussion considers all 16 existing Business Park sites because the General Plan and Zoning Ordinance text amendments affect all sites. The existing setting description focuses on those 8 sites with recommendations for rezoning but also includes other locations, if applicable.

1. AESTHETICS

Existing Setting:

Site #1 is adjacent to Highway 49, with the northern portion of the site highly visible from the highway and the southern portion potentially visible although currently well-screened with existing vegetation.

Site #4 is adjacent to Highway 49 and has some existing screening, however the northern portion of the site, especially APN 22-140-41 (Kilroy’s Auto Repair) is highly visible from the highway. All of Site #4 is visible from La Barr Meadows Rd. and the undeveloped portions of the BP sites to the west and undeveloped residential zoned area to the east provide high scenic quality before the natural setting is interrupted by developed parcels along the northern portion of the site. South of Site #4 Nevada County has proposed development of a County vehicle fleet and corporation yard facility. Despite its proximity to Highway 49 the existing zoning does not include the Scenic Corridor Combining District.

Site #6 is along Spenceville Rd. in the Penn Valley Rural Center. The Ready Springs School campus to the south of Site #6 is the primary public resource from which this site is visible.

Sites #8, #9, and #10 along Rough & Ready Highway are near one of the western gateways to the City of Grass Valley. The zoning of these sites include designated Open Space in part to provide visual breaks between clusters of development. No changes are proposed to areas zoned Open Space.

Site #11 is within the Grass Valley Community Region and developed on three sides. The northern parcels of Site #11 are visible from Highway 49/20 with cluttered foreground views of urban development, signs, and other features that limit the visual experience on the roadway by distracting viewers. The current BP zoning does not include the Scenic Corridor Combining Zone District.

Site #12 is an exemplar of what was envisioned for other Business Parks in the County. It's natural park-like setting with mature trees, views, ponds, and canals provide a desirable setting. Likewise, the numerous buildings provide space for onsite amenities and indoor business consistent with the General Plan Business Park Land Use description.

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

Impact Discussion 1a: There are no identified scenic vistas that will be impacted with the proposed amendments. Site #1 is visible from the Highway 49 Scenic Corridor and accordingly the Scenic Corridor Combining District will remain with the proposed M1-SC zoning to protect scenic quality from highways and promote good design. The northern parcel of Site #4 is also visible from Highway 49 at a main entry point to Grass Valley, however this property has been developed for over 50 years and no site changes are foreseen in the near future. The northern portion of Site #11 will be visible at a distance from Highway 49/20 passing through Grass Valley although the scenic quality from the roadway is low because of the development in the foreground. Site #15 in North San Juan is bisected by Highway 49 and the North San Juan Rural Center Area Plan will guide good design and consistent character. There will be no increase in maximum building height, density, sign standards and the modest reductions to setbacks and increased impervious coverage are the same as the County's similar intensity Office Professional use and still provide substantial buffering consistent with other residential setbacks from industrial uses. Projects on these sites will still require Use or Development Permits which include design review of proposed development to ensure a well-integrated built environment. Any future projects shall adhere to the Nevada County Design Guidelines which would result in

positive changes to the visual quality of the built environment, therefore the proposed amendments have *less than significant* scenic impact to scenic views.

Impact Discussion 1b: While some of the sites are visible from state scenic highways, there are no known individual trees, rock outcroppings or historic buildings that are unique or contribute to the visual resources of the area. However this analysis does recognize that most new development along scenic highways has some visual impact, those impacts will not be substantial given existing policies that encourage protection of scenic corridors (Policy 18.7) and design review requirements for projects with the Scenic Corridor Combining District (Policy 18.8, and 18.8.A) for building form and color, therefore the project will have a *less than significant* visual impact to scenic resources from any highway.

Impact Discussion 1c: Nevada County Design Guidelines, and in some cases specific Area Plan design standards, remain applicable to all parcels affected with the General Plan and Zoning amendments. The change in amount and distribution of BP development is not expected to have a significant impact on the visual character or quality of any of the existing BP locations, or their surroundings. The detailed design standards that are intended to ensure the built environment integrates and complements the natural landscape and character in Nevada County while improving the quality of life and promoting livability, and sustainability, therefore there will *no impact* to visual character.

Impact Discussion 1d: Consistent with existing conditions, implementation of the recommended Business Park General Plan and Zoning Ordinance amendments would allow for construction of new development and redevelopment projects. These projects would likely include new or modified sources of exterior lighting. However, the lighting standards (LUDC L-II 4.2.8) provide criteria for the range of lighting that is necessary to provide safety and security, as well as provide, in limited areas, the ambient lighting that would allow for a festive atmosphere to enhance the qualities of an active civic place. The existing development standards for exterior lighting are designed to provide for efficient, safe and attractive outdoor lighting while minimizing nighttime light pollution and energy waste. New development requires the use of variety of natural-appearing material and colors that complement the natural setting and prohibits the use of flood lighting and reflective materials to minimize reflectivity and glare. No changes to lighting standards are proposed and any resulting light sources will have *less than significant* affect to day or nighttime views in each of the areas.

Impact Discussion 1e: Site #15 in North San Juan is within an historical district and remains regulated by the Area Plan design standards and guidelines which include historic resource protections, therefore there will be *no impact* resulting in historical incompatibility resulting from the proposed General Plan and Zoning Ordinance amendments.

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: Business Park zoning was established for industrial parks that for the most part create employment opportunities near nodes of other commercial or industrial zoning and existing development. Of the sites where rezoning is proposed only Site #12 includes a small island of farmland of local importance and some grazing area according to the California Department of

Conservation (2010) Important Farmland Map. Of the 325 acres comprising Site #12, only the 1.5 acre fire station is proposed to be rezoned Public. None of the Business Park sites contain significant agricultural or forestry resources, nor will any Williamson Act contracts be affected.

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

Impact Discussion 2a: No impact to agricultural uses is anticipated to occur as a result of this General Plan amendment and rezone project. None of the sites produce crops and are not used for the production of confined livestock, and the lands are not considered important to the local economy due to their farming productivity or value. The only impact to agriculture is beneficial with the rezoning of 18 acres of Site #9 to General Agriculture, a down-zone from the existing industrial uses allowed. There is no conversion of forests proposed, in all cases the existing zoning is BP, an industrial zone district, therefore, there would be **no impact** to farmlands from the proposed General Plan amendment and rezone project.

Impact Discussion 2b: The Business Park amendments create **no impact** or conflicts with zoning for agricultural use or a Williamson Act contract because no contracts exist within the evaluated project sites.

Impact Discussion 2c: The Business Park amendments conflicts with no zoning of and causes no rezoning of forest land, timberland or timberland zoned Timberland Production, therefore **no impact**.

Impact Discussion 2d-e: See responses for Questions 2b and 2c above, which concludes no significant impacts to farmland or forest land are anticipated with implementation of the Business Park General Plan and Zoning Ordinance amendments. The amendments are limited to existing industrial Business Park zoned sites and do not result in the loss or conversion of forest land to a

non-forest use. Likewise the project scope does not include any changes to the existing environment that would result in the loss or conversion of farmland or forest land to other different uses, therefore there will be *no impact* to these resources.

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

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

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 western Nevada County, however it is unknown whether ultramafic rock is located at any Business Park site.

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

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

Impact Discussion 3a-g: The proposed Business Park amendments would not alter, revise, conflict or obstruct County, federal, or state regulations pertaining to air quality. Consistent with existing conditions, subsequent projects that could occur under the General Plan would be subject to subsequent environmental review and permitting, and would be required to comply with emission standards regulated by the Northern Sierra Air Quality Management District.

The existing zoning and land use designation (BP) of the project site allows for industrial and campus style development similar to the uses and development allowed in the proposed zone districts/land use designations. The proposed changes to Land Use Designations and Zoning are not anticipated to create significant impacts to air quality. Sites being rezoned to Light Industrial (M1) or Commercial (CC) allow similar uses as the existing BP zoning and in many cases the types of uses and development allowed in M1 and CC would not preclude BP development. In other cases, the proposed general agriculture and residential zoning uses are generally less intense air polluters than industrial type development. As required by the BP zone districts, development within the other zoning district would require coordination with the Northern Sierra Air Quality Management District to ensure all projects adhere to air quality standards and all applicable federal, state and local air quality regulations (GP Policy 14.1).

Typical sensitive receptors include residences, hospitals, and schools. Although no hospitals are located proximate to the BP sites, Sites #3 and #6 are adjacent to schools and most of the other sites are surrounded by residential development. Subsequent development and redevelopment projects that could occur on sites zoned BP would involve construction and construction emissions. Construction emissions are described as short-term or temporary in duration and primarily associated with gas and diesel equipment exhaust and the application of architectural coatings. Fugitive dust emissions must be controlled in accordance with GP Policy 14.4, and are primarily associated with site preparation and vary as a function of such parameters as soil silt content, soil moisture, wind speed, acreage or disturbance area, and vehicle travel by construction vehicles on- and off-site. Long-term operational emissions from development projects could affect regional air quality and could create localized exposure to carbon monoxide (CO) emissions,

however as stated before, any future project will be subject to particulate matter and odor regulations prior to approval.

The occurrence and severity of odor effects depend on the nature, frequency, and intensity of the odor source, wind speed and direction, and the presence of sensitive receptors. Offensive odors rarely cause physical harm, but odors can be unpleasant and generate citizen complaints to regulatory agencies and local governments. Typical sensitive receptors include residences, hospitals, and schools. There are residences and schools located within the BP sites as well as surrounding area. As a general matter, the types of land use development that pose potential odor problems include wastewater treatment plants, refineries, landfills, composting facilities and transfer stations. No such uses occupy the project sites, nor are they characteristic of the uses permissible in BP Zone District.

The (M1) Light Industrial Zone District allows for more uses with odor creating potential than the BP District, including auto-painting, farm supply, kennels, and bio-mass facilities. The proposed General Plan and Zoning Ordinance Amendments is a legislative action to re-designate various sites from business park to either industrial, commercial, residential, rural, or public would not cause the potential for additional impacts to the site's air quality. If the site were to remain business park any development would be analyzed to ensure impacts to air quality would not occur. The more intense types of uses allowed in the various proposed zone districts would still require discretionary approval and would be subject to site specific air quality review (including odors) in accordance with Chapter 14 of the General Plan. Additional discussion on the proposed land use/zoning re-designation is provided in Section 10: Land Use.

In the short-term, odor impacts occur from the use of diesel engines and asphalt concrete paving during construction. These odors are both temporary and localized, affecting only the area immediately adjacent to the active construction area. Diesel exhaust emissions and asphalt concrete paving odors dissipate rapidly away from the source and cease upon completion of construction activities and would be addressed by the Northern Sierra Air Quality Management District idling restrictions. Thus, the Business Park amendments do not result in substantial direct or indirect exposure of sensitive receptors to offensive odors.

Nevada County's 1995 General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County and no changes to air quality and emission regulations are proposed therefore any impacts to air quality resulting from development of BP sites and would be *less than significant* as a result of this project.

4. BIOLOGICAL RESOURCES

Existing Setting:

Site #1: The development of this site has left few native species, however naturally occurring vegetation includes annual grasses and forbs, and areas of black and live oak, grey pine and brush. Other wildlife is limited given the proximity to Highway 49.

Site #4: On the west side of Site #4 adjacent to Highway 49 there is a contiguous stand of large ponderosa pine, otherwise vegetation is generally sparse due from previous disturbance with some incense cedar, black oak, madrone, Scotch broom, poison oak, manzanita, ceanothus, and annual

grasses and forbs, including soft chess, ripgut brome, filaree, wild oats, lupine, annual clover, and yellow star thistle. The surrounding major roadways limit animal movement in and out of this site. No special status wildlife is known to occur on the site.

Site #6: Penn Valley’s vegetation consists of mostly annual grasses, blue and live oak, and manzanita. The site is adjacent to the commercial core of Penn Valley where there is no special status species of wildlife known to be present.

Sites #8, #9, #10: Located on a volcanic cap, the areas support a mixed-conifer and oak woodland, hardwood forest with an understory of brush, forbs and sparse grass. A 25+ acre area known as Hell’s Half Acre is a distinctive landscape formed by an ancient volcanic mud flow. From April through May the bare ground between lichen-covered rocks, twisted manzanitas, and Gray Pine trees include Mehrten meadows with over 100 different wildflower species previously identified. Early April brings white meadow foam, miniature and sky lupine, ramm’s madia, johnny tuck, pansy monkeyflower and cowbag clover. In late May look for graceful clarkia, hartweg’s sidalcea, paper onion, white brodiaea, purple milkweed, and pratten’s buckwheat. Summer brings heat and sanborn’s onion and abundant soap plant. Hell’s Half Acre is part of approximately 100 acres currently designated Open Space within the Planned Development, and no changes to Open Space zone districts are proposed.

Site #11: Vegetation at this site consists of Ponderosa pine, grey pine, and blue oak, with an understory of manzanita ceanothus, annual grasses and forbs. No special status wildlife is known to occur on the site.

Site #12: Vegetation consists of Ponderosa pine, grey pine, and blue oak, with an understory of manzanita ceanothus, annual grasses and forbs including soft chess, ripgut brome, filaree, wild oats, lupine, annual clover, and yellow star thistle.

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?			✓		A, F
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓		A, F
c. Result in a substantial reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?			✓		A, F

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
d. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	A, F
e. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓		A, F
f. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A
g. Introduce any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?			✓		A, F

Impact Discussion 4a: The Business Park General Plan and Zoning Ordinance amendments would not alter or revise any regulations that adversely affect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Consistent with existing conditions, development or redevelopment projects associated with Business Park sites, or any other zone district, could affect unique, rare, or endangered species depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and local regulations pertaining to the protection of animal species. (GP Policy 13.2A). At a project-level, potential effects on animal species would be determined based on the species’ distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. Nevada County’s existing policies and Code provisions address potential impacts to special-status species through site-specific environmental review, require development and implementation of project-specific measures to minimize or avoid impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (LUDC L-II 4.3.12). A biological analysis would identify potentially significant effects, minimize or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the Business Park amendments would result in ***less than significant*** impacts in the reduction in the number of any unique, rare, or endangered species of animals.

Impact Discussion 4b: The Business Park General Plan and Zoning Ordinance amendments would not alter or revise the regulations pertaining to existing fish or wildlife habitat quantity or quality. Consistent with existing conditions, development or redevelopment projects associated with Business Park sites, or any other zone district, could affect riparian habitat or other sensitive natural community depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review

and permitting at which time they would be required to demonstrate compliance with all federal, state, and County regulations pertaining to the protection of riparian areas. Policy 13.2B and 13.4A of the General Plan includes provision for protecting riparian habitat function. Section L-II 4.3.17 of the Zoning Ordinance includes provisions to protect watercourses and wetlands. Project-level planning and environmental analysis would identify potentially significant effects, minimize or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the Business Park amendments would not result in the deterioration of riparian habitat or other sensitive natural community identified in policies and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, therefore any impacts would be *less than significant*.

Impact Discussion 4c: Development of any site analyzed with this project will be subject to existing vegetation protections, defensible space requirements and flood control improvements, therefore any impact resulting from future development and redevelopment of sites would be *less than significant*.

Impact Discussion 4d: Consistent with existing conditions, development or redevelopment projects associated with any of the sites would be required to comply with all provisions of the Resource Management and Protection regulations found in Sections L-II 4.3.3 and 4.3.17 of the County Code, therefore there would be *no impact* to wetlands.

Impact Discussion 4e: The Business Park General Plan and Zoning Ordinance amendments would not alter or revise the regulations pertaining to the migration or movement of animals. Consistent with existing conditions, development or redevelopment projects associated with any of the sites could result in a barrier to the migration or movement of animals depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and County regulations including LUDC Sec. L-II 4.3.7 which protects major deer migration corridors, therefore any impacts would be *less than significant*.

Impact Discussion 4f: The Business Park General Plan and Zoning Ordinance amendments would not alter or revise the regulations pertaining to the protection of biological resources such as tree preservation policies. Consistent with existing conditions, development or redevelopment projects associated with Business Parks, or future industrial (or other) zoned parcels, could result in removal of trees and vegetation depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and County regulations in Chapter 13 of the General Plan and LUDC Sec. L-II 4.3.14 and 15, therefore any impacts would be *less than significant*.

Impact Discussion 4g: The Business Park General Plan and Zoning Ordinance amendments would not alter or revise the regulations protecting normal wildlife activities. As with the existing conditions, development of these sites could introduce light sources, fences, and other human presence that could affect wildlife activity, however the reason these sites currently have an Industrial zoning is because higher intensity uses may be appropriate on these sites, none of which are particularly known for wildlife activity, therefore any impact would be *less than significant*.

5. CULTURAL RESOURCES

Existing Setting: Nevada County 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 with mining occurring along virtually every stream in the area by 1850.

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

Impact Discussion 5a-b: The Business Park General Plan and Zoning Ordinance amendments would not alter or revise the regulations pertaining to the protection of archaeological and historical resources. Future development projects on any of these will require site specific archaeological surveys to identify any evidence of intact, potentially significant prehistoric, archaeological or Southern Maidu cultural sites. There are likely several potential significant historic properties located within the vicinity of Business Park sites, including Site #11 near the historic City of Grass Valley and the Empire Mine, also Site #15 in the North San Juan historical district. Few buildings within the existing Business Park zone districts and vicinity are likely to be 50 years or older or meet other criteria (i.e., retains integrity of location, design, setting, materials, workmanship, feeling, and association; association with historical events or significant persons) and could also be eligible for listing on the National Register of Historic Places. The potential exists within the sites evaluated for this project, like elsewhere in the Nevada County and consistent with existing conditions, for previously undiscovered archaeological or historic resources to be discovered during any earth-moving activities.

The sites evaluated for this project would accommodate development, which could occur on properties that include historical or archaeological resources; be associated with historically significant events or individuals; or result in adverse physical or aesthetic effects to a significant historical or archaeological site, structure, object, or building. Additionally, development permitted within the Business Park district, as with any other district, could result in physical

changes that would affect unique ethnic cultural values or restrict historic or prehistoric religious or sacred uses of those sites. However, federal and state regulations and the Nevada County General Plan (Chapter 19), Zoning Ordinance (LUDC Sec. L-II 4.3.6), and Area Plans (as applicable) address protection of these resources and provide processes to avoid or minimize impacts to historic and archaeological resources. Because any new development associated with the Business Park district would be required to comply with federal and state regulations, and Nevada County Code, consistent with existing practices, it would not alter or adversely affect archeological or historical resources, *no impact*.

Impact Discussion 5c: The existing Business Park sites contain no known unique paleontological resources or geologic features, and therefore, no paleontological resources or unique geologic features will be directly or indirectly destroyed by the General Plan and Zoning Ordinance amendments, *no impact*.

Impact Discussion 5d: Section 7050.5(b) of the California Health and Safety Code and Section 5097.98 of the State Public Resources Code specify protocol when human remains are discovered. If human remains are discovered, the Codes require work to cease within the immediate area and notification of the County Coroner. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. Because any development associated with Business Parks, or subsequent Zone District associated with those parcels being rezoned, would be required to comply with these requirements during ground-disturbance activities, it would not alter or adversely affect or result in the loss of these resources and their associated ethnic and cultural values, therefore any impacts would be *less than significant*.

6. GEOLOGY / SOILS

Existing Setting: The soil profiles at the different sites and general vicinities was 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.aspx>).

Site #1: This site is built out and primarily covered with impervious surfaces. The soil mosaic includes BOC Boomer Loam with 5 to 15 percent slopes which are generally described as gently rolling with outcrops covering less than 10 percent of the surface. Runoff is slow to medium on this soil and the erosion hazard is slight to moderate. The site also includes Argonaut Gravelly Loan 2 to 15 percent slope which are generally identified on the surface as depressions, swales or broad ridges. Runoff on this soil is slow to medium and often includes a clay layer that perches moisture near the surface.

Site #4: The soil composition of Site #4 is indicative of previous soil manipulation and contains multiple soil types including MrE Musick Sandy Loam 5 to 15 percent slopes and 15 to 50 percent slopes which represent gently sloping to steep soil on mountainous uplands. Storm runoff is medium to rapid in the Musick soil class. This site also contains Ct Cut and Fill soils in the north and south portion of the site indicating previous soil alteration by methods other than mining. Placer Diggings (Pr) very stoney remnants of tertiary gravel deposits from hydrologic mining represent a small area on the northeastern border. Site #4 also includes Ao Alluvial Land Clayey

consisting of narrow channels of alluvial material deposited with moderate infiltration along small stream channels and drainage ways, and Hrc Horseshoe Gravelly Loam with 9 to 15 percent slopes with stratified sand and gravel with moderate soil runoff erosion potential.

Site #6: The soil on Site #6 is made up of SfB Sierra Sandy Loam 2 to 9 percent slopes with medium to rapid runoff erosion hazard.

Site #8: The soil mosaic of Site #8 includes AfC Aiken Loam 9 to 15 and AfD 15 to 30 percent slopes indicative of hilly slopes and ridges with high runoff rates. Also in the Aiken series, AfB Aiken Loam 2 to 9 percent slopes found in mountainous uplands, generally those capped with andesitic conglomerate. Sites series soil SIB Sites Loam 2 to 9 percent slopes, SIC Sites Loam 9 to 15 percent slopes, and SID Sites Loam 15 to 30 percent slopes are all present on the parcel and have moderately slow permeability. The final soil type found below Site #8 is JrE2 Josephine-Mariposa Complex 15 to 50 percent slopes eroded with high runoff and erosion potential.

Site #9: Soil mapping on Site #9 includes ImE Iron Mountain Cobbly Loam 2 to 50 percent slopes with medium to rapid runoff and erosion potential. Also present is AgD Aiken Cobbly Loam 2 to 30 percent slopes with slow to medium runoff and erosion potential, and CoD Cohasset Cobbly Loam 5 to 30 percent slopes with medium runoff and moderate erosion hazard.

