

NEVADA COUNTY, CALIFORNIA INITIAL STUDY

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

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File Number(s): PLN20-0057; GPA20-0002; RZN20-0003; PFX20-0002; EIS20-0002

Assessor's Parcel Numbers: 008-070-034

Project Location: 13115 Ridge Road, Grass Valley, CA

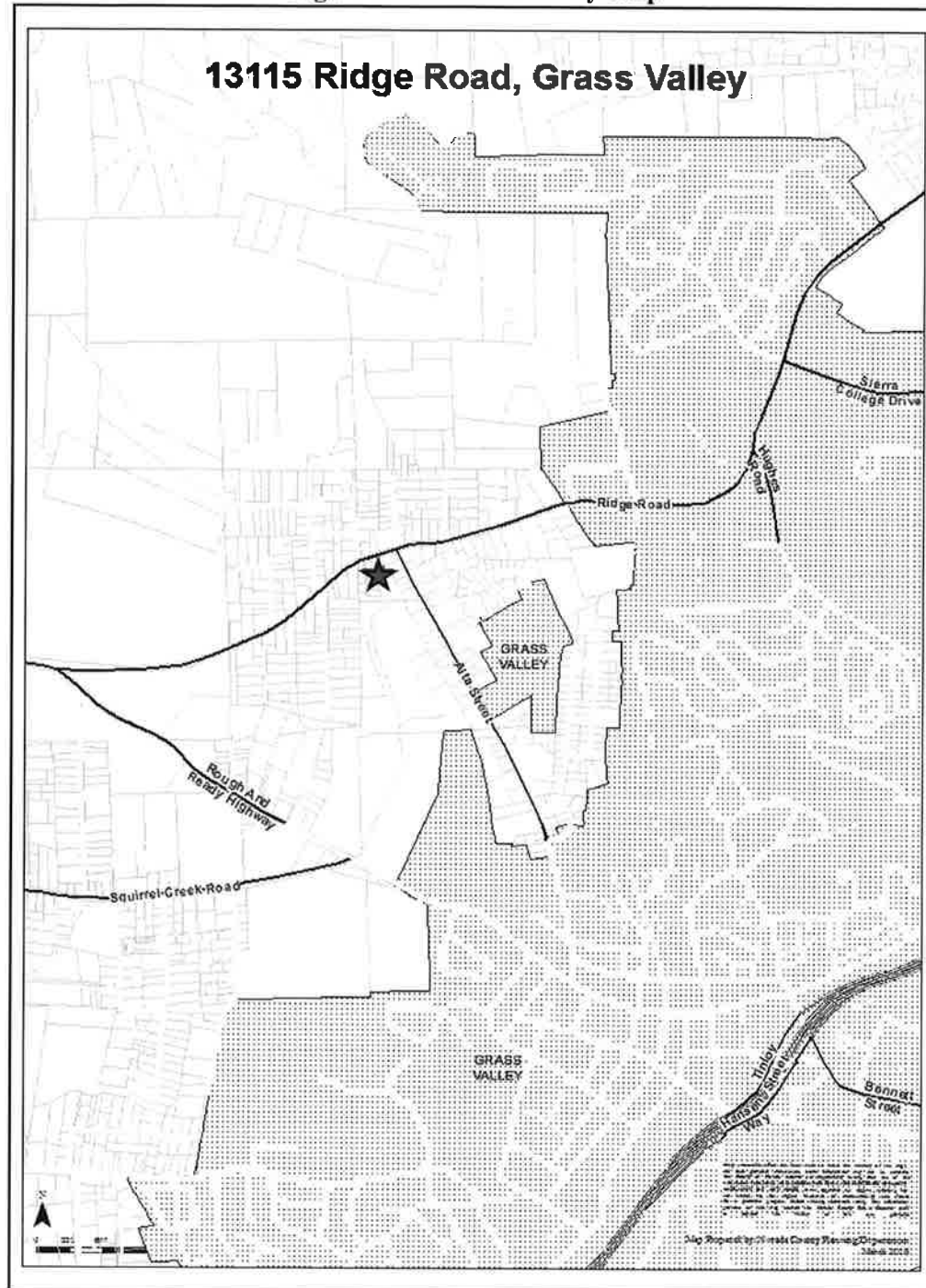
Applicant/Property Owner: Ian Gray
249 Los Angeles Blvd
San Anselmo, CA 94960