Site #10: The soil composition of Site #10 includes: SID Sites Loam 15 to 30 percent slopes with moderate infiltration rates; ImE Iron Mountain Cobbly Loam 2 to 50 percent slopes with medium to rapid runoff and erosion potential; AgD Aiken Cobbly Loam 2 to 30 percent slopes and 30 to 50 percent slopes with slow to medium runoff and erosion potential; and CoD Cohasset Cobbly Loam 5 to 30 percent slopes with medium runoff and moderate erosion hazard.

Site #11: The mapped soil mosaic of the 185 acre BP zone district includes: SID Sites Loam 15 to 30 percent slopes with moderate infiltration rates; RrE Rock Outcrop-Dubakella Complex 5 to 50 percent slopes with medium runoff and erosion potential; SmE Sites Very Stony Loam 15 to 50 percent slopes with medium to rapid runoff and erosion potential; Pr Placer Diggings remnants of tertiary gravel deposits from hydrologic mining; ScE Secca-Rock Outcrop Complex 2 to 50 percent slopes with medium to high runoff and erosion hazard; Ct Cut and Fill subsurface alteration by methods other than mining; BrD Boomer Rock Outcrop Complex 5 to 30 percent slopes with slow to medium runoff and erosion hazard potential; and W Water (wetland)

Site #12: At 325 acres Site #12 contains multiple soil series, however the 1.5 acre parcel being rezoned includes the rezone portion JoC Josephine Loam 9 to 15 percent slopes, and JoD 15 to 30 percent slopes with medium runoff and erosion potential, and Ao Alluvial Land Clayey consisting of narrow channels of alluvial material deposited with moderate infiltration along small stream channels and drainage ways.

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, D
b. Result in disruption, displacement, compaction, or over-covering of the soil by cuts, fills, or extensive grading?			✓		A, D
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓		A, D
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓		A, D
e. Result in any increase in wind or water erosion of soils, on or off the site?			✓		16, 17
f. Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?			✓		16, 17
g. Result in excessive grading on slopes of over 30 percent?			✓		A, 17

Impact Discussion 6a-d: The intention of the Alquist-Priolo Earthquake Fault Zoning Act (PRC Section 2621-2630) is to reduce the risk to life and property from surface fault rupture during earthquakes by regulating construction in active fault corridors and prohibiting the location of most types of structures intended for human occupancy across the traces of active faults. The act defines criteria for identifying active faults, giving legal support to terms such as active and inactive and establishes a process for reviewing building proposals in Earthquake Fault Zones. As defined by the Alquist-Priolo Earthquake Fault Zoning Act (1972), an active fault is one that has had surface displacement within Holocene time or the last 11,000 years.

An identified quaternary fault passes through Site #1 and #10, meaning there is evidence of movement on the surface in the past 1.6 million years. There are no known faults that cross through other parcels analyzed with this project. The proposed changes in the Land Use Designations and Zoning are not anticipated to create significant impacts to geology. A standard requirement for all construction is to have a geotechnical report for project grading and structural work be submitted with any future construction/improvement plans. As required in all zone districts, development would require adherence to the County Land Use and Development Code, including all building standards of the California Building Code to ensure that future development does not result in stability issues. The proposed change to the Zoning District Map and General Plan Land Use Map designation is anticipated to have a *less than significant* impact to geology and soils on the project parcels.

Impact Discussion 6e-f: Future construction activities on any property, whether it is zoned BP, M1, or any other district, may necessitate minor grading to accommodate the construction of the

building pad, and utilities. Excavation may also be required to facilitate surface drainage, trenching for the installation and connection of underground utilities, and other subsurface disturbances. Existing dust and erosion control measure regulations will reduce these impacts to *less than significant*.

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

7. GREENHOUSE GAS EMISSIONS

Existing Setting: Global climate change is caused in large part by anthropogenic (man-made) emissions of GHGs released into the atmosphere through the combustion of fossil fuels and by other activities that affect the global GHG budget, such as deforestation and land-use change. According to the California Energy Commission (CEC), GHG emissions in California are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors as well as natural processes (CEC 2006).

GHGs play a critical role in the Earth's radiation budget by trapping infrared radiation emitted from the Earth's surface, which could have otherwise escaped to space. Prominent GHGs contributing to this process include water vapor, CO₂, N₂O, CH₄, ozone, certain HFCs and PFCs, and SF₆. This phenomenon, known as the "greenhouse effect," keeps the Earth's atmosphere near the surface warmer than it would otherwise be and allows for successful habitation by humans and other forms of life. The combustion of fossil fuels releases carbon that has been stored underground into the active carbon cycle, thus increasing concentrations of GHGs in the atmosphere. Emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and to contribute to what is termed "global warming," a trend of unnatural warming of the Earth's natural climate. Higher concentrations of these gases lead to more absorption of radiation and warm the lower atmosphere further, thereby increasing evaporation rates and temperatures near the surface.

Climate change is a global problem, and GHGs are global pollutants, unlike criteria air pollutants (such as ozone precursors) and toxic air contaminants (TACs), which are primarily pollutants of regional and local concern. Because GHG emissions have long atmospheric lifetimes, GHGs are effectively well mixed globally and are expected to persist in the atmosphere for time periods of several orders of magnitude longer than criteria pollutants such as ozone. Given their long atmospheric lifetimes, GHG emission reduction strategies can be effectively undertaken on a global scale whereby the mitigation of local GHG emissions can be offset by distant GHG reduction activities.

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

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

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

8. HAZARDS / HAZARDOUS MATERIALS

Existing Setting:

Site #1: Within this industrial site various oils, chemicals and fluids associated with auto repair, metal fabrication, vehicle painting, and welding and are considered potentially hazardous. Of the 20 parcels, 15 have hazardous material permits on file with Nevada County’s Environmental Health Department. The site is designated as a High Fire Hazard Area for wildland fire (CalFire 2015).

Site #4: The project site is located in the historic Grass Valley Mining District. The district was an area of intensive gold mining activities dating back to 1849 when placer gold deposits were discovered in the sediments along Wolf Creek and nearby drainages. Evidence of historic mining activities has been documented within the vicinity of the project site in several reports, discussed in more detail below.

Portions of the property have historically been used for hard rock gold mining from approximately 1850's to 1930's and lumber milling from approximately 1956 to 1978. The Bear River Sawmill facility opened in 1956 on or very near the project site by the Bear River Lumber Company. The facility was purchased by the Yuba River Lumber Company, Inc. in 1970 which operated the sawmill until 1975. Environmental concerns center on operation and waste disposal activities from mining and lumber activities. The Bear River Lumber Mill is a hazardous site that was under the oversight of DTSC via a Voluntary Cleanup Agreement (VCA) between DTSC and Sierra Pacific industries. Under the VCA with Sierra Pacific Industries, signed on 4/4/2003, characterization of the "Bear River Saw Mill" was completed and a Removal Action Workplan (RAW) was public noticed and approved on 9/28/2005. However, the RAW was not implemented and a remedial design plan for disposition of hazardous substances was not completed. Subsequently, parcels associated with the "Bear River Saw Mill" were acquired by others, including Rare Earth Landscape Materials. The existing developed parcels have hazardous material storage and hazardous waste generator permits on file with Nevada County's Environmental Health Department.

The site is within a Very High Fire Hazard Severity Zone as designated by CalFire (2007).

Site #6: There are no known hazards no hazardous producing activities at this site. Site #6 is located in a Moderate Fire Hazard Severity Zone as designated by Calfire.

Sites #8 and #9: Both of these sites are vacant land without previous improvements. There are no known hazards on either of these sites. Across Adams Ave. from Site #9 (east) a historic burn dump site cleanup underway in preparation for the construction of the Yuba River Charter School. Both of these sites are located in a Very High Fire Hazard Severity Zone as designated by Calfire.

Site #10: Discreet portions of the site contain hazardous substances associated with hard rock mining and a former burn dump area. The contaminants of concern are predominantly arsenic and lead. According to a Preliminary Endangerment Assessment (PEA) conducted in 2005, a Removal Action Workplan (RAW) is needed for the cleanup of a documented former burn dump area on Site #10 containing elevated lead concentrations. Site #10 is located in a Very High Fire Hazard Severity Zone as designated by Calfire.

Site #11: In 1851 the Idaho-Maryland Mine discovered and gold mined portions of Site #11 from 1862 to 1956. Since 1956 the site has remained dormant. Tailings with metal contamination including arsenic, chromium, lead, nickel, and mercury were being associated with the former mining activities on the site. Based on a site screening conducted in 1989, the mine was a very large operation, had a cyanide processing plant and a twenty stamp mill. Some of the tailings have been removed and processed at the Home Stake Mine. Additionally the area is known to have active homeless encampments presenting fire hazards and may have solid waste and sewage issues. Site #11 is located in a Very High Fire Hazard Severity Zone as designated by Calfire.

Site #12: This site was developed by the Grass Valley Group (GVG) in 1959 as an electronics company, and consulting and research development firm. Specifically it was involved in the manufacturing of circuit boards and control equipment for television broadcasting. When in operation this site treated all of its industrial and domestic sanitary wastes in an onsite wastewater

treatment plant. Site #12 is located in a Very High Fire Hazard Severity Zone as designated by Calfire.

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?			✓		B, 17
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		B, 16
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓		A, D
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?			✓		A, 5, 6
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓		A, D
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓		A, D
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	B
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓		4, 16, 17

Impact Discussion 8a-b: Development and redevelopment of those sites evaluated with this project could result in increased transport, storage, use and/or disposal of hazardous materials as a result of normal construction and operation of land uses and improvement. However all development would be required to adhere to federal, state, and local regulations regarding the handling, transportation, and disposal of hazardous materials.

Transportation of hazardous materials on area roadways is regulated by the California Highway Patrol, US Department of Transportation, and Caltrans. The Resource Conservation and Recovery Act gives the USEPA the authority to control the generation, transportation, treatment, storage, and disposal of hazardous waste. The Nevada County Department of Environmental Health is responsible for consolidating, coordinating and making consistent the administration requirements, permits, inspection, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in the county. Policies HM-10.5.1 through

HM-10.5.4 of the General Plan's Safety Element protect public health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.

All existing and new development in the County would be required to comply with federal, state, and local regulations regarding the handling and transportation, disposal, and cleanup of hazardous materials. Therefore, this impact would be *less than significant*.

Impact Discussion 8c: Site #3 and Site #6 are adjacent to schools, Site #9 and Site #10 are within ¼ mile of a new school being built, and Site #12 has a school operating onsite. However as discussed in the question above (CEQA Checklist item 8a), the use, storage, and transport of hazardous materials are required to be in compliance with local, state, and federal regulations during project construction and operation. Facilities that use hazardous materials are required to obtain permits and comply with appropriate regulatory agency standards and the discovery of contamination requires construction sites to cease operations.

Since all existing and new development in the County is required to comply with federal, state, and local regulations addressing safety from hazards, including hazardous materials, any impacts are anticipated to be *less than significant*.

Impact Discussion 8d: Several of the 8 Business Park Sites with parcels being proposed for rezoning are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Any future development of hazardous material sites will require compliance with federal and State regulations and therefore will have a *less than significant* impact regarding development on listed hazardous material sites.

Impact Discussion 8e-f: Site #11 is approximately 1.3 miles west of the Nevada County airport, however, the site is not located within the Nevada County Airpark Comprehensive Land Use Plan. Site #16 in eastern Nevada County is adjacent to the Truckee/Tahoe Airport and within an airport land use plan, however rezoning is not proposed for Site #16. The airport is the owner of Site #16 and future Business Park development on that site would need to conform to Federal Aviation Administration (FAA) safety regulations and potentially Caltrans Aeronautics given the sites proximity to Highways 267 and 80. Both airports are used by Calfire for fire suppression aircraft equipment. Future development of these sites must comply with existing federal, state and county regulations, therefore any impacts to aviation activities resulting from the project will be *less than significant*.

Impact Discussion 8g: The proposed General Plan and Zoning Ordinance amendments will not interfere with an adopted emergency response plan or emergency evacuation plan, therefore there would be **no impact**.

Impact Discussion 8h: Development and redevelopment within any of the zoning districts could expose people and structures to hazards involving wildland fires in wildland-urban interface areas. However, any new development or redevelopment is required to be consistent with and will implement federal, state, and local regulations designed to reduce the risk of wildfire. All new structures are required to comply with the California Fire Code, which establishes minimum standards for materials and material assemblies to provide a reasonable level of exterior wildfire exposure protection for buildings in wildland-urban interface areas. Chapter 10 of the General Plan contains fire safety goals and policies to safeguard life and property from the hazards of fire

and explosion. Property owners are responsible to implement fire prevention standards outlined in LUDC Sec. L-II 4.3.18 for their existing facility. Prior to future additional development within the “very high” hazard zone, projects will be required to submit a Fire Protection Plan (FPP) for the project area pursuant to LUDC Section L-II 4.3.18.C.4. Regardless of the perceived fire threat, the CalFire office of the Fire Marshall, or the applicable fire district, will review individual projects to ensure fire safety standards are being met. Implementation of these policies, in conjunction with the existing California Fire code and Nevada County Code requirements would reduce impacts associated with wildland fires to a *less than significant* level.

9. HYDROLOGY / WATER QUALITY

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

Rainfall is the primary source of groundwater recharge, with the majority of precipitation occurring between November and April. Groundwater quality varies between the different sites in Nevada County.

Site #1: This site is located within the Wolf Creek watershed of the Bear River. The Flood Insurance Rate Map (FIRM) for this area, prepared by the Federal Emergency Management Agency, does not identify this site as being within any 100-year floodplain. Onsite Domestic water is currently supplied by onsite wells although Nevada Irrigation District (NID) treated water connection is possible with a short waterline extension from the Magnolia II North Canal ditch/siphon which runs along the western edge of Site #1. The elevation of the site is approximately 1,400 feet above sea level.

Site #4: The project site is within the “Nevada City” watershed at approximately 2,500 feet above sea level. The site includes three small ponds as well as a season drainage that is a tributary to Wolf Creek and some areas of potential seasonal marsh and/or wetlands. The property is not within a floodplain. The Flood Insurance Rate Maps (FIRM) for this area, prepared by the Federal Emergency Management Agency (FEMA), identifies the project site as Zone X, “outside the 500-year floodplain.” Domestic water is supplied by onsite wells, although NID treated water connection is possible.

Site #6: The project site is located within the Deer Creek watershed at approximately 1,460 feet above sea level. Other than local on-site drainage (roadside or otherwise), no significant water courses exist within the project site. The FEMA Flood Insurance Rate Map (FIRM) for this area

does not identify this site as being within any 100-year floodplain. Onsite water is supplied by an onsite well, although NID treated water is possible with a shore waterline extension.

Sites #8, #9, #10: These sites are located approximately one-half mile west of downtown Grass Valley at approximately 2,200 feet above sea level. The sites lie within the northeastern portion of the Grub Creek watershed, which generally collects surface waters between the Rough & Ready Highway and State Highway 20 and directs that water westerly toward the official Squirrel Creek Watershed located in Penn Valley. The Rough and Ready NID ditch runs along the southern boundary of Sites #8 and #10. The closest mapped perennial waterway to the site is Squirrel Creek, located approximately one-half mile south of the site at an elevation of 2460 feet above MSL.

The FEMA Flood Insurance Rate Map (FIRM) for this area does not identify these sites as being within a 100-year floodplain. NID has sufficient treated water capacity from the E. George Treatment Plant for the anticipated scale of future development.

Site #11: The North Fork of Wolf Creek, with its altered fluvial system and past road construction and past mining activities, nearby runs along the northern portion of Site #11. The result is a straightened channel by the placement of fill material (within the last 100 years). The flow velocity is relatively high and the floodplain is very limited. NID treated water connections are possible, but complex. The existing waterline under E. Bennett St. is City of Grass Valley municipal water, and as such, most parcels within Site #11 would require some waterline extension and annexation to the City of Grass Valley. Site #11 is approximately 2,500 feet above sea level. USGS maps identify the Idaho Maryland NID ditch as a “blue line” feature in the eastern portion of the site, and a mine tailings pond is identified near the historic Idaho Maryland Mine.

Site #12: Flood Insurance Rate Map (FIRM) for this area, prepared by the Federal Emergency Management Agency, does not identify this site as being within any 100-year floodplain. Onsite wells provide domestic water to Site #12, located within the Deer Creek watershed approximately 2,200 feet above sea level. NID provides raw water to this area, although the closest treated water connection is miles away at the corner of Rough & Ready Hwy./Bitney Springs Rd.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Violate any water quality standards or waste discharge requirements?			✓		A, B, G
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?			✓		A, B

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

Impact Discussion 9a, c-f: Subsequent development and activities associated with the sites evaluated in this report must demonstrate mitigation of potential water quality impacts in compliance with applicable State Water Quality Control Board, and County requirements prior to construction commencing. Technical reports and plans shall demonstrate compliance with Policy 11.4 to preserve and enhance surface and sub-surface water quality requiring detailed information regarding site-specific geologic, soil, and hydrologic conditions, how proposed site design and BMPs will function under site-specific condition. The proposed amendments do not alter or revise the regulations pertaining to discharge into surface waters and surface water quality. Additionally, Nevada County’s Environmental Health Department will evaluate future projects for water supply and wastewater management.

The current 50% impervious surface limitation for Business Parks is often cited as one of the hindrances to development of these parcels. The BP requirement for contained research & development and indoor manufacturing and material storage means larger buildings may be required to meet these criteria. With 9 of the 16 BP Sites 15 acres or less, the current 50% impervious surface limitations render some of these sites infeasible to develop because of that requirement alone. Impervious surface limits generally relate to water quality by ensuring adequate areas to infiltrate storm runoff onsite. General Plan Water Element Policy 11.6.A and Nevada County Code (Article 5) provide protections from that potential impact by requiring

drainage maps for the 10-year and 100-year design storms to ensure post-development sites do not exceed runoff from pre-developed conditions.

The proposed changes in the Land Use Designations and Zoning is not anticipated to create significant impacts to hydrology and water quality since allowed uses and development types are similar in BP compared to M1 (Light Industrial) and C2 (Community Commercial) zoning, and other less-intensive proposed zoning (e.g., residential, general agricultural, and public) generally reduce potential water quality impacts.

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

Impact Discussion 9b: Subsequent development of sites could result in interception of the groundwater table from construction activities and/or alteration of groundwater quality from infiltration of surface water. Nearly all of the existing BP sites currently use wells for domestic water and given the scale of the BP sites it is infeasible that subsequent development of those sites will substantially deplete groundwater supply and recharge, therefore this impact would be *less than significant*.

Impact Discussion 9g-j: Existing County Policies 11.9.A, 11.9B, and 11.9.C protect development proposals from flood hazards and limit uses within the 100-year flood plain to essential public health and 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.

10. LAND USE / PLANNING

Existing Setting:

Site #1 This site is designated as Business Park on the General Plan, but the existing development more closely aligns with IND (Light Industrial) and the site is unlikely to be redeveloped as a Business Park given its location, number of owners and existing established uses. The existing Business Park land use designation and zoning district does constrain the existing businesses by not allowing any sort of expansion or new businesses to move in that may be consistent with those legal non-conforming already developed and operating on the site. The site has direct access to Highway 49 and is surrounded by low density residential uses which create a buffer from the mostly industrial land uses on the site. The Scenic Corridor zoning combining district is retained on the site given the proximity to Highway 49.

Site #4: The project site is designated as Business Park (BP) by the County General Plan Land Use map, and is subsequently zoned Business Park (BP). The perimeter of major roadways and surrounding uses (e.g., Hansen Bros.) sufficiently buffers the existing industrial uses that have operated on Site #4 since the 1960's. The northern parcel is Kilroy's Auto Dismantling, adjacent

to the south is Rare Earth Landscape Materials, and further south is vacant property also owned by Rare Earth. Sharing the southern property line of Site #4 is County owned property and the likely site of a future County fleet/corporation yard. The site has freeway access (primarily along La Barr Meadows Rd.) without passing through residential neighborhoods. Site #4 is within the near-term sphere of influence of the City of Grass Valley and annexation of this site is underway, with the site pre-zoned by Grass Valley for continued industrial use. The City General Plan 2020 has the properties west and east of the site designated as Urban Estate Density.

Site #6: These existing BP zoned parcels are located within the Penn Valley Village Center boundaries, and the Penn Valley Village Center Area Plan applies to this project. One of the parcels is developed with an existing single family residence and the other parcel is vacant.

Sites #8, #9, and #10 are part of a larger 363-acre area designated Planned Development on the Nevada County General Plan. Currently, the County's zoning for the property is Planned Development "PD" whereby the zoning reserves 150 acres for Residential development (100 dwelling units maximum), 88 acres of Business Park development, 22 acres of Community Commercial, 96 acres of Open Space, and 7.5 acres of Public zoning.

Site #11 totals nearly 185 acres and most of the land is vacant, however the southwest corner parcel is developed commercial, and in the "bend" of East Bennett Rd. is a light industrial site with commercial truck repair and container storage. The area to the south is zoned Light Industrial (M1), although in 2000 a large portion abutting Empire Mine State Park was acquired by the California Parks and Recreation Department. The City of Grass Valley and Whispering Pines Dr. border the site with industrial and commercial development to the north, there is urban medium density residential to the west, office professional uses to the east, and State owned property is to the south.

The majority of Site #11 is owned by two groups; a private trust, and the Idaho Maryland Mining Group. Site #11 is also within the City of Grass Valley's near term sphere of influence and Grass Valley planning staff suggested medium density housing would be the appropriate land use for the western portion of the site, to continue the City's development pattern for this area.

Site #12 contains numerous buildings, some multi-story, spread along the north facing slope of the project area. The buildings are largely unoccupied currently, except for the western 96 acre parcel which is the campus of the Nevada City School of the Arts. There is a fire station on the 1.56 acre parcel on the eastern boundary owned by the Penn Valley Fire Protection District.

This site is an exemplar of what was envisioned for other Business Parks in the County. It's natural parklike setting with mature trees, views, ponds, and canals provide a desirable setting. Likewise, the numerous buildings provide space for onsite amenities and indoor business described in Business Parks.

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
b. The induction of growth or concentration of population?				✓	A
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				✓	A,
d. Result in the loss of open space?				✓	A, 16
e. Substantially alter the present or planned land use of an area, or conflict with a general plan designation or zoning district?			✓		A
f. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A
g. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community?				✓	A

Impact Discussion 10a, e, f: The intent of the proposed project is to align the existing and future development of Business Park sites to be consistent and compatible with their surroundings in accordance with the 4 primary goals of the General Plan. The rezoning recommendations were vetted at the Planning Commission meeting and the only site where compatibility concerns were raised were for the western portion of Site #11 (E. Bennett St.), adjacent to the City of Grass Valley. In response to those concerns, there are no zoning changes recommended to the western portion of Site #11. Other rezoning proposals within the City of Grass Valley’s sphere of influence are consistent with the City of Grass Valley’s future annexation plans. Future development (including structures) of these sites will require a Use Permit or Development Permit with discretionary project review and further analysis pursuant to CEQA to ensure that area and site conditions and project specific mitigation measures are consistent with the standards, rules and regulations in place at the time that the development will actually occur.

Business Park parcels in Village and Rural Centers are generally smaller lots and often have multiple owners making it infeasible comprehensively plan the entire Business Park location. There are three Business Park locations within adopted Area Plans: Site #2 (Higgins Corner Area Plan), Site #6 (Penn Valley Village Area Plan) and Site #15 (North San Juan Area Plan). Because a comprehensive land use plan (Area Plan) has already been approved for these areas, the proposal would remove the duplicative requirement for a Comprehensive Master Plan on Business Park sites located within an approved Area Plan.

Other proposed text amendments provide increase flexibility while maintaining strong community compatibility protections. For instance, the existing building setback requirements make development of some smaller BP sites infeasible. The proposed setback reductions still provide sufficient buffering from potentially incompatible uses, consistent with existing residential and rural setbacks from other industrial uses. Proposed non-substantive cleanup text amendments will

benefit neighborhood compatibility by clarifying that manufacturing and storage on BP sites shall occur inside. Likewise, clarifying that mini-storage facilities are allowed with a Use Permit will not likely create compatibility conflicts because mini-storage sites are typically contained facilities that do not generate significant nuances. The addition of schools as a permissible use within the BP district is consistent with the campus site development and not expected to create conflicts, furthermore there is a nexus between education and the type of research and development vocational employers well-suited for BP sites.

One potential issue is that the recommendation would allow for the partial development of Sites #8, #9, and #10 (Kenny Ranch), an area that was initially intended for comprehensive planning prior to allowing for any growth. In 1998, when reserving the specific land uses for this site, the County's policies intended to require first the adoption of a Comprehensive Management Plan (CMP) to insure that all future development within the Planned Development would be clustered to minimize the impact on various natural and man-made resources, minimizing health concerns, and minimize aesthetic concerns. The current Site Performance (SP) combining district specifically prohibits any further development until a new CMP is approved and until an Environmental Impact Report is prepared for that CMP. Therefore, to avoid that requirement the proposed amendments will modify the SP combining district criteria in order to remove the requirement for the preparation of a new CMP and EIR for the entire Kenny Ranch property. The revised SP combining district language shall apply to the entire 353.2 acre Planned Development and shall specify:

- Use permit or development permit shall be required for any subsequent development (subject to environmental review);
- Full site master planning showing all proposed phases of the development; and
- Circulation plan that takes into account connections with adjacent properties.

Without the proposed rezone, the zoning would prohibit future applications until such time as the Kenny Ranch CMP was approved. Both the Twin Cities Church and Hospice of the Foothills have been built, and the Yuba River Charter School approved, with the same planning approach and it is also appropriate for future development given the changes in ownership and anticipated future development of the sites. Therefore any impacts regarding land use conflicts would be *less than significant*.

Impact Discussion 10b-c: The proposed project is a countermeasure to sprawl development and therefore intentionally seeks to concentrate compatible development and higher intensity uses while at the same time minimizing the need for additional roadways or wastewater infrastructure, causing impacts, *no impact*.

Impact Discussion 10d: The proposed General Plan and Zoning Ordinance amendments do not alter the zoning of any Open Space land use designations. Since this General Plan and Zoning Ordinance amendment project started Site #14, a 12 acre existing BP site on N. Bloomfield Rd., was approved for a Lot Line Adjustment (File #LA15-003) where the new property configuration bisects the existing BP and Open Space zoning. A minor adjustment will be made to Site #14 to realign the BP zoned districts and Open Space Buffer with the new property line. The proposed increase of maximum impervious coverage regulates whether a surface is permeable and is not a reduction of designated Open Space, therefore there is *no impact* to this resource.

Impact Discussion 10g: The project amendments will not disrupt community. Generally Business Park sites are geographically located in the outer perimeters of established communities so the physical arrangement is not disruptive or divisive. Site #6 is in closest proximity to a community center and the proposed rezoning to (C2) Community Commercial will help unify, and not divide, the Penn Valley community, therefore there would be **no impact** or division of a community.

11. MINERAL RESOURCES

Existing Setting:

Site #1 is not within a known Mineral Resource Area. There are no historic mines located within the boundaries of Site #1, although several in the vicinity with the closest at Cautier Ranch, only 0.10 miles west of Site #1.

Site #4 is entirely within a known Mineral Resource Area (MRZ-2) and there in one historic mine (Pacific) within the boundaries of Site #4 and several former mining areas surrounding the project parcels.

Site #6 is not within a known Mineral Resource Area. There are few former mines in the Penn Valley vicinity with the closest appropriately 1.3 miles northeast.

Sites #8, #9, and #10 are not within a known Mineral Resource Area. Site #10 has the only known historic mine located onsite (Johnny Lind), although several other historical mines are located in the vicinity.

Site #11 includes the historic Idaho Maryland Mine which occupied approximately 56 acres of the 185 acre Business Park district. In 1851 the Idaho-Maryland Mine was discovered and gold was mined on the Site from 1862 to 1956. Since 1956 the site has remained dormant.

Site #12 includes identified Mineral Resource Areas in the southern portion of the site. There are no historical mines located onsite and few historical mines in this area of the County, although there is a historical mine (Grass Valley Ext.) located 0.2 miles east of the eastern property line of Site #12.

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: The proposed project is a Rezone/General Plan Amendment to change the existing Zoning/General Plan Designation of the Business Park land use district and does not include a proposal for the development on any parcel, nor does it issue any mining entitlements

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

The proposed text amendments do not affect mineral resources, nor do the proposed changes to the Land Use Designations and Zoning change any applicable local, state, and federal requirements for addressing past or future mining activities. It is anticipated that future development of these sites will be considered a project pursuant to the CEQA Guidelines requiring environmental review, therefore the proposed changes to the Zoning District Map and General Plan Land Use Map designation is anticipated to have **no impact** to mineral resources in this area of western Nevada County.

12. NOISE

Existing Setting:

The General Plan establishes maximum allowable noise levels for land use projects and encourages future sensitive land uses to be located in areas where noise generation is limited. Of the sites with rezoning proposed, Site #1, #4, and #11 are near or adjacent to State Highways and other major county roadways that are significant contributors to ambient noise levels. Other BP sites are generally not known for excessive noise however each site may have periods of higher noise levels (e.g., Site #12 fire station with sirens).

The General Plan establishes maximum allowable noise levels for the various land use designations. This project includes (BP) Business Park, M1 (Light Industrial), (C2) Community Commercial, (AG) General Agricultural, and (PUB) Public land uses and each have their own maximum noise limits with some variance of noise generation.

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
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels (e.g., blasting)?			✓		A
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		A
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓	A

Impact Discussion 12a, c: Some of the project sites are in close proximity to a major source of ambient noise, including highways, and other developed areas. The proposed project is a Rezone/General Plan Amendment to change the existing Zoning/General Plan Designation from Business Park to a combination of M1 (Light Industrial), CC (Community Commercial), Residential Agricultural (RA), and AG (General Agriculture). The proposed project is a Zoning District and General Plan Land Use Designation map amendment only and does not include a proposal for the development of property nor does it issue any entitlements for future development on the project parcels.

Sites #1, #4, and #11 are proposed to be rezoned to M1 (Light Industrial), and part of Site #6 will be rezoned to C2 (Community Commercial) which allow higher noise levels than the current BP zoning. The BP portions of Sites #8 and #10 will be rezoned to RA (Residential Agricultural), a portion of Site #9 will be rezoned to General Agriculture (AG-5), and the fire department parcel within Site #12 will be rezoned P (Public), all of which have permissible noise levels less than the current BP zoning. For example, Section L-II 4.1.7, Table L-II 4.1.7 outlines that within the BP Land Use Category the loudest allowable average noise level between the hours of 7 p.m. and 7 a.m. is 60 dBA and the maximum for the same time period is 70 dBA. For noise level comparison of other districts see table below.

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

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

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

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

Nevada County's General Plan noise policies would provide expanded protection from noise by requiring noise analysis and mitigation when proposed uses are likely to exceed established noise limits (General Plan Policy 9.1.13). The analysis will address the potential for adverse noise levels based on the criteria contained in Table 9.1 of the County General Plan and integrate mitigation into project design as needed. Further, the County would only approve projects that can demonstrate compliance with the applicable noise standards, therefore any noise compatibility impacts would be *less than significant*.

Impact Discussion 12b, d: As is the case under existing conditions, construction activities associated with implementing projects under the General Plan could potentially expose noise-sensitive receptors to levels that exceed County noise standards and/or expose noise-sensitive receptors to excessive noise levels. Construction activities associated with new development and redevelopment could include site preparation (e.g., demolition, clearing, excavation, grading), foundation work, paving, building construction, utility installation, finishing, and cleanup. These activities typically involve the use of noise-generating equipment such as excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Noise levels associated with these types of equipment are typically between 70 and 85 dBA L_{max} at 50 feet. In unique circumstances, specialized construction equipment (such as pile drivers) or techniques (such as blasting) that are inherently louder than typical construction equipment (typically between 94 and 101 dBA L_{max} at 50 feet) may be required, however are unlikely given the geologic surface conditions of the site. During construction, nearby residences and other noise-sensitive receptors could be exposed to noise levels that expose nearby noise-sensitive receptors to excessive or severe noise levels. Therefore, construction activities could expose people to severe and/or nuisance noise levels unless measures are incorporated on a project-specific basis.

Nevada County's General Plan noise policies provide compatibility protections from noise. Any project with potentially significant impacts would be required to complete a noise analysis and mitigation when proposed uses are likely to exceed established noise limits. The analysis will address the potential for adverse noise levels based on the criteria contained in Table 9.1 (copied above) of the County General Plan and integrate mitigation into project design as needed, therefore any impacts resulting from vibration or ground borne noise would be *less than significant*.

Impact Discussion 12e, f: Site #16 in eastern Nevada County is adjacent to the Truckee/Tahoe Airport, and within an airport land use plan, however rezoning is not proposed for Site #16. The airport is the owner of Site #16 is the Airport and future Business Park development on that site would need to conform the existing building heights and noise limits, typically applicable in

proximity to airports. Additionally development of Site #16 may be subject to the Federal Aviation Administration (FAA) regulations and potentially Caltrans Aeronautics given the sites proximity to Highways 267 and 80.

The closest western County existing Business Park district recommended to be rezoned is Site #11 where a portion of the site is proposed to be rezoned back to M1 (Light Industrial) is just over a mile west of the Nevada County Airport. The M1 district noise threshold does allow more noise decibels however given the distance from the airport and the fact than industrial uses have the highest intensity noise, exposure to people residing in the project areas would be *less than significant*.

13. POPULATION / HOUSING

Existing Setting: There are very few residences in close proximity to the existing Business Park sites and typically there are substantial buffers of trees and/or natural vegetation separating the two.

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

Impact Discussion 13a: This project does not propose development or infrastructure upgrades and extensions that would result in substantial population growth. The intended future use of those sites to remain zoned BP, or rezoned to M1, is to provide employment opportunities and improve the County’s jobs to housing balance. The proposed amendments to Sites #8 and #10 would rezone approximately 80 acres of land currently designated BP to RES (Residential). These sites are part of a larger Planned Development Land Use Designation and the rezoning of these sites is comparably offset by the impacts to population growth that would have been generated by a Business Park development and therefore the impacts to population would be *less than significant*.

Impact Discussion 13b & c: The project would not displace existing housing or numbers of people as there are no proposals for actual development, and no change of residentially zoned property to a non-residential zoning district, *no impact*.

14. PUBLIC SERVICES

Existing Setting: The following public services are provided to each of the sites.

Site 1: Fire: The Higgins Fire District provides fire protection services to this site.

Police: The Nevada County Sheriff provides law enforcement services.

Water: There is no treated water onsite, water is supplied from onsite wells.

Sewer: Onsite septic systems provide sewage disposal for this area.

Site 4: Fire: Nevada County Consolidated Fire District provides fire protection services.

Police: The Nevada County Sheriff provides law enforcement services.

Water: There is no treated water onsite, water is supplied from onsite wells.

Sewer: Onsite septic systems provide sewage disposal for this area.

Site 6: Fire: The Penn Valley Fire District provides fire protection services to this site.

Police: The Nevada County Sheriff provides law enforcement services.

Water: There is no treated water onsite, water is supplied from onsite wells.

Sewer: Onsite septic systems provide sewage disposal for this area.

Sites #8, #9, #10: Fire: Nevada County Consolidated Fire Dist. provides fire protection.

Police: The Nevada County Sheriff provides law enforcement services.

Water: NID's E. George Treatment Plant has sufficient capacity to supply treated water to these sites.

Sewer: Onsite septic systems provide sewage disposal for this area.

Site #11: Fire: Nevada County Consolidated Fire District and Ophir Hill Fire District provide fire protection services to this site.

Police: The Nevada County Sheriff provides law enforcement services.

Water: There is no treated water onsite, water is supplied from onsite wells or the City of Grass Valley's municipal water system. .

Sewer: Onsite septic systems provide sewage disposal for this area.

Site #12: Fire: The Penn Valley Fire District provides fire protection services to this site.

Police: The Nevada County Sheriff provides law enforcement services.

Water: There is no treated water onsite, water is supplied from onsite wells.

Sewer: GVG treats all its industrial and domestic sanitary wastes in an onsite wastewater treatment plant.

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

Impact Discussion 14a.1-5: The proposed project does not include any development proposals or infrastructure upgrades that would result in population growth or any other direct or indirect substantial adverse impacts requiring increased public services. Any future development proposals such as tentative maps would undergo environmental review to evaluate impacts related to public services. Therefore, the proposed project would have **no impact** on service ratios, response times, or other service objectives of public services.

15. RECREATION

Existing Setting: There are very few public recreational facilities that occur on or immediately adjacent to the project sites. Site #6 is near the Penn Valley Bicycle Trail and Sites #4, #5, and #11 are near Empire Mine State Park however there are no trails currently connecting these sites to the Park. Only Sites #8 and #10 include onsite public recreation in the form of the Wildflower Ridge Trail managed by the Bear Yuba Land Trust.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓		A
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			✓		A
c. Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?			✓		A

Impact Discussion 15a-c: The project would not adversely impact recreational facilities in any of the project sites and may provide beneficial funding support for recreational facilities. The limited remaining additional development potential of the proposed BP, M1, RA, and C2 sites are

not anticipated to require expansion of recreational facilities and in fact would provide a broader tax base supporting recreation and other public needs. Likewise the proposed rezoning would not present a conflict with established recreation uses in the vicinity of those sites and no changes are proposed to existing recreational easements on private property. The approval of any project proposing the creation of additional recreational capacity would be subject to subsequent project-level environmental review and permitting and would therefore have a *less than significant* impact to recreation.

16. TRANSPORTATION / CIRCULATION

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

Site #1 is accessed from Hwy. 49 (via Streeter Rd.), a State Highway that has a functional Classification as a “principle arterial” in the County General Plan.

Site #4 is primarily accessed from La Barr Meadows Road, a County-maintained road that has a functional classification as a “major collector” in the County’s General Plan. The existing Level of Service (LOS) for this section of La Barr Meadows Road is LOS B with approximately 7,509 Average Daily Trips (ADT) measured in 2014. The western boundary of the project site has frontage along State Highway 49 with at least one existing encroachment onto State Highway 49, but it is assumed that direct access onto this state maintained roadway would be unlikely as a result of the development of a future industrial development on the project site.

Site #6 is accessed from Spenceville Rd. a County maintained road that has a functional Classification as a “major collector” in the County General Plan. The existing Level of Service (LOS) for this section of Spenceville Rd. is LOS A with approximately 4,986 Average Daily Trips (ADT) measured in 2014.

Sites #8, #9, and #10 are primarily accessed from the Rough and Ready Hwy., a County maintained road that that has a functional Classification as a “major collector” in the County General Plan. The existing LOS for this section of the Rough and Ready Hwy. is LOS A with approximately 5,660 ADT measured in 2014.

Site #11 can be accessed via E. Bennett St. from the south or Idaho Maryland (via Whispering Pines Dr.) from the north. Both of these streets are County maintained roads that have a functional Classification as “minor collector” roads with LOS A for each roadway section based on approximately 1,917 ADT along E. Bennett St. measured in 2014, and 1,354 ADT along Idaho Maryland measured in 2013.

Site #12 is accessed from Bitney Springs Rd., a County maintained road that that has a functional Classification as a “minor collector” in the County General Plan. The existing LOS for this section of Bitney Springs Rd. is LOS A with approximately 3,464 Average Daily Trips (ADT) measured in 2014.

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

Impact Discussion 16a-e, g-i: The Business Park General Plan and Zoning Ordinance amendments do not alter, revise or conflict with applicable plan, ordinance or policy establishing the measures of effectiveness for the performance of the circulation system. Consistent with the General Plan, development and redevelopment associated with existing sites evaluated as a whole, and individual projects therein, that would generate a significant net increase of daily vehicle trips or more would be required to prepare a project-level traffic analyses. For any new trips that are generated, Nevada County requires an applicant to offset the potential regional traffic and air quality effects of the new trips by requiring an applicant contribute to traffic mitigation fees to the

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

Because the Business Park amendments do not include any development entitlements, the project would not directly result in construction or operational impacts. Future construction and operational impacts of the project would be evaluated during project-specific environmental review that may be proposed for the sites. At that time, construction staging areas would be evaluated and impacts from transport of heavy equipment to and from the project area, if applicable, would be evaluated.

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

Because this project would not result in direct impacts related to traffic and any future indirect impacts would be evaluated at a more project-specific level when proposed, the proposed project would have *less than significant* impacts related to an increase in traffic, traffic hazards, excess of level of service standards, and incompatible uses on project area roadways.

Impact Discussion 16f: The proposed amendments will not likely measurably affect waterborne or railroad transportations because there are not water bodies or railways in the vicinity of these sites. Nevada County has two public airports; the Nevada County Airpark in the western County, and the Truckee/Tahoe Airport in the eastern County. Site #16 in eastern Nevada County is adjacent to the Truckee/Tahoe Airport, however rezoning is not proposed for Site #16, and the General Plan and Zoning Ordinance text amendments which are applicable to all BP sites, do not affect development standards that would impact airport operations. The airport is the owner of Site #16 and future Business Park development on that site would need to conform to existing building heights and noise limits, typically the most applicable project considerations when in proximity to airports. Additionally development of Site #16 may be subject to the Federal Aviation Administration (FAA) regulations and potentially Caltrans Aeronautics given the sites proximity to Highways 267 and 80.

Of the Business Park sites that include rezoning, the eastern portion of the Site #11 will be rezoned back to M1, and is located just over a mile west, and closest to the Nevada County Airport. The M1 district noise threshold does allow more noise decibels however given the distance from the airport there would be *less than significant impact* airport operations or other travel waterborne and railroad patterns.

17. UTILITIES / SERVICE SYSTEMS

Existing Setting: The project sites are served by a combination of public electrical service (PG&E), propane tanks, onsite wells, NID water, AT&T and Comcast communication services. Solid waste generated at these sites is disposed of at the Nevada County McCourtney Road Transfer Station, and then hauled to a permitted sanitary landfill, the Ostrom Road Landfill.

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
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓		C
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓	A, B, 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?			✓		A
f. Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓	A
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: All development permitted on any of these sites would occur in accordance with the General Plan and Zoning regulations. While most new construction would require electric and potentially natural gas, all of the Business Park sites are located within close proximity to existing PG&E electric and gas infrastructure. Additionally, projects requiring new or modified connections would be subject the requirements and fees of the applicable utility providers. PG&E projects that based on their forecasting and recent growth trends, the available capacity would far exceed the demand generated at build-out of these sites, whether BP, M1, RA, or C2, therefore there is **no impact** affecting substantial amounts of fuel or energy.

Impact Discussion 17b-c: Additional development on these sites would require some additional wastewater conveyance and treatment capacity. Some sites will need to rely on on-site treatment, while other areas may be annexed into municipal wastewater collection and disposal. Because the Business Park properties have had very low levels of growth it is reasonable to assume that some capacity would be available to accommodate increased levels of new commercial, industrial and residential units in parcels currently zoned Business Park and any project proposing

construction, reconstruction, or expansion of a structure would be required to meet the basic service and facility standards contained in the Zoning Ordinance.

Furthermore, all development permitted on these properties are required to comply with federal and state wastewater discharge standards regulated by the Central Valley Water Board and Nevada County's Environmental Health Department, therefore the proposed Business Park amendments would have a ***less than significant*** impact on sewage treatment capacity.

Impact Discussion 17d: Development associated with these sites would result in some increased demand for water supply for new residential units, industrial, commercial and public service facilities. However, all development permitted on these parcels would be required to comply with existing County policies which require a project applicant demonstrate the availability of adequate water quantity and quality for both domestic consumption and fire protection prior to project approval. This is demonstrated at a project-level through the acquisition of a Will Serve Letter from the applicable water purveyor. Therefore the proposed amendments would not create water use in excess of the maximum available from wells or permitted capacity of the service provider and have ***no impact***.