Existing General Plan/Zoning: Public (P)/Neighborhood Commercial (C1)

Proposed General Plan/Zoning: Residential (RES)/Single Family Residential (R1)

Project Description: A proposed General Plan Land Use Map Amendment and Zoning District Map Amendment to change the privately owned former Nevada County Consolidated Fire District property, located at 13115 Ridge Road from Public (PUB)/Neighborhood Commercial (C1) to Residential (RES)/Single Family Residential (R1). The project includes the consideration of a Petition for Exception from the minimum fire safe driveway standards to allow for 15-foot wide access easement. See Figure 1. Location/Vicinity Map, Figure 2. Site Plan, Figure 3. Proposed General Plan Amendment Exhibit, Figure 4. Proposed Zoning District Map Amendment Exhibit, and Figure 4. Aerial Photo.

Figure 1. Location/Vicinity Map



[illegible]

Figure 3. General Plan Exhibit



Figure 4. Rezone Exhibit

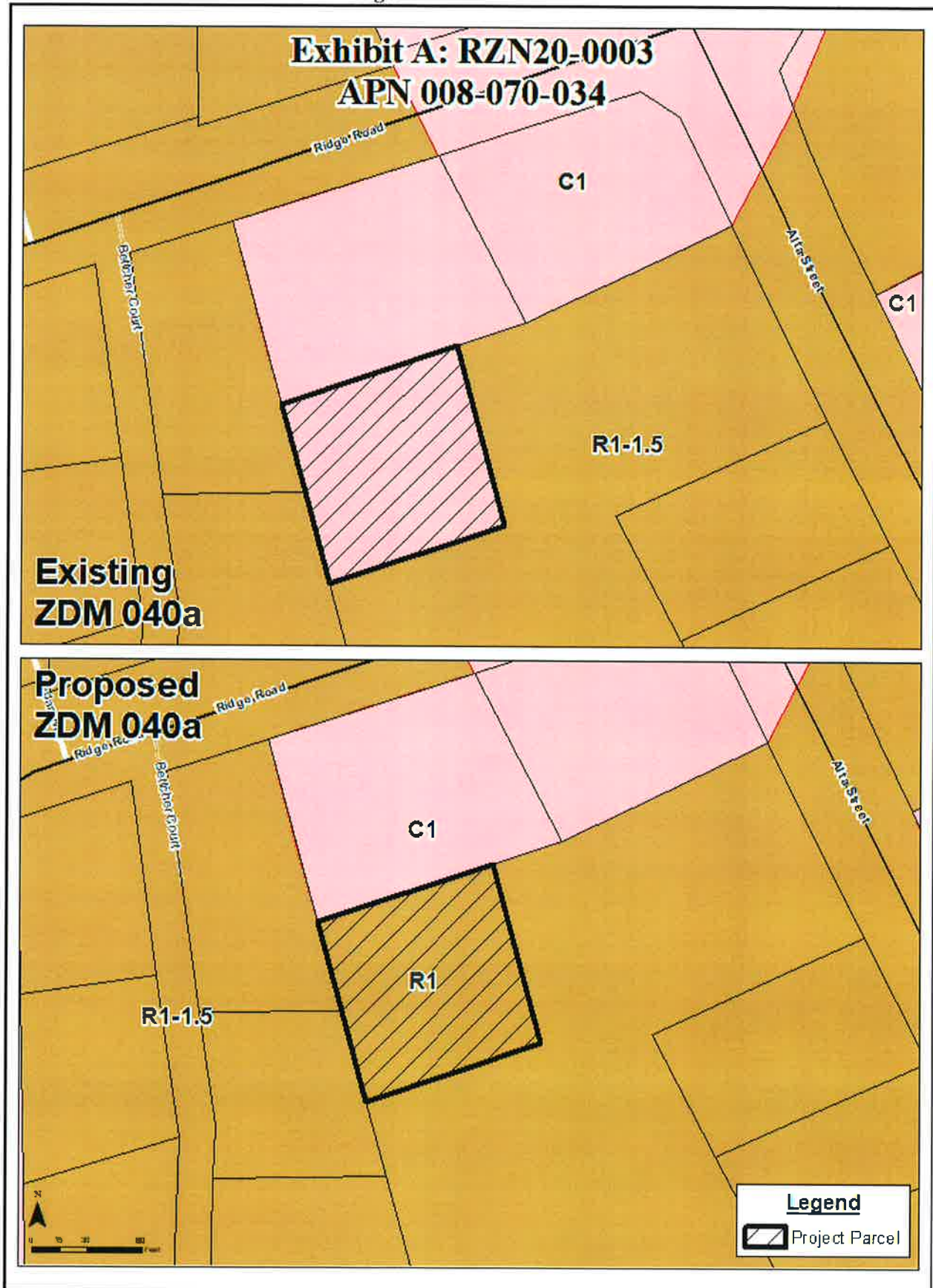


Figure 5. Aerial Photo



Site Description, Project Location and Surrounding Land Uses:

13115 Ridge Road is in the Long-Term Sphere of Influence for the City of Grass Valley and is developed with an approximately 2,792 metal building that was historically used by the Nevada County Consolidated Fire District as an unstaffed fire station. The site is approximately 0.23-acres in size with approximately 92 percent of the site being impervious surface (building coverage and asphalt). Access to the project site is via an existing approximately 15-foot wide paved driveway through a developed C1 zoned property that has frontage on Ridge Road. The project site is zoned Neighborhood Commercial (C1) but has a Public (PUB) General Plan designation. Surrounding land uses are both commercial (C1) and residential (R1-1.5) in nature. Properties to the west, south and east are developed with existing single family uses. See Figures 1-5 above.

Relationship to Other Projects: In 2016, the County processed three projects concurrently to rezone former surplus fire station properties to allow for private use of those properties. Two of the sites were successfully amended out of the Public designation. At that time this property was proposed to change the General Plan Land Use Designation to Neighborhood Commercial (NC) to match the existing C1 zoning, but the Board of Supervisors did not approve the rezoning and took no action on the proposal at that time. Since then, the property has been sold to a private owner, who is now seeking to convert the former fire station to a single-family residence, which requires a General Plan Amendment and Rezone to establish appropriate zoning for this use.

Other Permits Which May Be Necessary: Please note that this project is for the proposed legislative actions and a Petition for Exception to the County Driveway Standard and does not include or review any future development or redevelopment of the property in question. If approved future conversion of the building to a residential use will be a ministerial action, approved through a building permit and zoning compliance. Based on initial comments received, the following permits may be required from the designated agencies once a future use occurs on the site.

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

Tribal Consultation: Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes, the project was routed to several tribal organizations during the first General Plan Amendment and Rezoning project. Due to the nature of the project property, being a small 0.23-acre former fire station with an approximately 2,792 square foot metal building and approximately 90% of the lot being covered with impervious surface surrounded by urbanized areas and because no ground disturbance was being proposed a request for consultation was not received.

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

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

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

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

INITIAL STUDY AND CHECKLIST

Introduction

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

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

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

1. AESTHETICS

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

Except as provided in Public Resources Code Section 21099, 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 on a scenic vista?				✓	A
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	A, 17,18
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project				✓	A, K

Except as provided in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
conflict with applicable zoning and other regulations governing scenic quality?					
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓		A, 17, 18

Impact Discussion 1a-c: The project site is in an urbanized built environment within a pod of Neighborhood Commercial (C1) development surrounded by single family residential uses. The project site is zoned C1 but has a Public (PUB) General Plan Land Use Map designation. The project site is developed with an existing garage/workshop type metal building and is virtually all asphalt at this time. The proposed project, if approved, would take this project out of the PUB General Plan designation and C1 Zoning District and change it to the Residential (RES) General Plan designation and the Single Family Residential (R1) zoning district which is in line with both land use designations and existing development within this area. The project lot size, approximately 0.23-acres is generally consistent with other properties in the area. It is assumed that if this project is approved, the existing structure will remain and be converted to a dwelling unit through appropriate building permits. The County does not impose landscaping, lighting or design review requirements on single family development nor does the County enforce Conditions, Covenants and Restrictions (CC&Rs) of specific developments which may require a specific design or color palate for future development of this site. This parcel was not created by a known subdivision map with CC&Rs and therefore it is assumed that the County's site development standards, (setbacks, height, fencing and hedges, etc.) will ensure that future development of this site is compatible with surrounding development. The project site is not within a scenic vista, will not substantially damage scenic resources and will not degrade the existing visual character or quality of the site or surroundings. This project, if approved, will accommodate potential residential investment into this property, which would be consistent with other uses in the area and has the potential to improve the aesthetic character of the site. For the reasons discussed above, this project will have a less than significant impact to aesthetic resources in this area of Nevada County.