Impact Discussion 17e: All permitted development is required to meet County stormwater infiltration requirements which include installation of temporary and permanent best management practices to reduce runoff and pollutant loading from impervious cover so that the site does not exceed runoff from pre-project conditions, pursuant to Public 11.A of the General Plan. Stormwater runoff capture, conveyance, and infiltration are standard project requirement, however the scale of such (typically) onsite facilities would have a ***less than significant*** environmental impact.

Impact Discussion 17f-g: Development of any of the sites currently zoned Business Park, regardless of zoning changes, would increase the County's overall solid waste generation which is transported out of the area by Waste Management, Inc. Given the McCourtney Rd. facility is a transfer station, there is assumed to be sufficient capacity to adequately serve these sites in the future, therefore there is ***no impact*** to compliance with federal, state, and local statutes and regulations related to solid waste.

Impact Discussion 17h: Standard communication services are available at all existing Business Park sites, therefore there is ***no impact***, or need to extend communication infrastructure. Broadband communications are currently available at some of the sites.

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: The Business Park General Plan and Zoning Ordinances amendments would not alter or revise any County policies pertaining to watercourses, wetlands and riparian areas, management of aquatic resources, or permitting of projects affecting these habitats. The Business Park changes would permit development and redevelopment only in accordance with the General Plan, and any projects proposed within the Business Park zone district that could affect aquatic habitats would be subject to Nevada County's existing regulations requiring project-specific environmental review and development and implementation of project-specific measures for any significant effects on fish habitat as a condition of project approval. Construction activities could result in temporary increases in sedimentation, small amounts of fill placed in aquatic habitats, and the release and exposure of construction-related contaminants. As under existing conditions, these impacts would be minimized and mitigated through construction BMPs and compensatory mitigation requirements as specified in County policies and code provisions, and other applicable federal and state regulations.

Likewise, proposed amendments would not alter or revise policies regarding the protection of rare, endangered, or sensitive plant and animal communities in compliance with all provisions of the resource standards and regulations found in Article 4.3 of the Zoning Ordinance. Development and redevelopment of sites evaluated for this project shall conform to the General Plan, and any projects that could affect sensitive plant or animal communities would be subject to existing County regulations requiring project-specific environmental review and development and implementation of project-specific measures for any significant effects on fish habitat as a condition of project approval. During project-level environmental review, potential impacts to

protected plant or animal communities would be identified and minimized through the design process and/or through compensatory mitigation, as required under County and applicable federal and state regulations.

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

Because the Business Park General Plan and Zoning Ordinance amendments propose no changes to existing policies regarding aquatic habitats, special status plant or animal communities, or to cultural, historical, and archeological resources, and because federal, state, and County protections are already in place, implementation of the Business Park amendments would result in *less than significant* degradation of these resources.

Impact Discussion 18b: Nevada County’s Business Park land use designation and Zoning regulations are a collection of the General Plan goals, policies, and measures designed to guide the development of light industrial research and development uses. Because these policies are implemented in the General Plan over the lifetime of the Plan and are applicable to other programs and projects over this period, they are inherently cumulative in nature.

Because the proposed amendments are consistent with the General Plan and because no specific projects are proposed for which contributions to cumulative impacts may be defined and assessed, any cumulative impacts resulting from the proposed General Plan and Zoning Ordinance amendments would be *less than significant*.

Impact Discussion 18c: As described above, future projects on any of these sites would require project-level environmental review and would be required to comply with all applicable County, federal, and state regulations, including protections for human health and safety. Therefore, implementation of the Business Park amendments would not create a substantial direct or indirect adverse effect on human beings and negative impacts would be *less than significant*.

Impact Discussion 18d: Different approaches and minor adjustments were considered to improve the appropriateness and flexibility to spur investment in properties designated Business Park, Light Industrial, Residential, and Commercial, while maintaining strong environmental and community character and compatibility protections for surrounding area. No other sites have been identified that would serve to reduce impacts more than is achieved with the current mix of sites. Therefore, there is *no impact* regarding the need to evaluate project alternatives.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

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

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

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

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

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

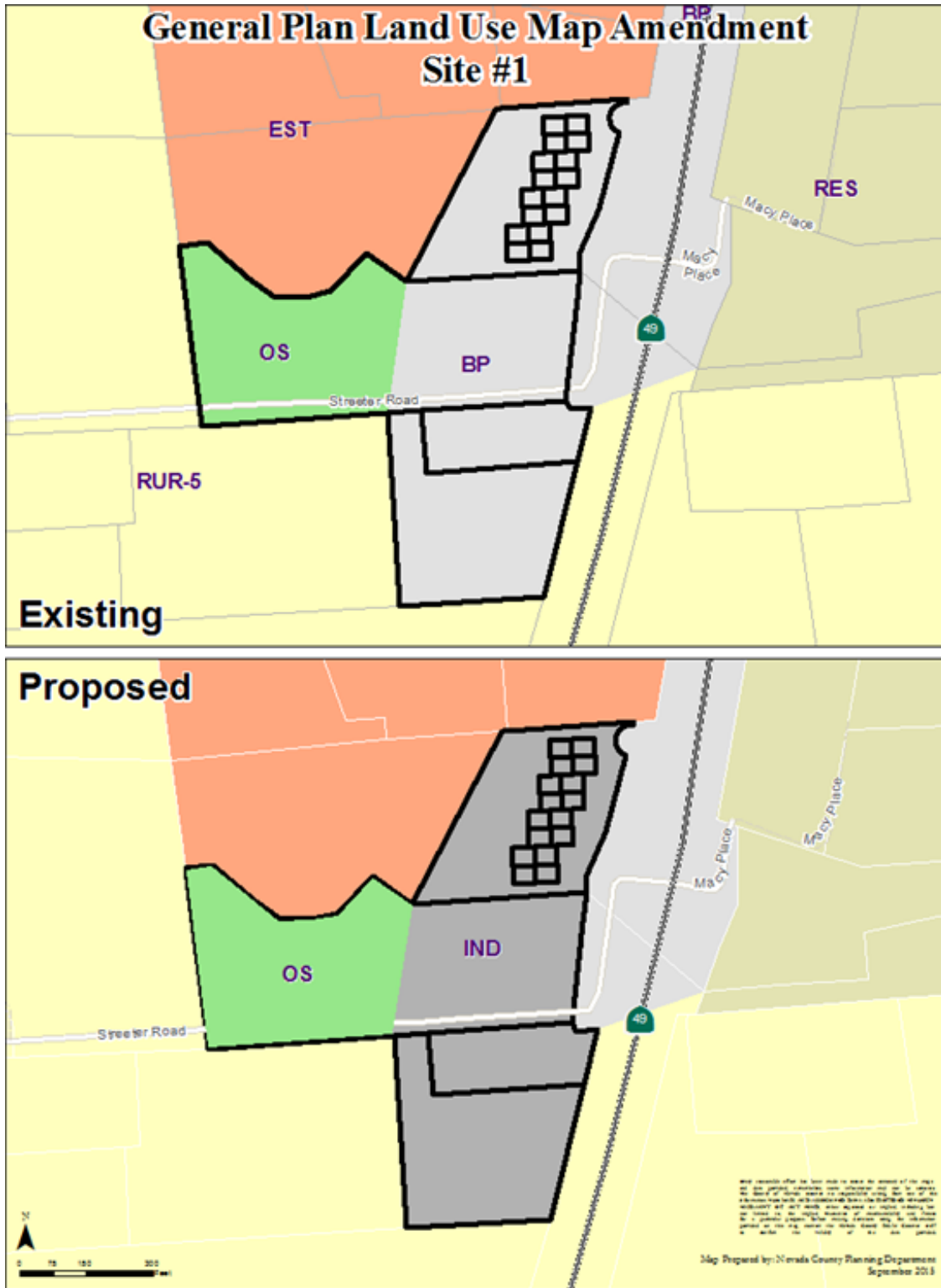
Patrick Dobbs, Senior Planner

Date

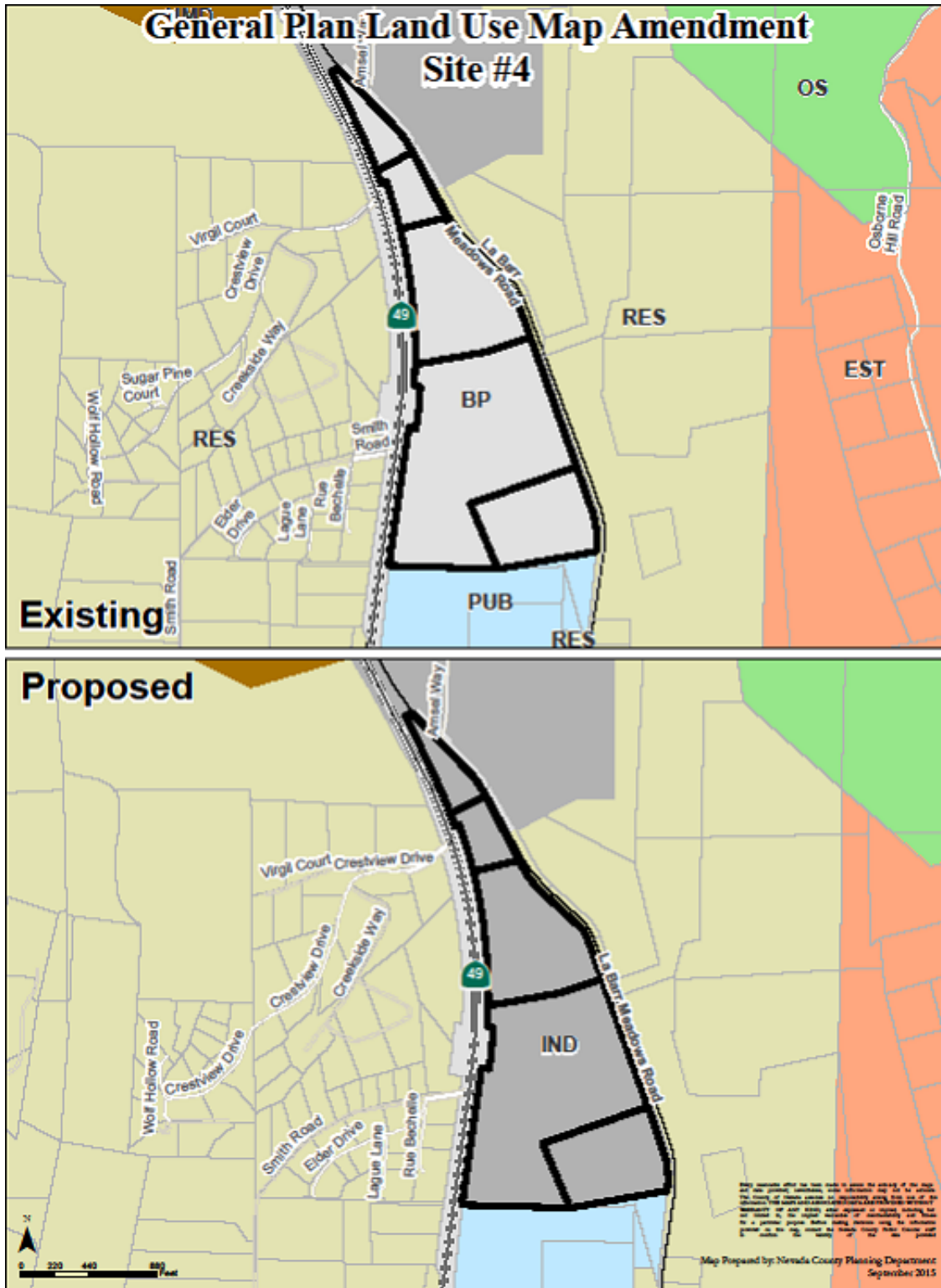
APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Environmental Health Department
 - C. Nevada Irrigation District
 - D. Nevada County Geographic Information Systems
 - E. Northern Sierra Air Quality Management District
 - F. California Department of Fish & Wildlife
 - G. Regional Water Quality Control Board (*Central Valley Region*)
 - H. Department of Public Works
-
1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 4. CalFire. *Fire Hazard Severity Zone Map for Nevada County*, 2007. Adopted by CalFire on November 7, 2007. Available at: <http://www.fire.ca.gov/wildland_zones_maps.php>.
 5. State Division of Mines and Geology. *Geologic Map of the Chico, California Quadrangle*, 1992.
 6. State Division of Mines and Geology. *Fault Map of California*, 1990.
 7. California Department of Conservation, Division of Land Resource Protection. 2010. *Nevada County Important Farmland Data*. Available at: <http://redirect.conservation.ca.gov/DLRP/fmmp/county_info_results.asp>.
 8. State Dept. of Forestry & Fire Protection. *Nevada County Hardwood Rangelands*, 1993.
 9. U.S.G.S, *7.5 Quadrangle Topographic Maps*, as updated.
 10. U.S. Fish and Wildlife Service. *National Wetlands Inventory*, December 1995.
 11. Natural Resources Conservation Service. 2007. *Official Soil Series Descriptions (OSD) with series extent mapping capabilities*. Accessed November 3, 2010, 2008. Available at http://soildatamart.nrcs.usda.gov/manuscripts/CA619/0/nevada_a.pdf.
 12. U.S. Geological Service. *Nevada County Landslide Activity Map*, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3.
 13. Federal Emergency Management Agency. *Flood Insurance Rate Maps*, as updated.
 14. Northern Sierra Air Quality Management District. *Guidelines for Assessing Air Quality Impacts of Land Use Projects*, 2000.
 15. Nevada County. 1991. *Nevada County Master Environmental Inventory*. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 16. Nevada County. 1995. *Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures*. Prepared with the assistance of Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 17. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.
 18. *Nevada County Adopted Design Guidelines*, enacted by Resolution and implemented pursuant to L-II 4.2.3 of Zoning Ordinance.

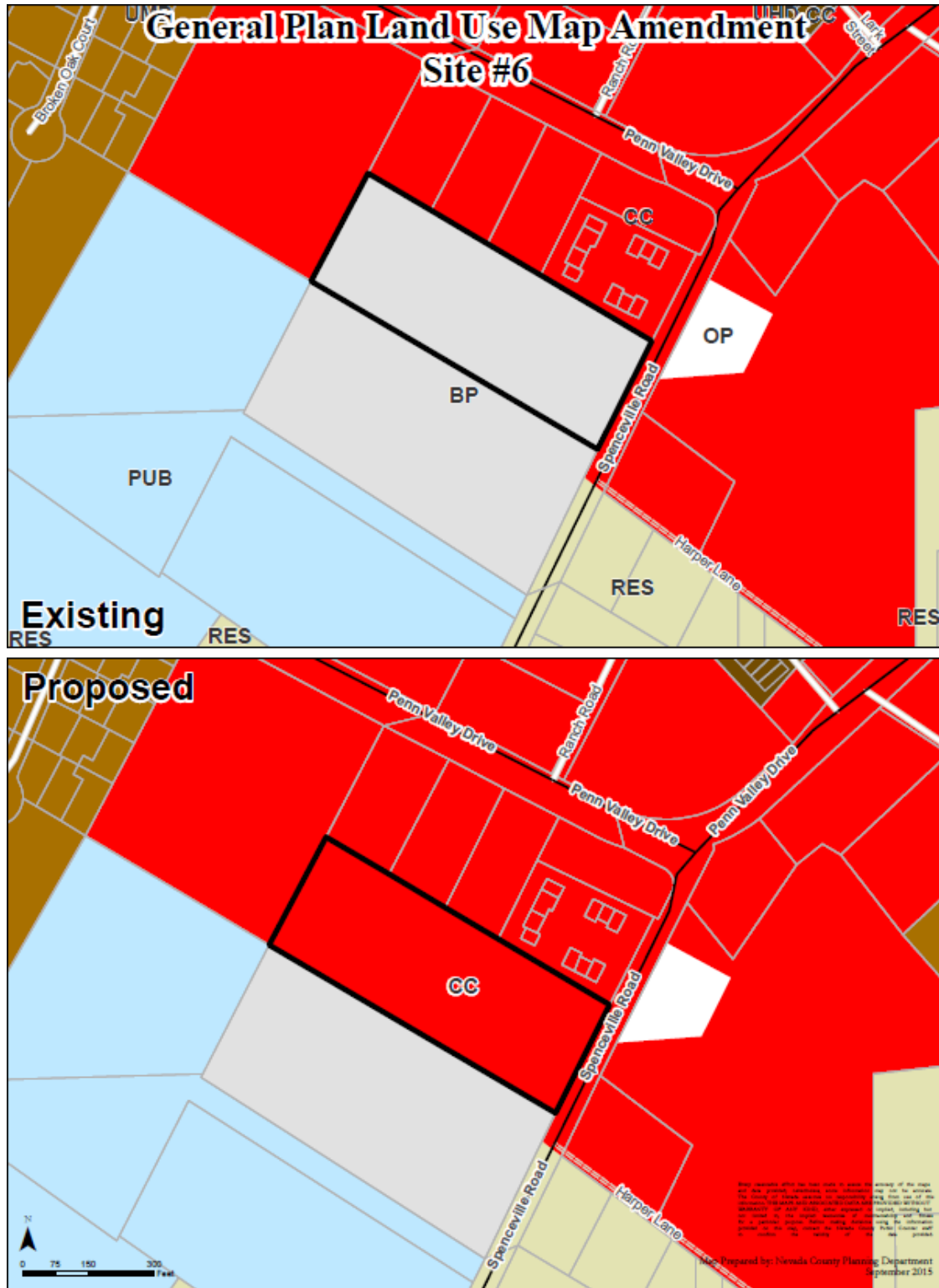
APPENDIX B – FIGURE 1. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



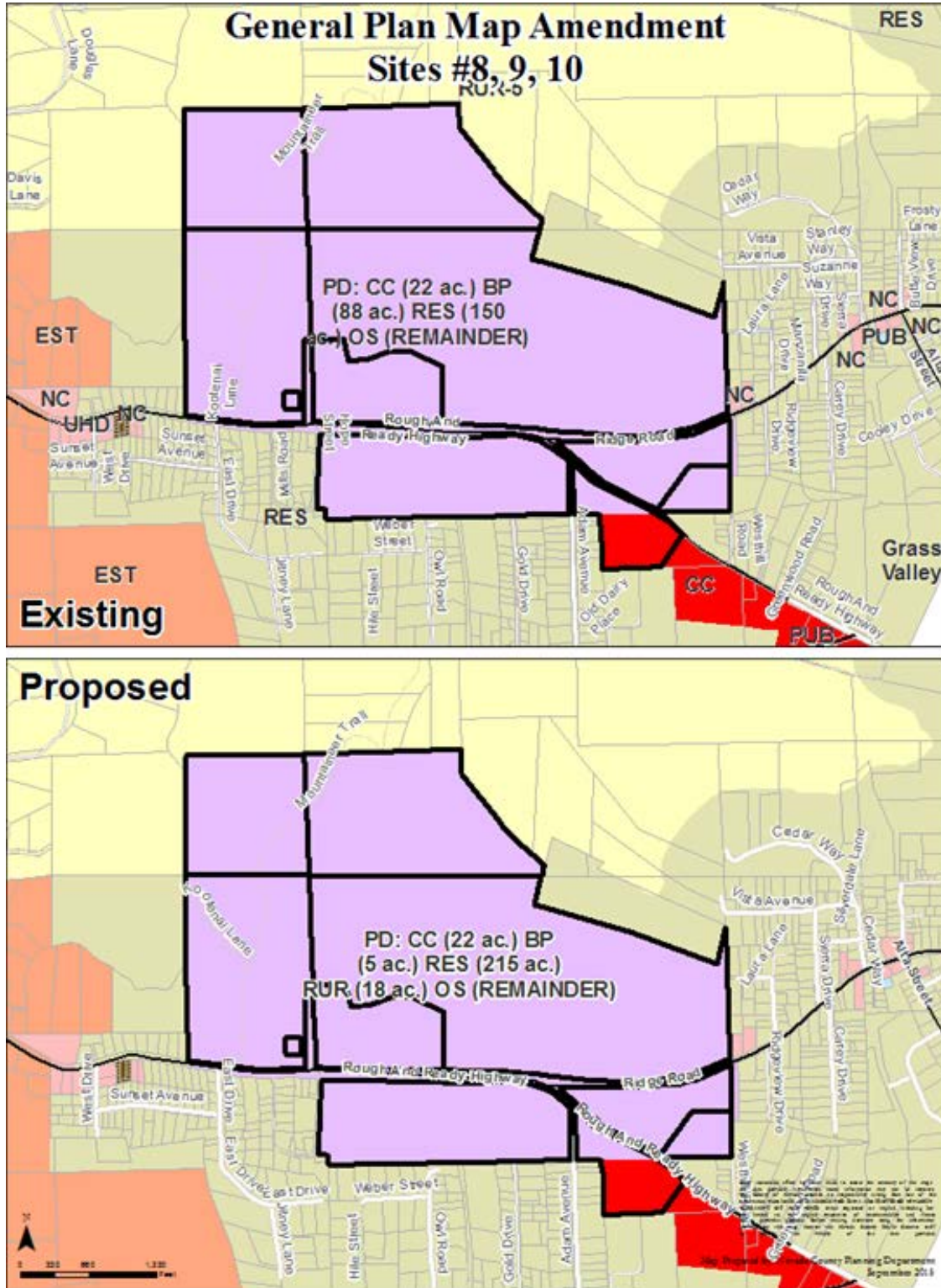
APPENDIX B – FIGURE 2. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



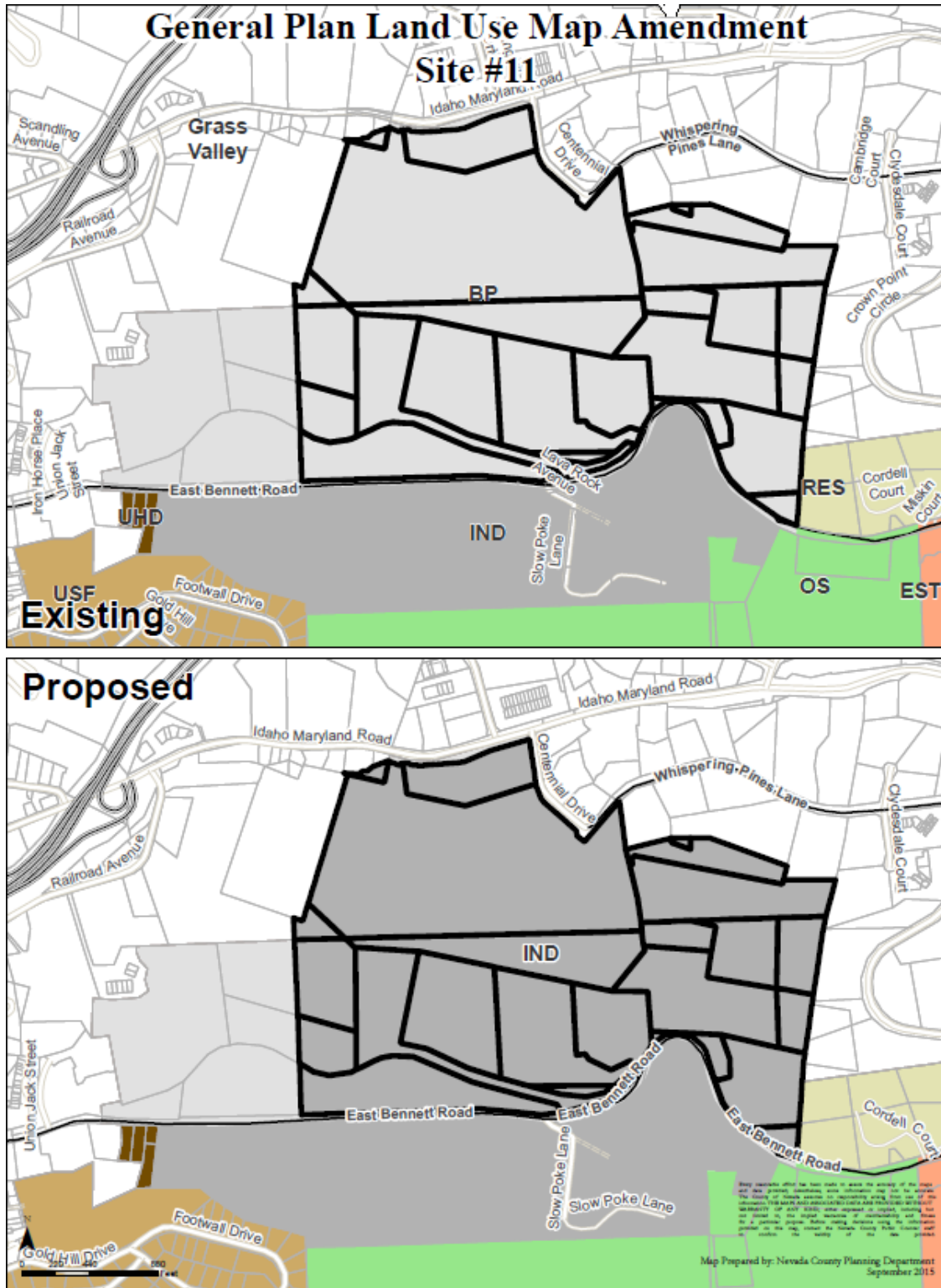
APPENDIX B – FIGURE 3. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



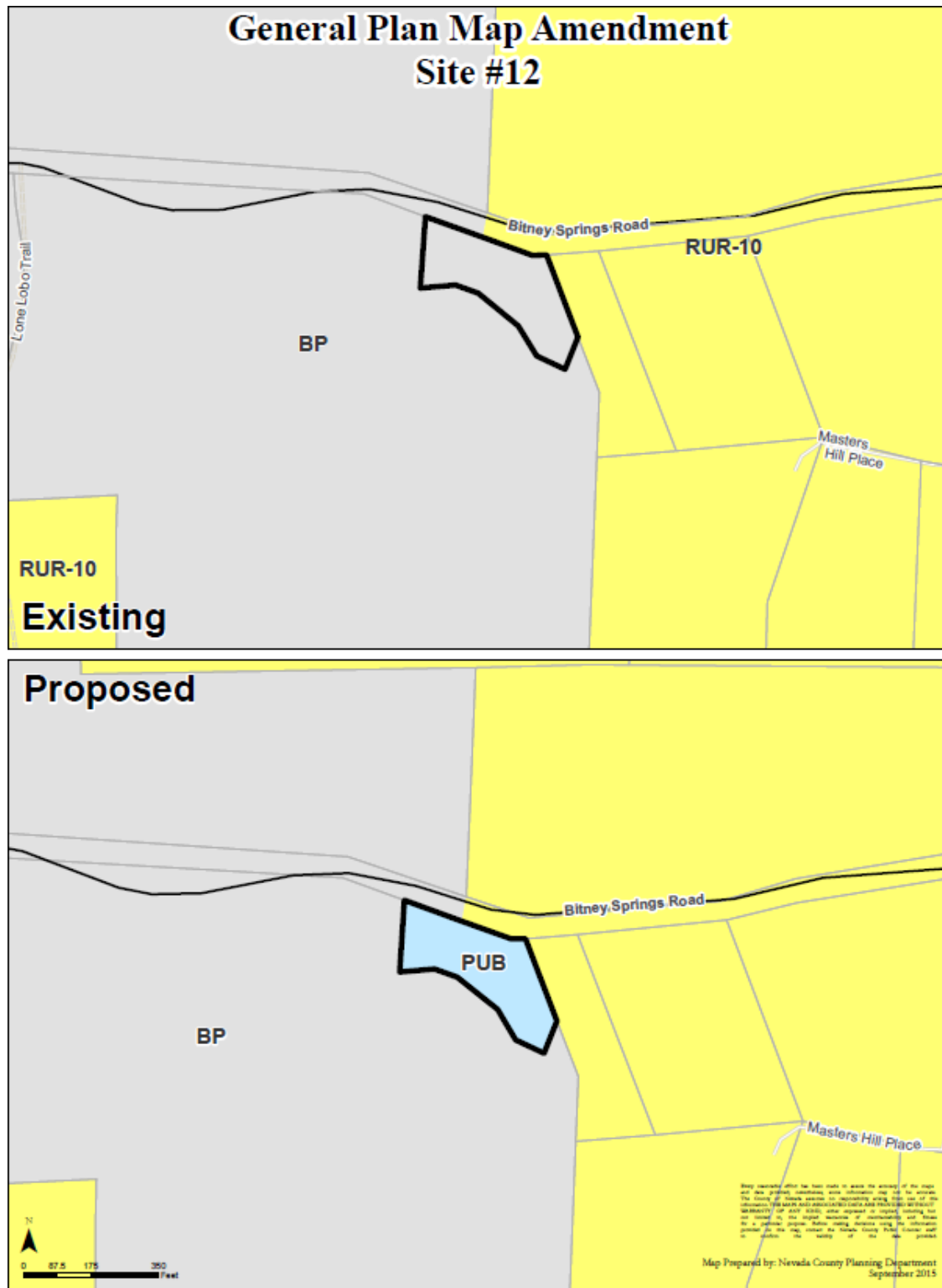
APPENDIX B – FIGURE 4. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



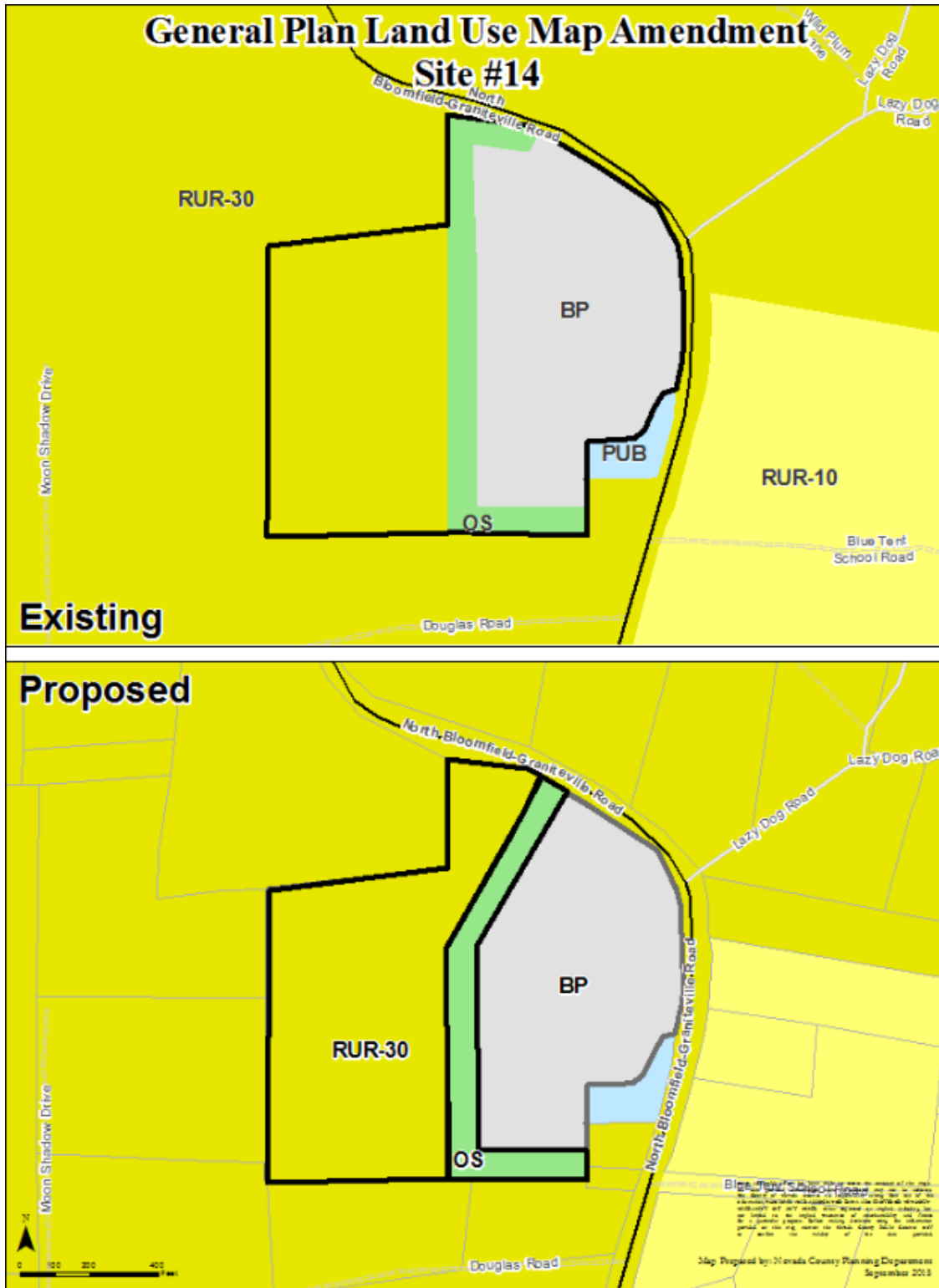
APPENDIX B – FIGURE 5. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



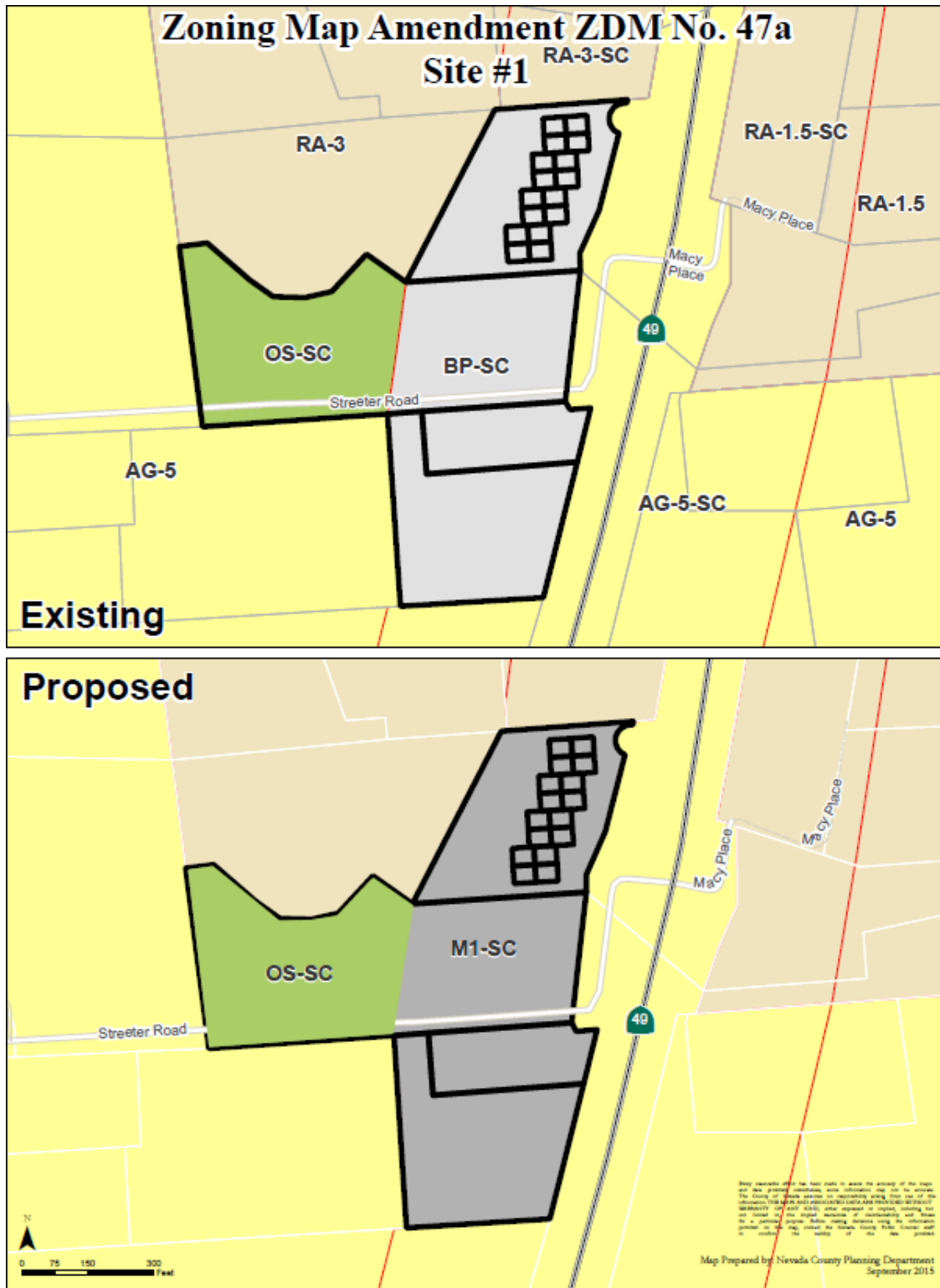
APPENDIX B – FIGURE 6. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



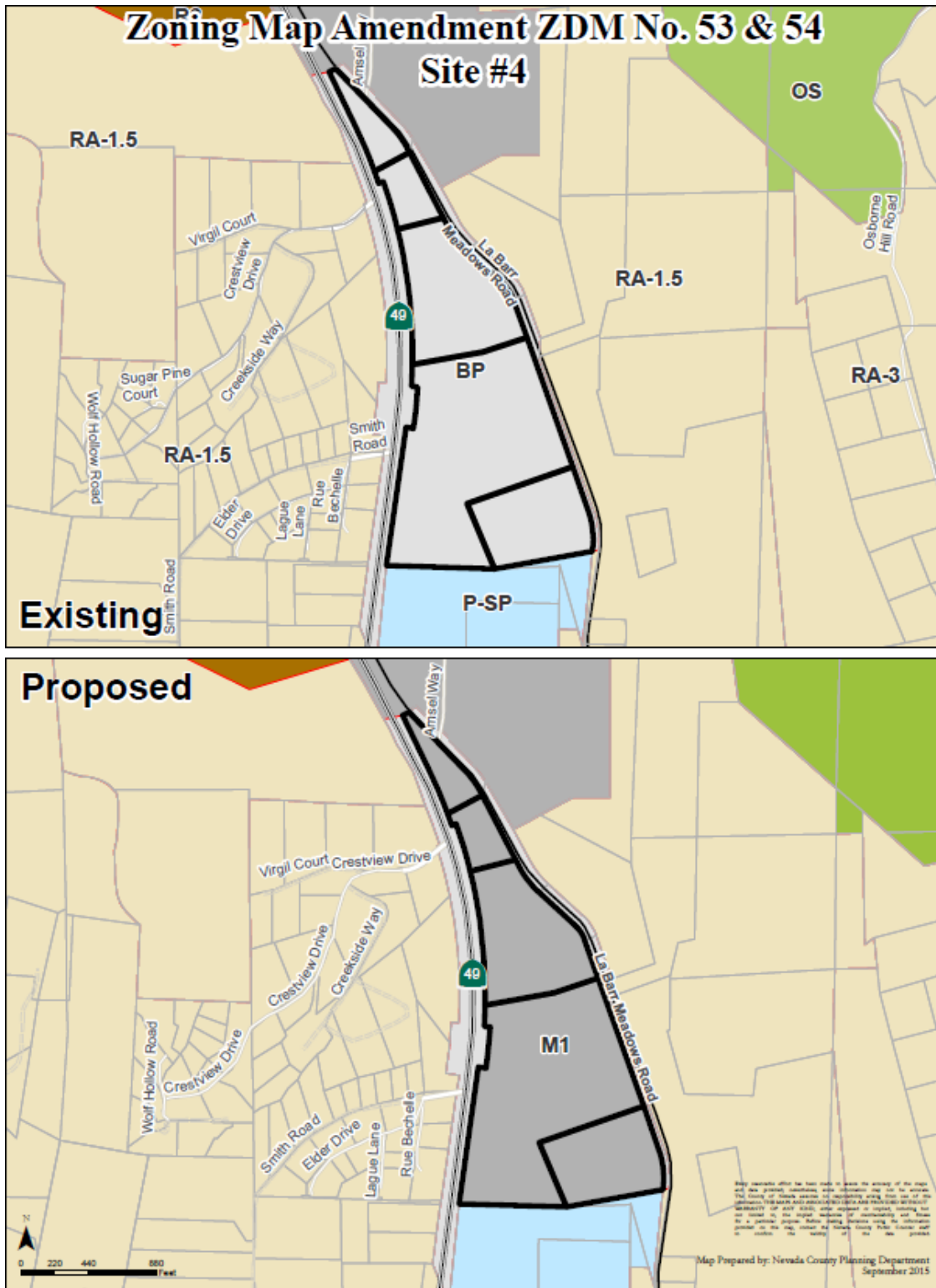
APPENDIX B – FIGURE 7. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION



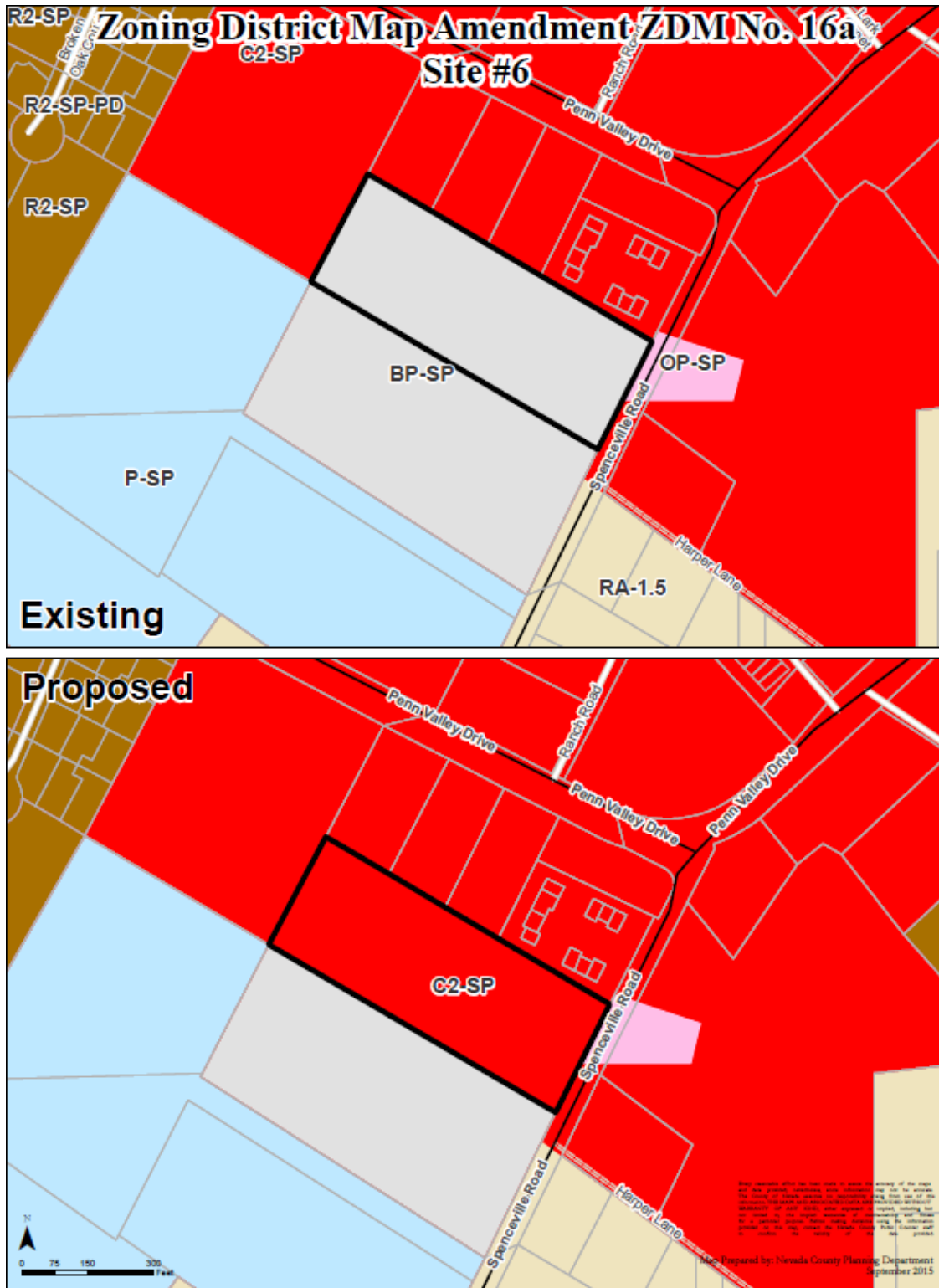
APPENDIX C – FIGURE 1. EXISTING AND PROPOSED ZONING MAP



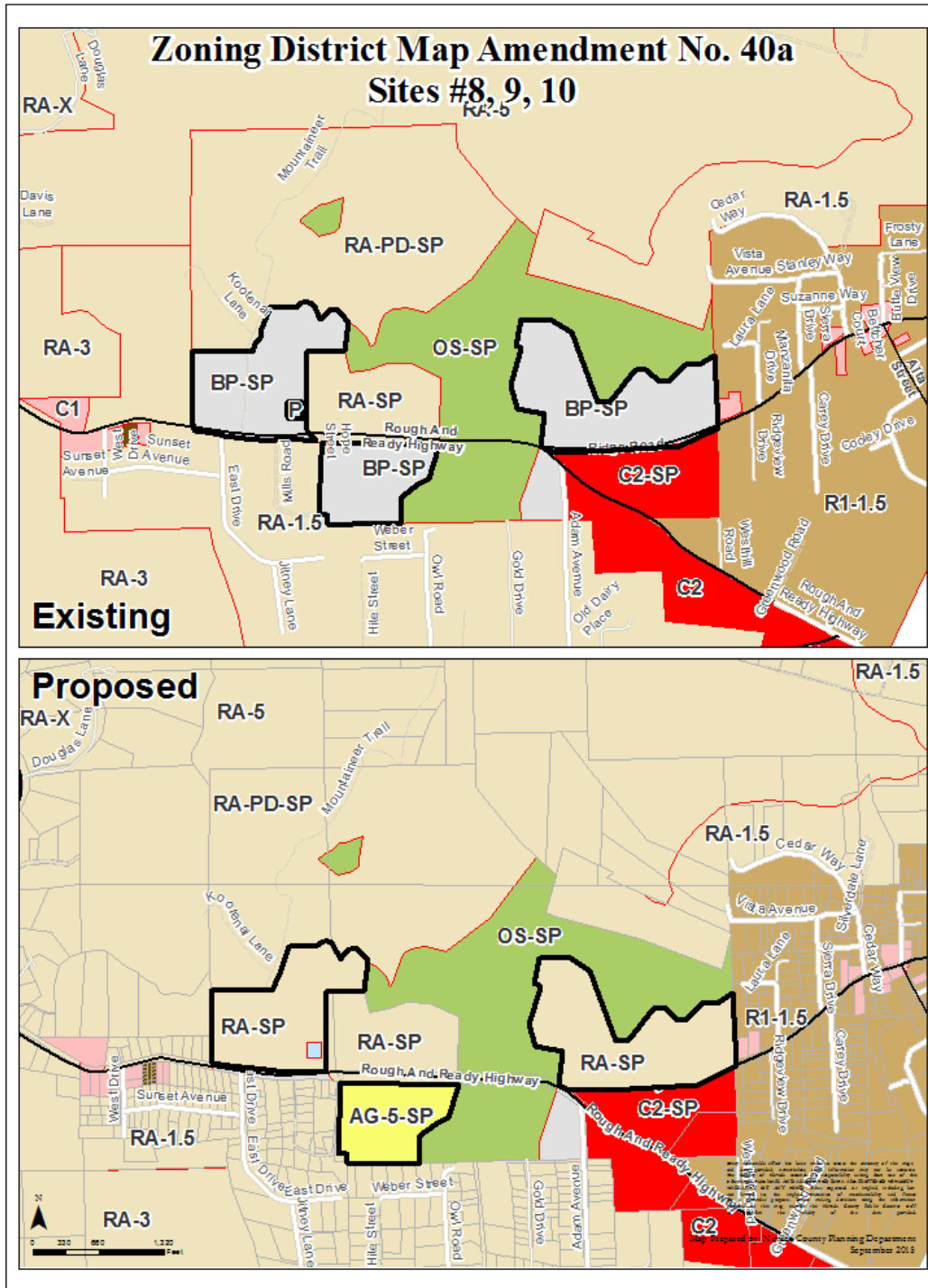
APPENDIX C – FIGURE 2. EXISTING AND PROPOSED ZONING MAP



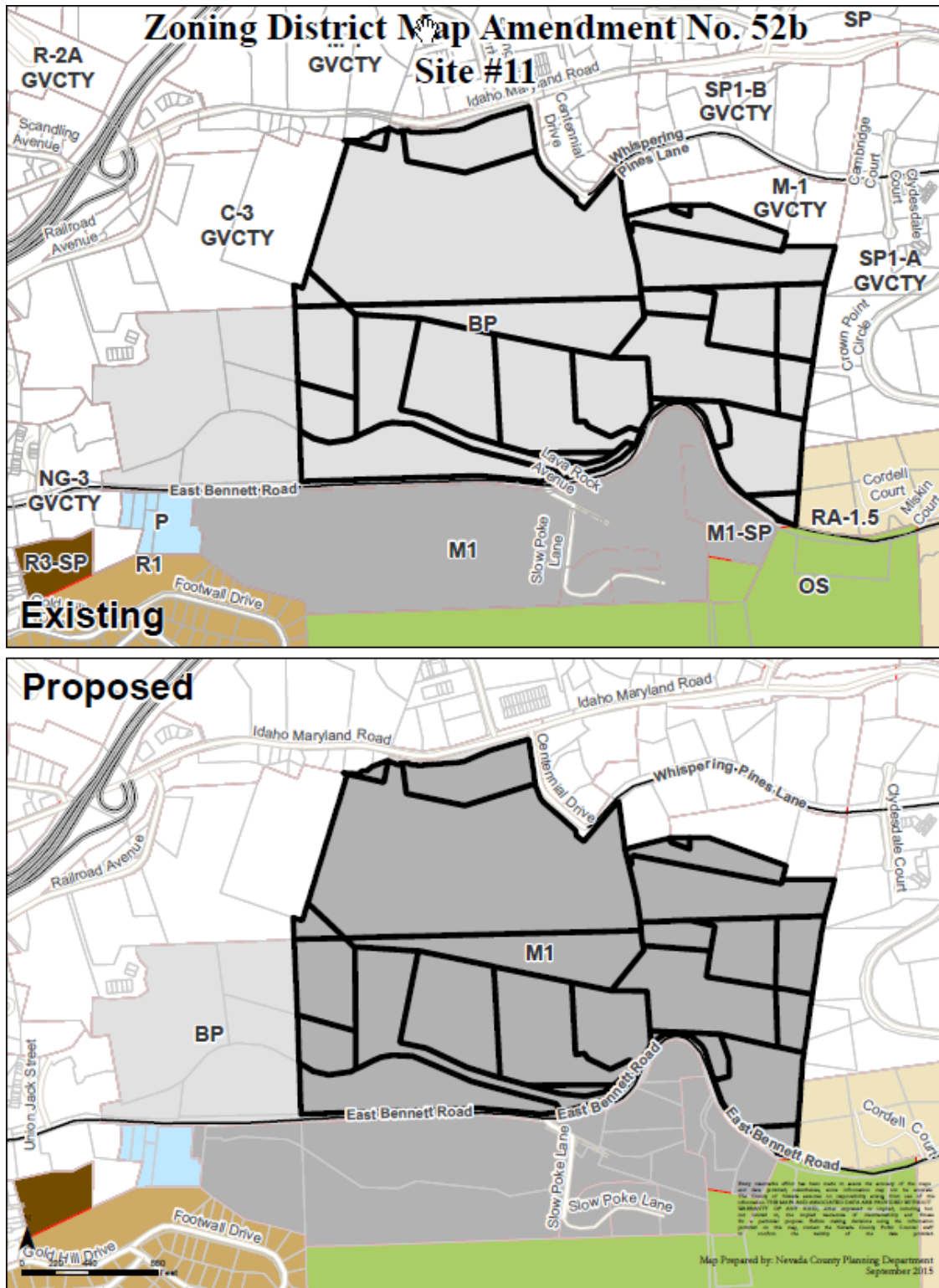
APPENDIX C – FIGURE 3. EXISTING AND PROPOSED ZONING MAP



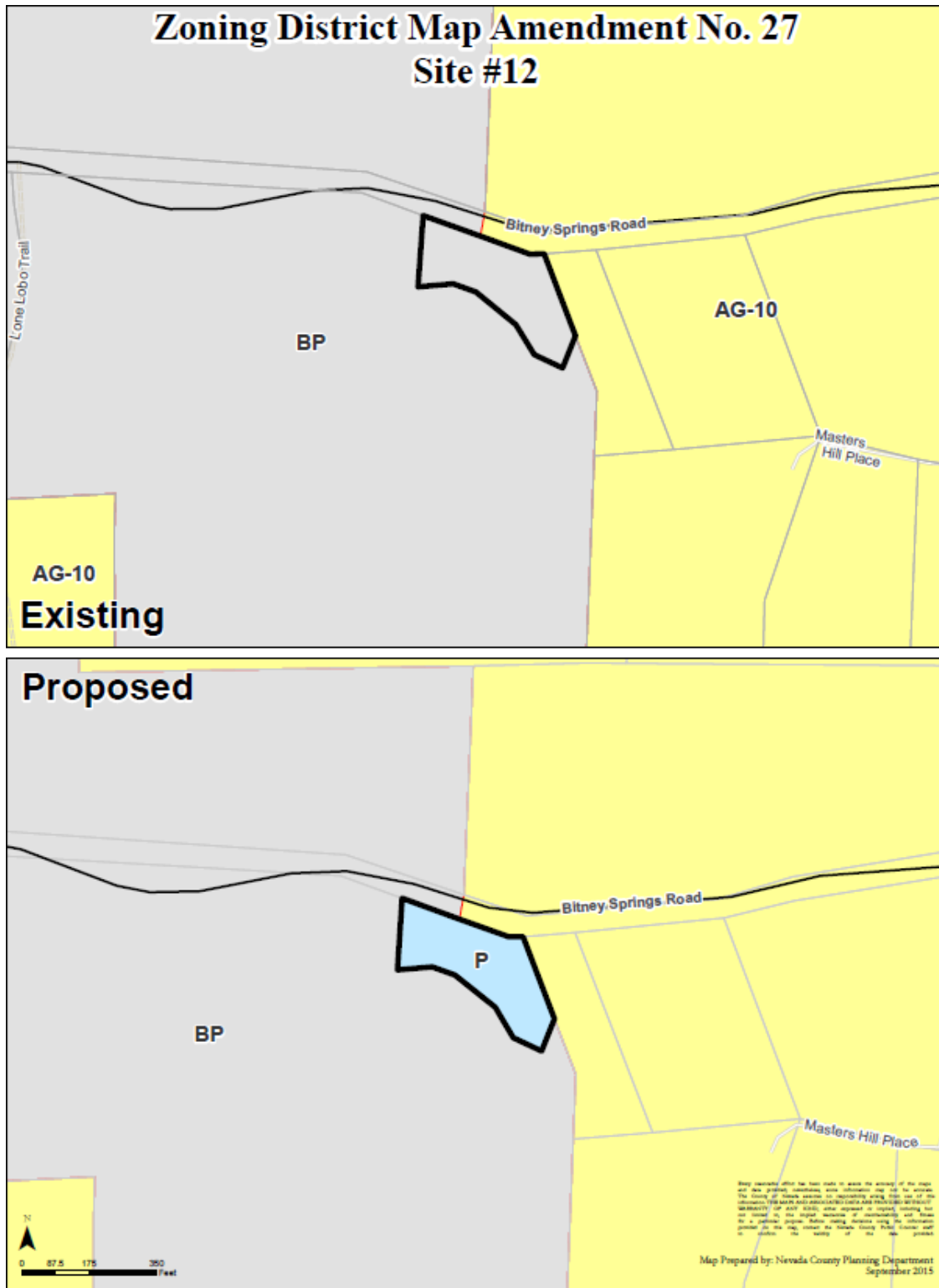
APPENDIX C – FIGURE 4. EXISTING AND PROPOSED ZONING MAP



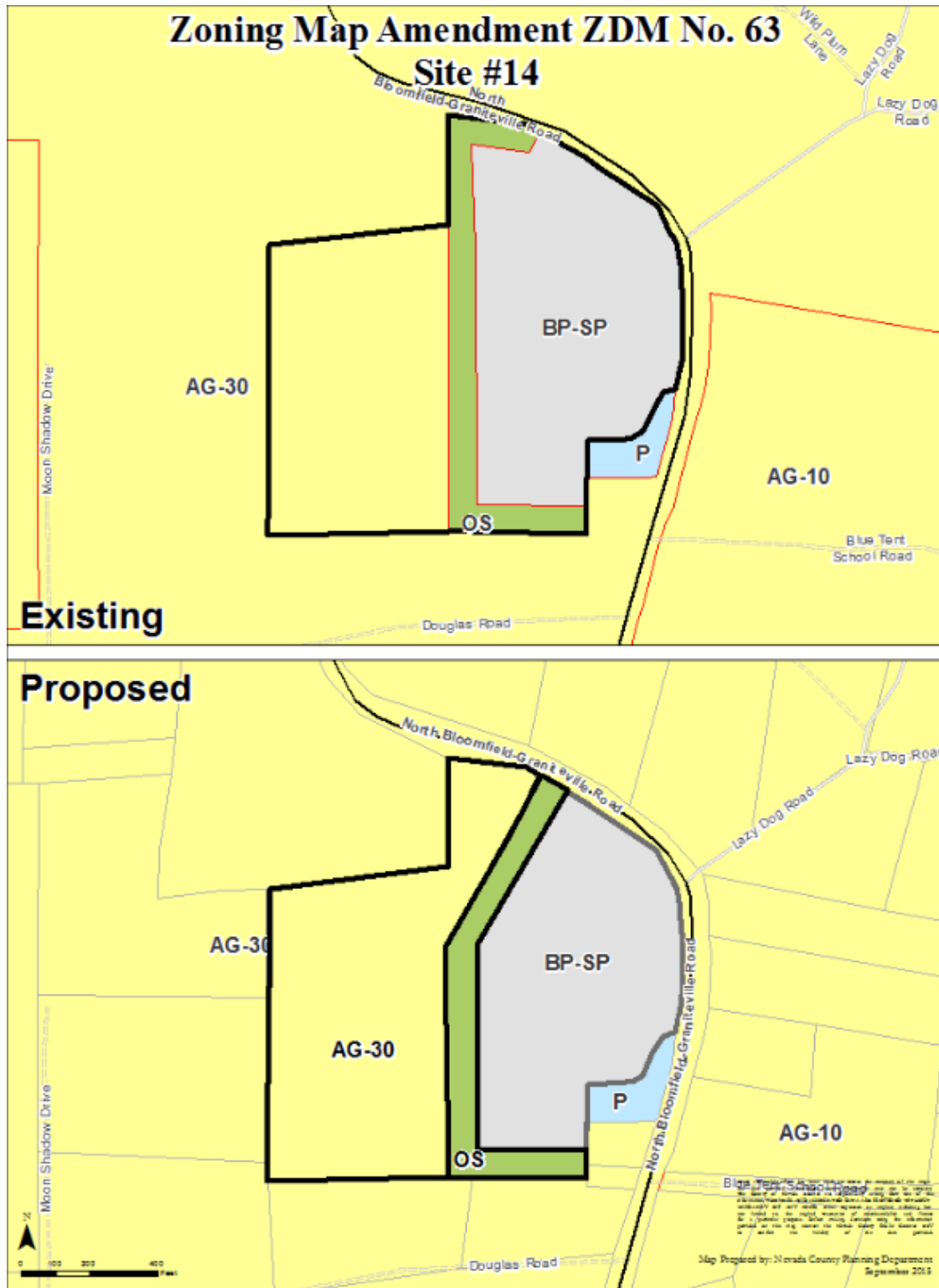
APPENDIX C – FIGURE 5. EXISTING AND PROPOSED ZONING MAP



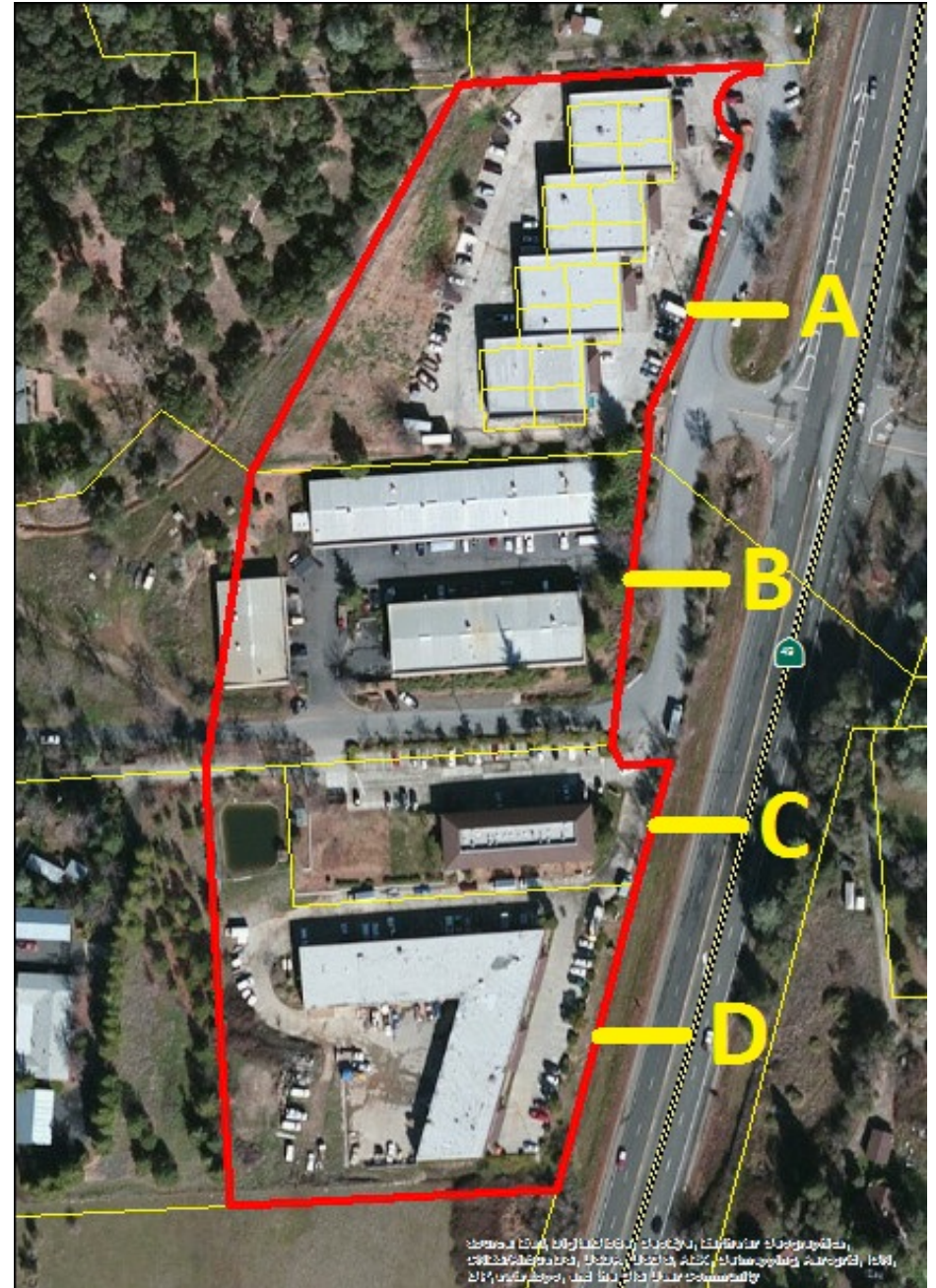
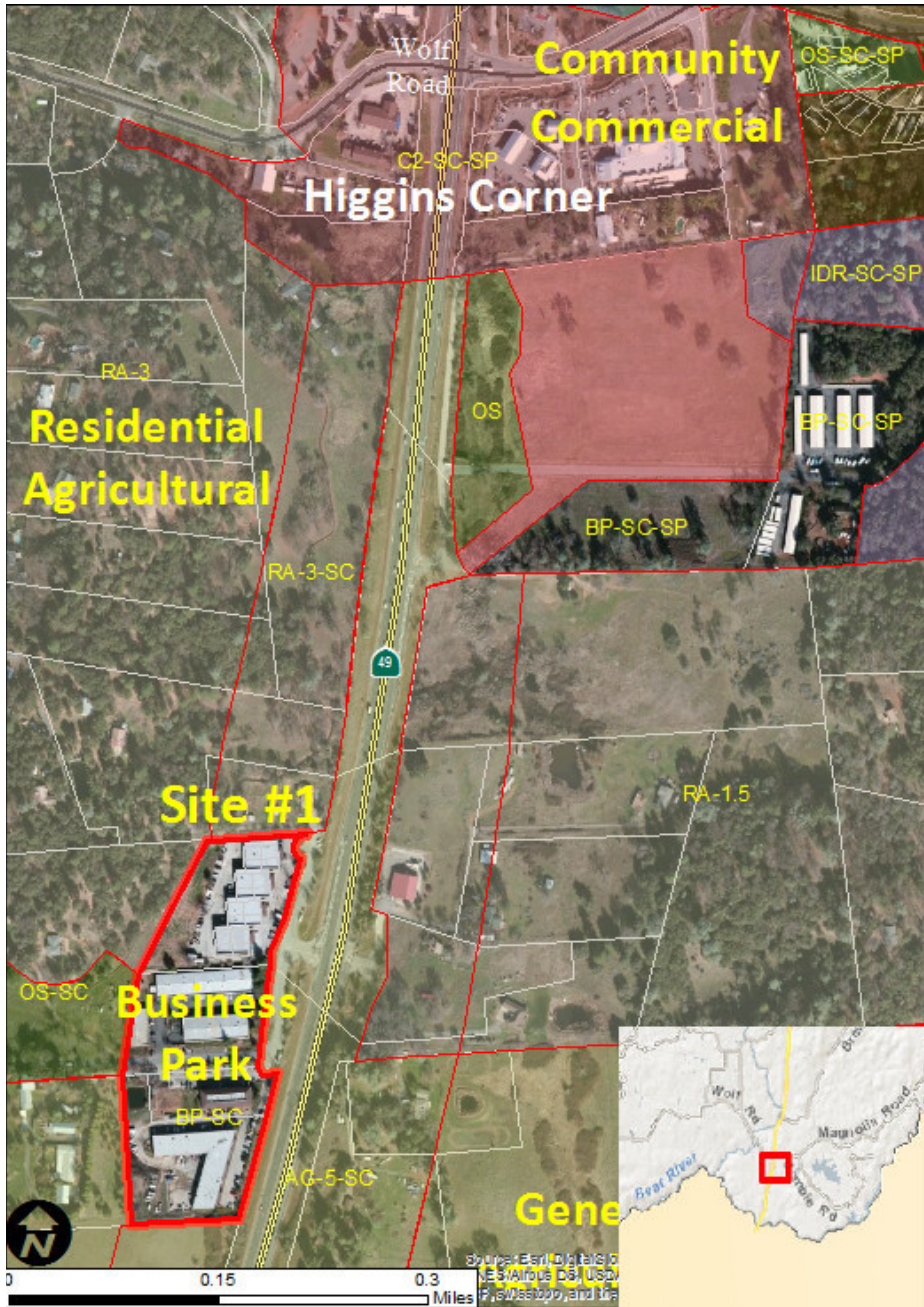
APPENDIX C – FIGURE 6. EXISTING AND PROPOSED ZONING MAP



APPENDIX C – FIGURE 7. EXISTING AND PROPOSED ZONING MAP



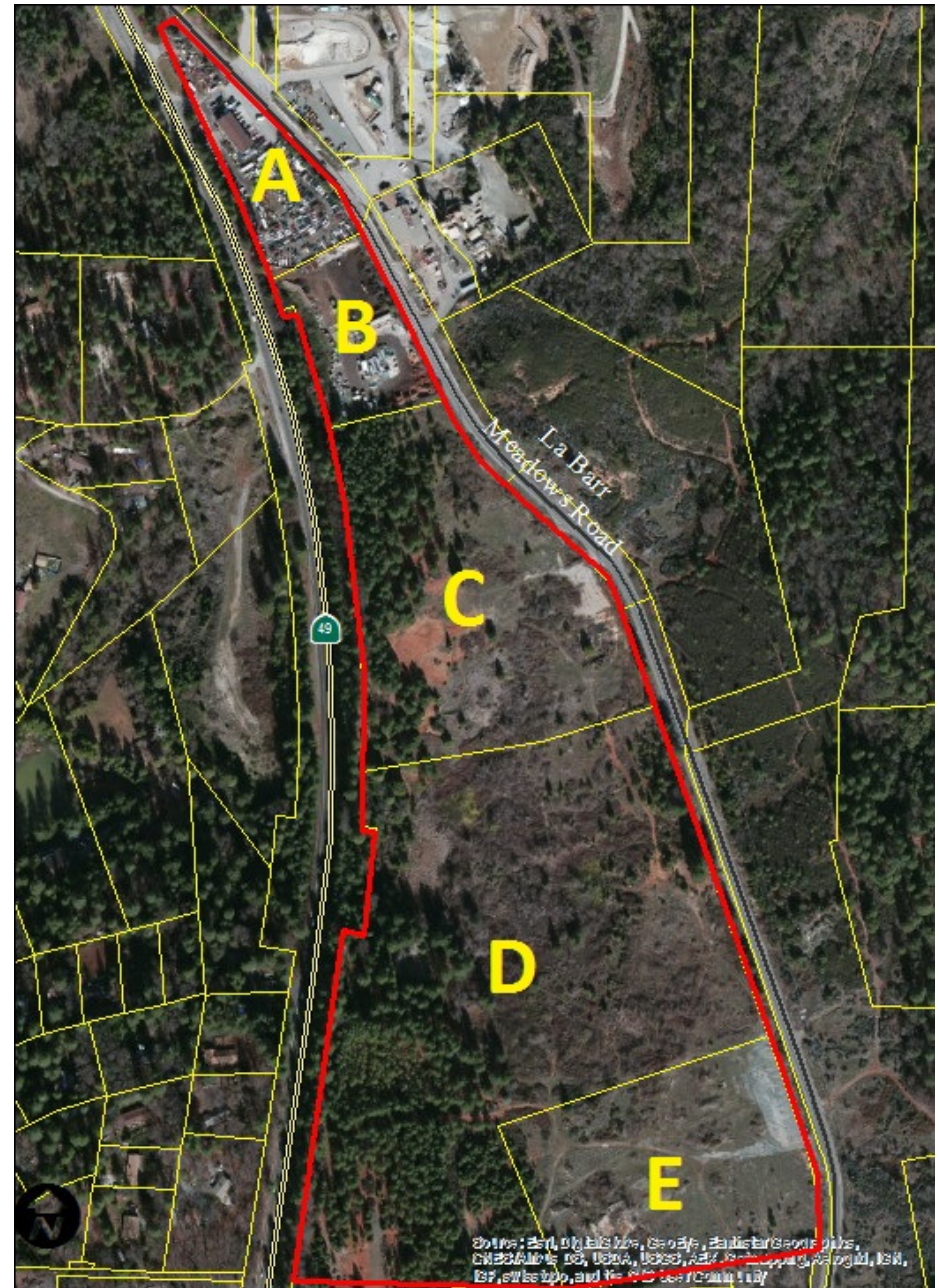
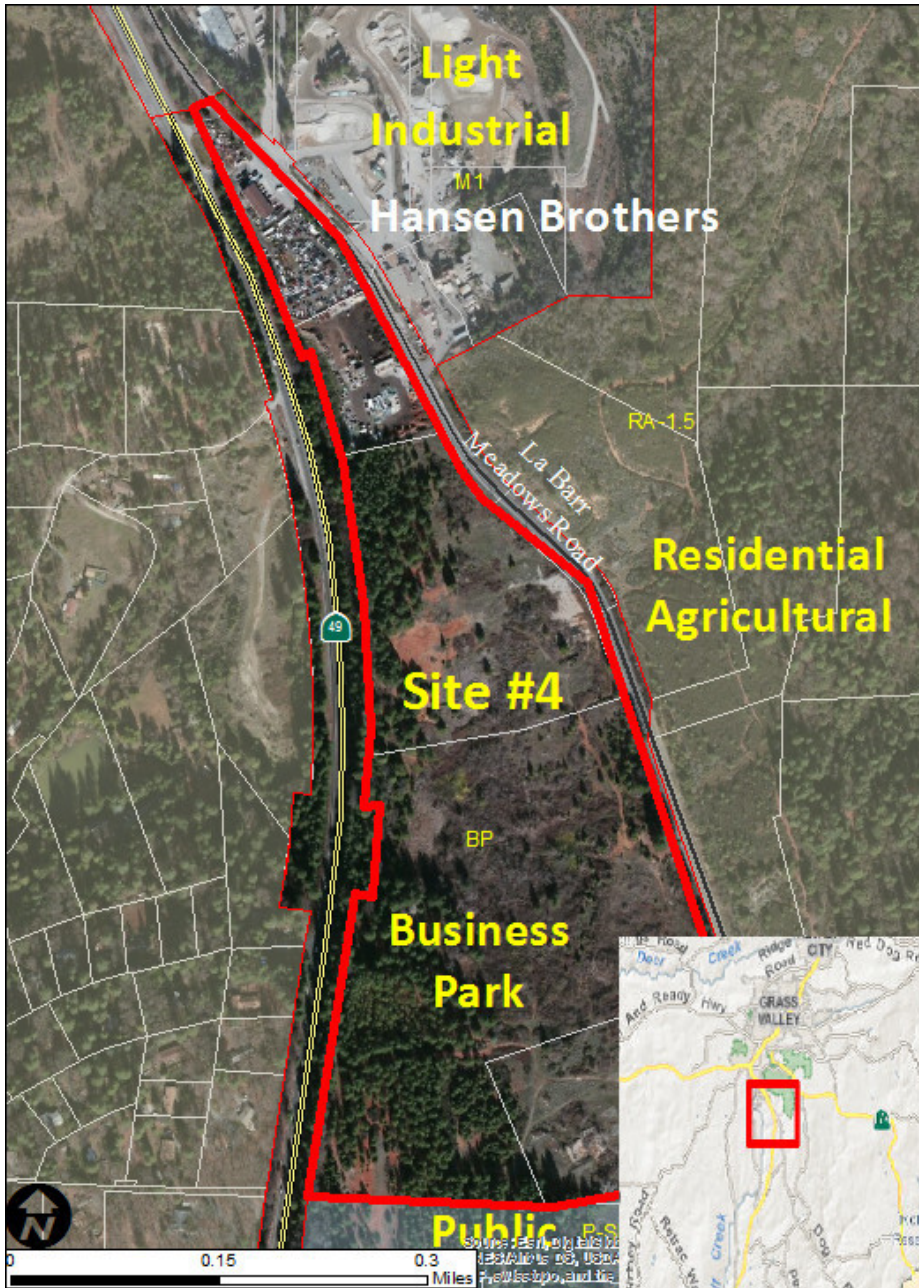
APPENDIX D – BUSINESS PARK SITE #1 – STREETER ROAD



Site #1	9.6 acres of BP comprised of 20 parcels (or portions of larger parcels) General Plan Designation – Business Park (BP) Zoning District – Business Park with Scenic Corridor Combining District (BP-SC)			
Location	Supervisor District II Streeter Road, 0.5 miles south of Hwy. 49 and Combie/Wolf Rd. intersection Lake of the Pines Community Region			
Parcel Label	A – 2.91 Acres	B – 2.69 Acres	C – 1.15 Acres	D – 2.85 Acres
Assessor’s Parcel Number(s)	57-250-01 through 57-270-16	57-071-62	57-210-05	57-210-06
Existing Development	Carpet 1, Euro Motors, Muffler Shop, Welding	Boat Shop, Auto Repair, Metal Lathes, 4x4 Part Fabrication	Office Professional, Counseling Services	Jiu Jitsu, Hay Barn, Auto Body, U-Haul, Sudden Link
Analysis Statement	Site is built out with industrial, commercial, and office-professional uses. Vehicle and material storage occupy many parking areas. Compressor sounds are emitted from open garage bay doors and delivery trucks are constant. The site is buffered from adjacent land uses to minimize incompatibility and existing businesses closely align with industrial land use designation with direct access to Highway 49.			
Recommendation	All Parcels Land Use – Industrial (IND) All Parcels Zoning District – Light Industrial with Scenic Corridor Combining District (M1-SC)			



APPENDIX D – BUSINESS PARK SITE #4 – HIGHWAY 49 and LA BARR MEADOWS RD.



Site #4	50.1 acres comprised of 5 parcels General Plan Designation – Business Park (BP) Zoning District – Business Park (BP)		
Location	Supervisor District II Hwy. 49 and La Barr Meadows Rd., 1 mi. south E. McKnight Way Grass Valley Community Region		
Parcel Label	A – 2.45 Acres	B – 2.56 Acres, C – 11.3 Acres	D – 25.49 Acres, E – 8.3 Acres
Assessor's Parcel Number	22-140-41	22-140-43, 22-160-04	22-160-06, 22-160-33
Existing Development	Kilroy's Auto Recycling	Rare Earth Landscape	Vacant
Analysis Statement	Existing development on the north end is medium-heavy industrial. Site buffered from adjacent development by roadways. Located within the near-term sphere of influence and pending annexation to the City of Grass Valley with preliminary zoning for industrial uses.		
Recommendation	All Parcels Land Use – Industrial (IND) All Parcels Zoning District – Light Industrial (M1)		



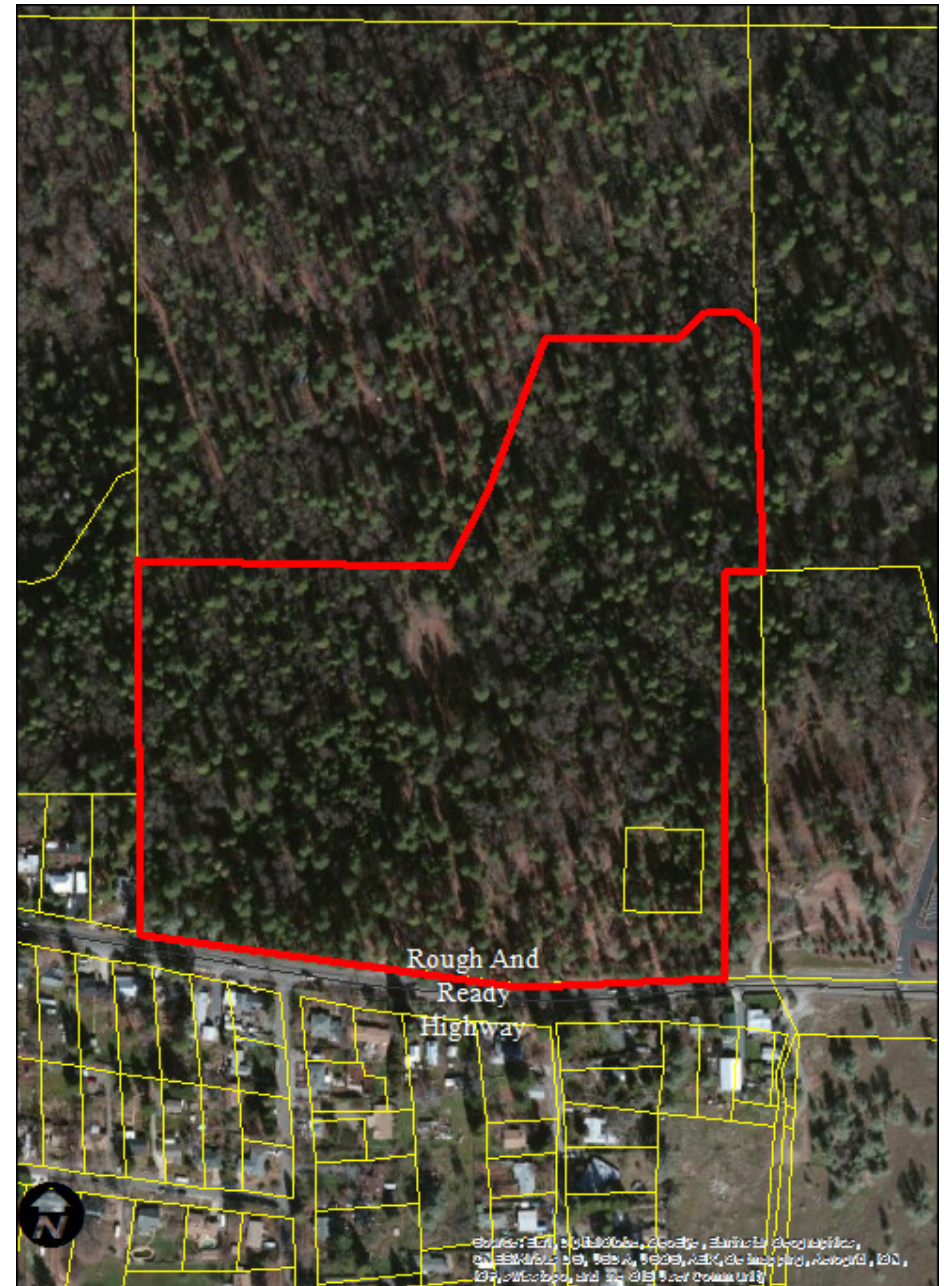
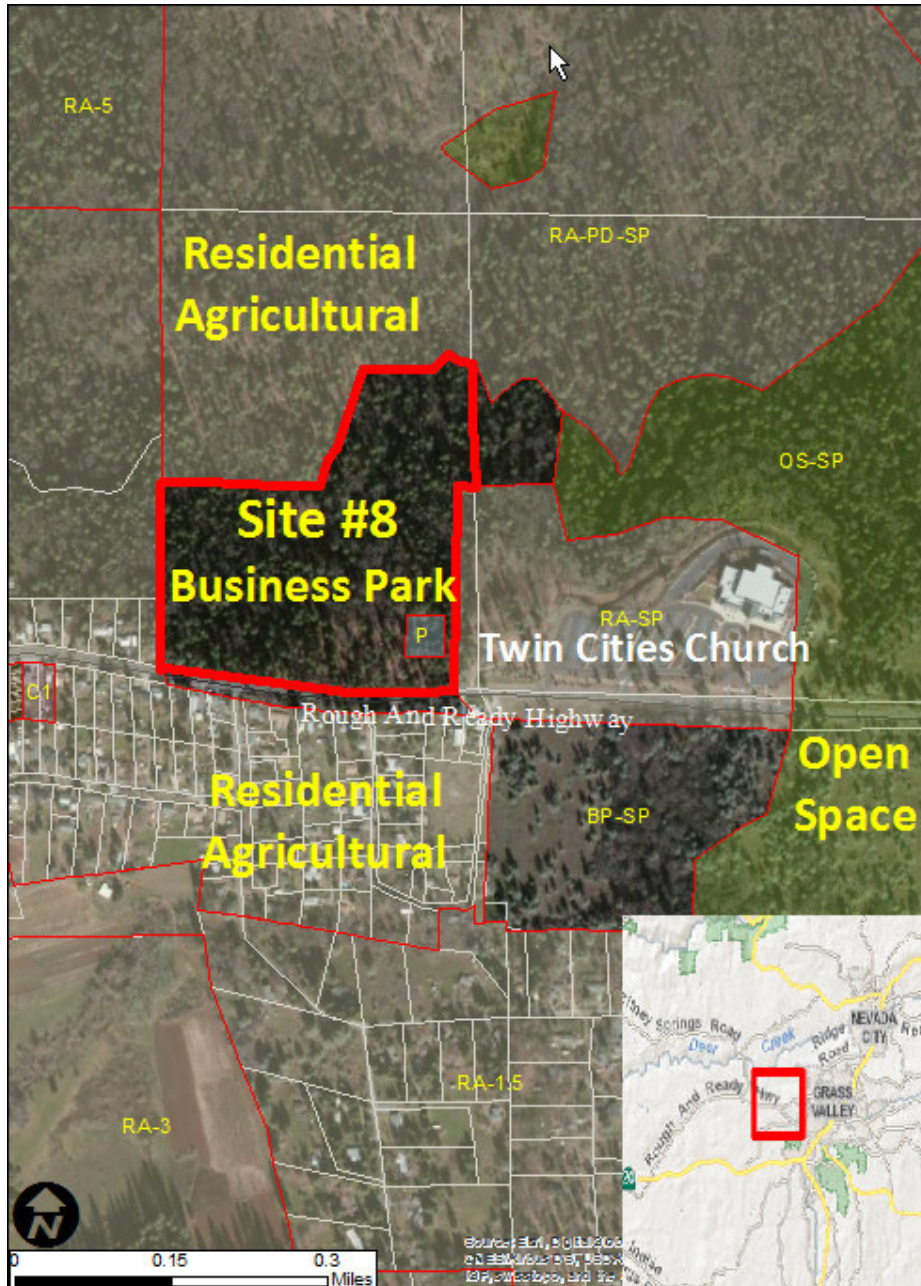
APPENDIX D – BUSINESS PARK SITE #6 – PENN VALLEY VILLAGE CENTER



Site #6	10.92 acres comprised of 2 parcels General Plan Designation - Business Park Zoning District – Business Park with Site Performance Combining District (BP-SP)	
Location	Supervisor District IV Spenceville Dr., Penn Valley Penn Valley Village Center	
Parcel Label	A – 4.77 Acres	B – 6.15 Acres
Assessor’s Parcel Number	51-151-09	51-160-02
Existing Development	Vacant	Single Family Residential
Analysis Statement	Located in the Penn Valley Village Rural Center Area Plan Parcel A is vacant land designated as the future home of Penn Valley Community Cultural Center. Parcel B is adjacent to schools and there is no perceived interest or benefit to rezone from Business Park.	
Recommendation	Land Use – Commercial Zoning District – Community Commercial (C2-SP)	No Change (BP-SP)



APPENDIX D – BUSINESS PARK SITE #8 – KENNY RANCH



Site #8	26.2 acres comprised of 1 parcel (portion thereof) General Plan Designation – Planned Development Zoning District – Business Park with Planned Development and Site Performance Combining Districts (BP-PD-SP)
Location	Supervisor District III Rough and Ready Highway, 0.5 mi. west of Ridge Road
Assessor's Parcel Number	52-160-45
Existing Development	Vacant Land
Analysis Statement	Part of larger Planned Development that is no longer envisioned by current owners. Residential impacts less than BP industrial. Should a residential project be proposed site has subdivision challenges with County dead-end road limits and wastewater requirements. Current Site Performance criteria requires an EIR and Comprehensive Master Plan for entire remaining Kenny Ranch which may prevent broadly supported projects from moving forward.
Recommendation	Land Use – Planned Development (PD) Zoning District – Residential Agricultural (RA-SP)



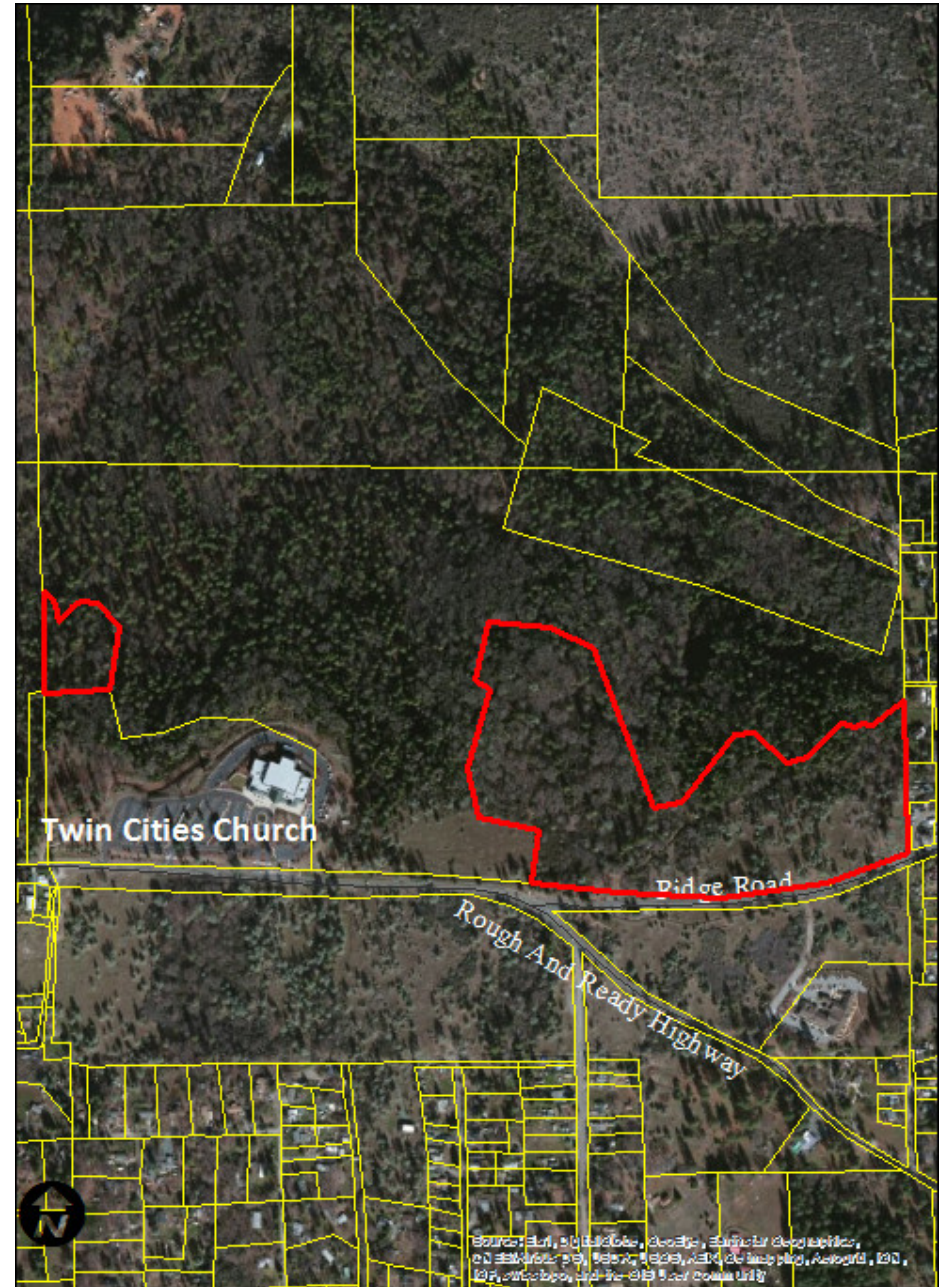
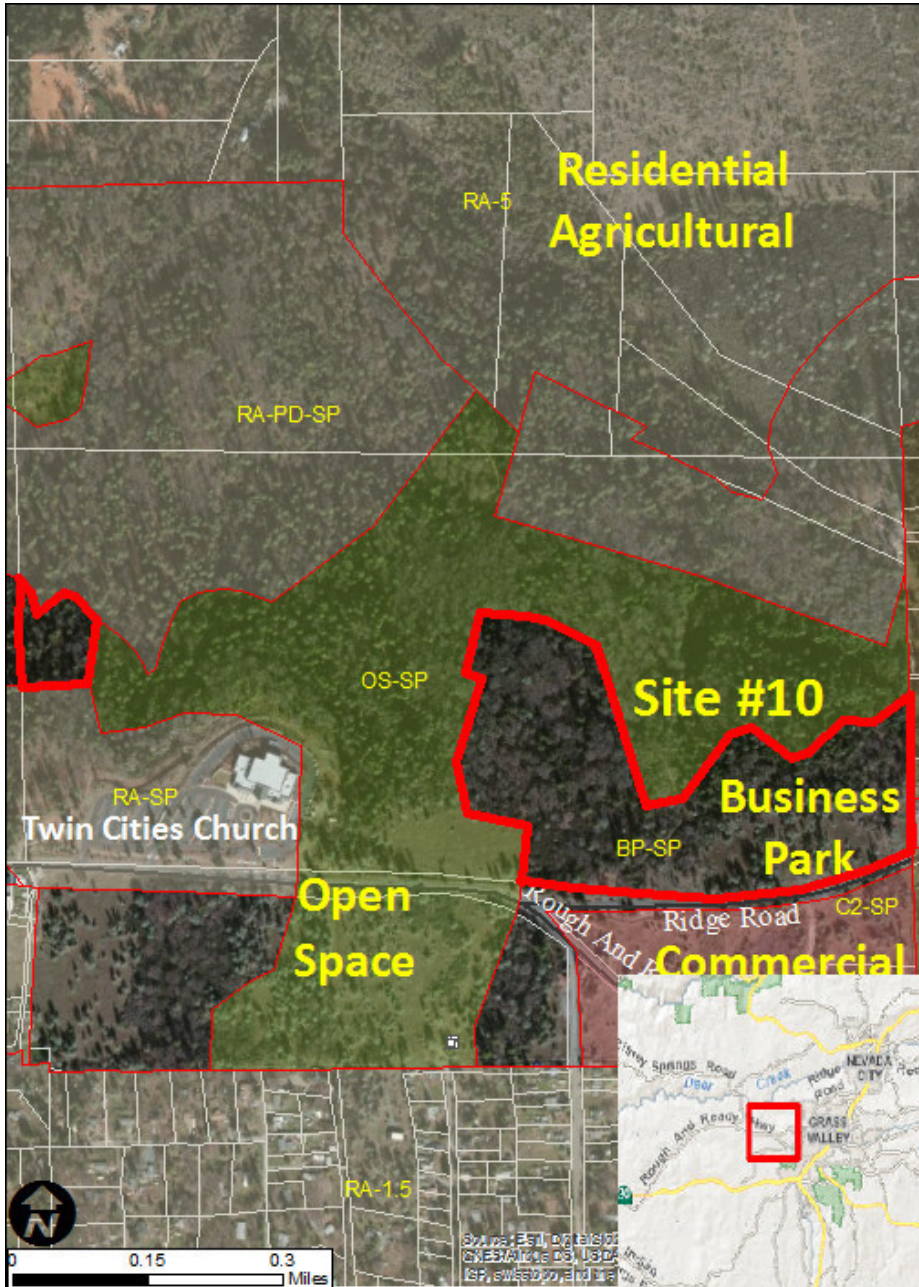
APPENDIX D – BUSINESS PARK SITE #9 – KENNY RANCH



Site #9	23.2 acres comprised of 1 parcel General Plan Designation – Business Park Planned Development Zoning District – Business Park with Site Performance Combining District (BP-SP)
Location	Supervisor District III Rough and Ready Highway, 0.25 mi. west of Ridge Road
Assessor's Parcel Number	07-111-04
Existing Development	Vacant Land
Analysis Statement	The same owner as Site #8 and has expressed interest rezoning the western BP district to General Agricultural.
Recommendation	Western BP Dist.: Land Use – Rural (RUR) Zoning District – General Agricultural (AG-5-SP) Eastern BP Dist.: No Change Land Use – Business Park (BP) Zoning District – Business Park (BP)



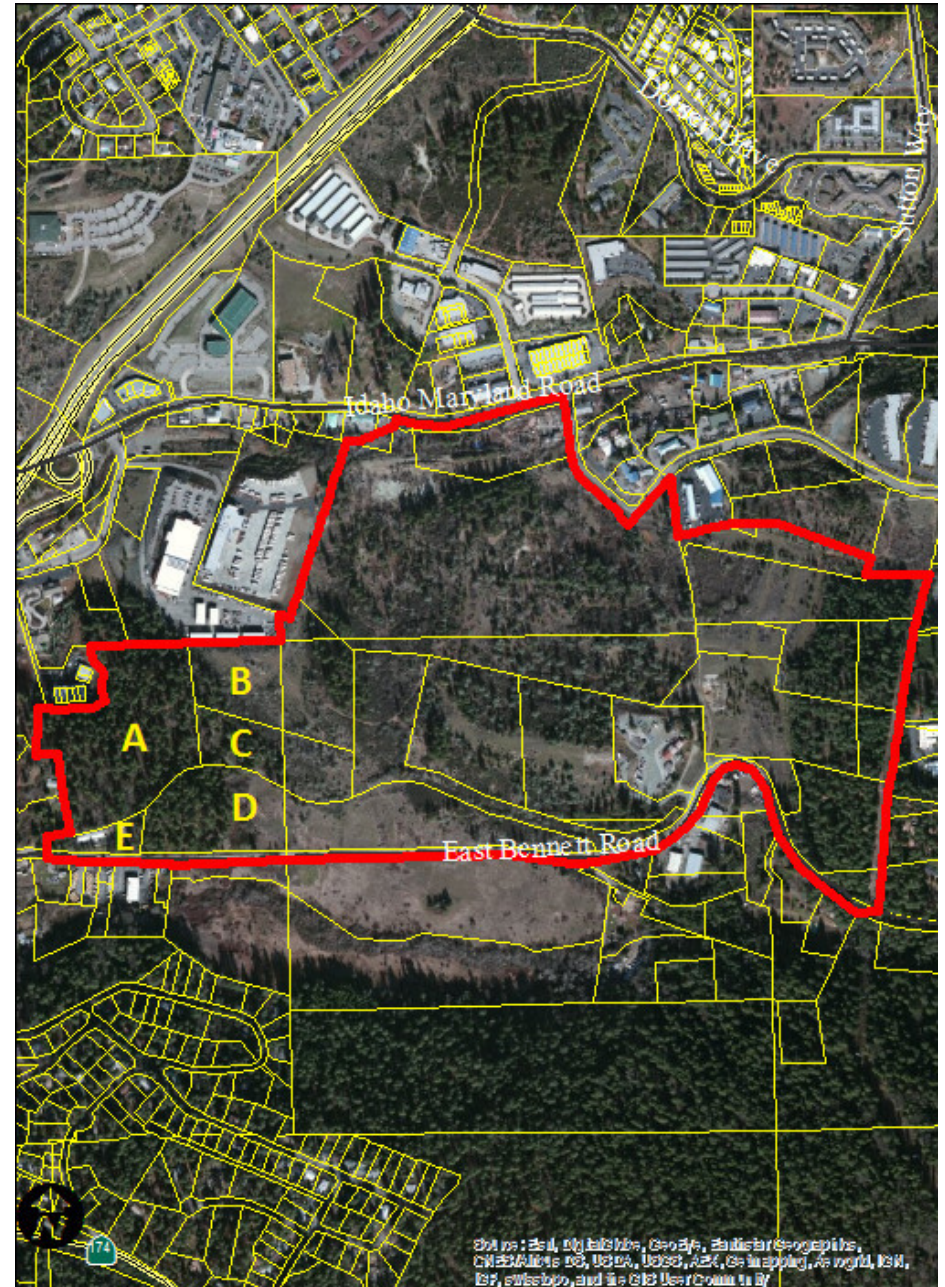
APPENDIX D – BUSINESS PARK SITE #10 – KENNY RANCH



Site #10	38 acres comprised of 1 parcel General Plan Designation – Business Park Planned Development Zoning District – Business Park with Planned Development and Site Performance Combining Districts (BP-PD-SP)
Location	Supervisor District III Rough and Ready Highway and Ridge Road intersection
Assessor's Parcel Number	07-111-03
Existing Development	Vacant Land
Analysis Statement	See analysis for Site #8, above
Recommendation	Land Use – Planned Development (PD) Zoning District – Residential Agricultural (RA-SP)



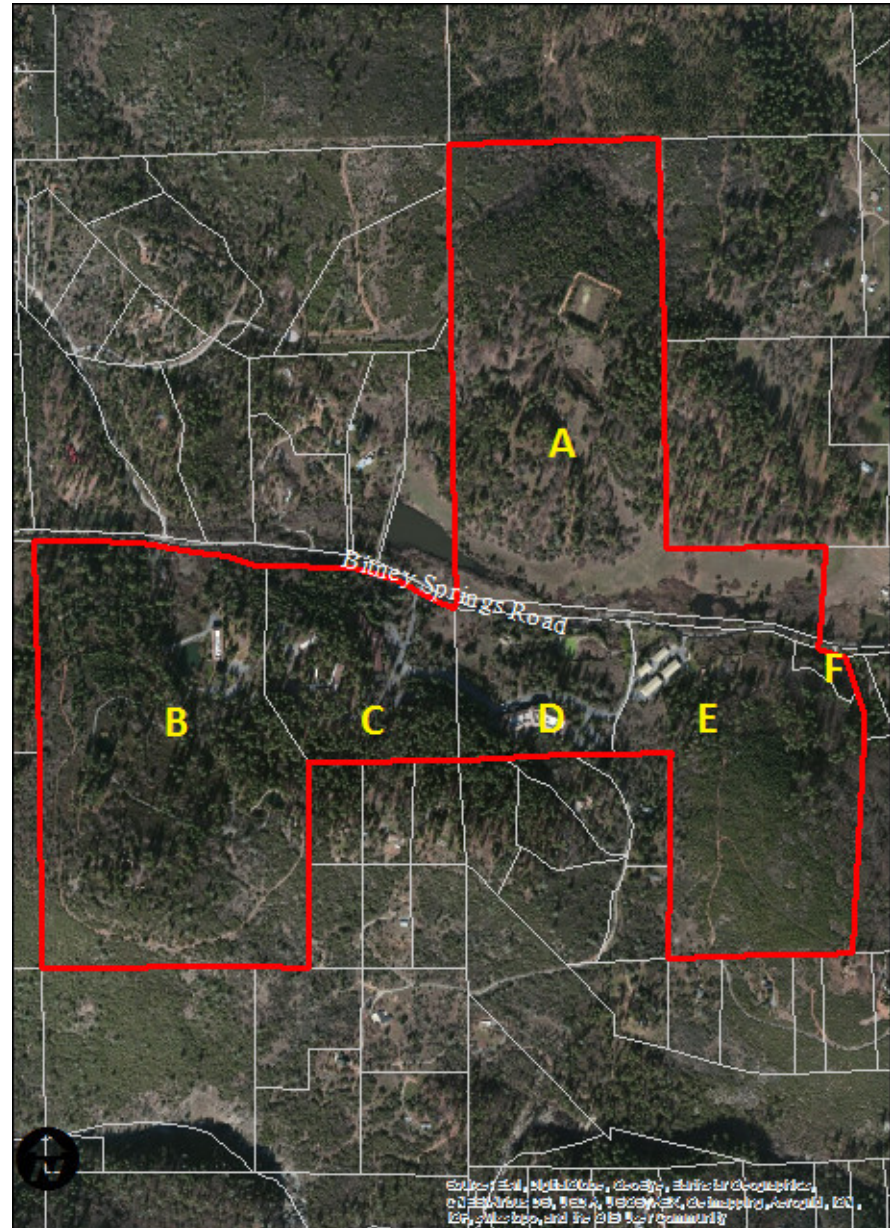
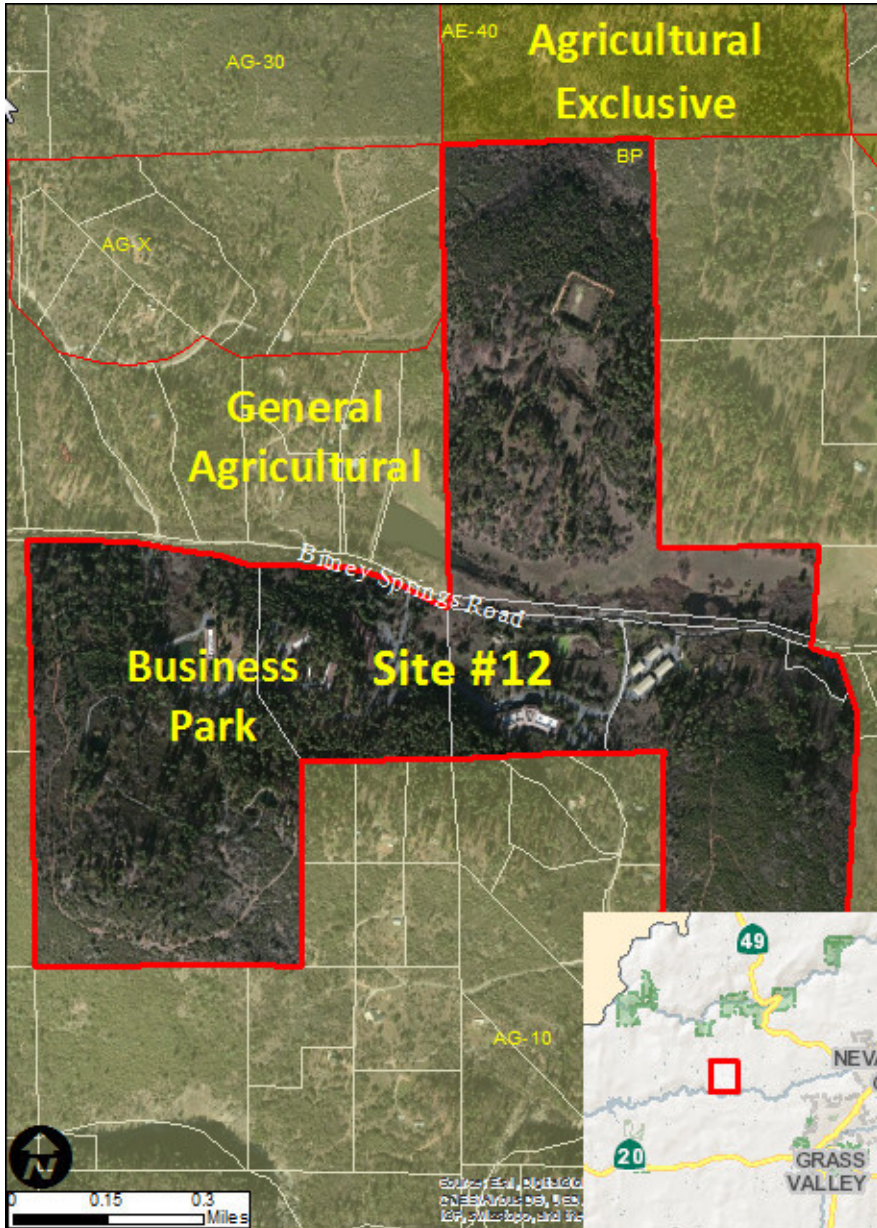
APPENDIX D – BUSINESS PARK SITE #11 – EAST GRASS VALLEY COMMUNITY REGION



Site #11	184.6 acres comprised of 31 parcels General Plan Designation – Business Park Zoning District – Business Park
Location	Supervisor District II Between Idaho Maryland Rd. and E. Bennett St. Grass Valley Community Region
Assessor’s Parcel Numbers	09-560-46 (9.36 ac.), 09-560-25 (8.67 ac.), 09-560-47 (5.22 ac.), 09-560-37 (8.91 ac.), 09-560-35 (0.49 ac.), 09-560-10 (8.86 ac.), 09-560-05 (7.92 ac.), 09-560-33 (13.04 ac.), 09-560-34 (5.32 ac.), 09-560-32 (2.43 ac.), 09-560-38 (2.03 ac.), 09-560-31 (0.72 ac.), 09-550-38 (40.10 ac.), 09-560-39 (4.03 ac.), 09-550-32 (0.48 ac.), 09-560-36 (10.25 ac.), 09-550-37 (4.46 ac.), 09-550-39 (0.98 ac.), 09-550-40 (0.13 ac.), 09-560-04 (1.60 ac.), 09-560-16 (1.20 ac.), 09-560-14 (6.01 ac.), 09-560-18 (1.83 ac.), 09-560-45 (9.64 ac.), 09-560-29 (1.65 ac.), 09-560-30 (3.93 ac.), 09-560-19 (3.02 ac.), 09-560-13 (1.31 ac.), 09-680-52 (9.62 ac.), 09-680-51 (3.56 ac.), 09-680-48 (0.14 ac.)
Existing Development	Commercial truck repair, Waste Management Container Storage, and Vacant Land
Analysis Statement	Site adjacent to Grass Valley, surrounded by commercial, light industrial and residential uses. Clustered medium-density residential within City adjacent to western portion of the site.
Recommendation	<u>Parcels ABCDE</u> Land Use – Business Park Zoning District – Business Park <u>Remaining Parcels</u> Land Use – Industrial (IND) Zoning District – Light Industrial (M1)



APPENDIX D – BUSINESS PARK SITE #12 – BITNEY SPRINGS ROAD



Site #12	325.5 acres comprised of 6 parcels General Plan Designation – Business Park Zoning District – Business Park
Location	Supervisor District IV Bitney Springs Road
Assessor’s Parcel Numbers	52-050-31 (96.21 ac.), 52-050-30 (31.41 ac.), 52-070-49 (22.89 ac.), 52-070-50 (59.04 ac.), 52-070-48 (1.56 ac.), 04-021-01 (106.01 ac.)
Existing Development	Bitney Springs Center being used for elementary school
Analysis Statement	Former site of Grass Valley Group and was the example for County’s the business park vision. Small parcel on eastern edge owned by fire district, proposed zoning amendment to public. Propose adding schools to Business Park permissible uses.
Recommendation	Parcel F (APN 52-070-48) Penn Valley Fire Protection District Land Use – Public (P) Zoning District – Public (P) Remaining Parcels Land Use – Business Park (BP) Zoning District – Business Park (BP)