Impact Discussion 1d: The existing building has outdoor security lighting and future development of this property for residential use will result in increased activity on these parcels, which will likely include additionally lighting (both interior and exterior). The proposed use type however is consistent with surrounding uses and development within the vicinity of the project areas. Mandating an additional requirement on this property, such as a requirement to install only downward facing fully shielded outdoor lighting on future construction could be perceived as creating an additional burden on future owners that other property owners in this area were not subject to when constructing their homes. The addition of one more residential structure within this area is not anticipated to create a new source of substantial light or glare that would adversely affect day and nighttime views in this area and therefore this impact is less than significant.

Mitigation: None required.

2. AGRICULTURAL/FORESTRY RESOURCES

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection, to non-agricultural use?				✓	A, K, N, 7
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A, K, N
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓	A, K, 18
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	A, K, 17, 18
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓	A, K

Impact Discussion 2a-e: The project site does not contain any known or historic agricultural uses and is not within the areas of Nevada County that are mapped as Important Farmlands by the USDA Important Farmland Mapping and Monitoring Program. The re-designation of this property to land uses that are consistent with other surrounding land uses (RES/R1) would not convert important farmlands to a non-agricultural use or result in any potential conflicts with existing or future agricultural uses. The project area and adjacent lands are not zoned or designated as Farmland, nor are within any lands with Williamson Act contracts; therefore, there would be no impact to farmlands from the proposed project. The project site is not within a Timberland Production Zone and will not result in the rezoning of forest land. The project site and surrounding parcels are not designated as farmland and therefore there will be no impact to farmlands from this proposed project.

Mitigation: None required.

3. AIR QUALITY

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

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

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

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

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

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

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with or obstruct implementation of the applicable air quality plan.				✓	A, F, 14
b. 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?			✓		A, F, 14
c. Expose sensitive receptors to substantial pollutant concentrations?				✓	A, F, 14
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓		A, F, 11
e. Generate substantial smoke ash or dust?				✓	A, D, F, 14

Impact Discussion 3a-f: The proposed project is a General Plan Amendment to change the existing General Plan Designation from Public (PUB) to Residential (RES) and the zoning from Neighborhood Commercial (C1) to Single Family Residential (R1). The site is already developed with an existing approximately 2,792 square foot former fire station and paved parking areas that is proposed to be converted to a residence if this project is approved. The project proposes to match the surrounding zoning, creating a consistent use type for this property with other uses in the area. It is assumed that reinvestment for residential use would

occur, which would require the internal remodel of the existing structure. The County's Grading Ordinance, the application of the California Building Code, and those regulations enforced by the Northern Sierra Air Quality Management District will ensure future development of this property will not result in significant air quality impacts associated with grading (dust), smoke (vegetation disposal) or emissions (construction equipment) as those regulations are intended minimize impacts associated with construction activities. Further the potential conversion of the former fire station into a residential structure on this relatively flat site is not foreseen to require any grading. This project is a legislative action and while it could facilitate some construction activities for residential use, the impacts to air quality that are anticipated to occur will be minor when taken in context with the size and scope of the property and the anticipated future use for residential purposes. No impact will occur as a result of the action necessary to approve the proposed General Plan Land Use and Zoning District Map amendments associated with this project.

Mitigation: None required.

4. **BIOLOGICAL RESOURCES**

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓	K, J
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓	K, J
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	K, J
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓	K, J
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓	J
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A, 17
g. Introduce any factors (light, fencing, noise, human presence and/or domesticated animals) which could hinder the normal activities of wildlife?			✓		A

Impact Discussion 4a-g: As discussed throughout this initial study, the project site is in a developed area with existing human activities, contain existing improvements and lack overall habitat value as a result of their built nature. If approved the project will result primarily in the internal remodel of the existing structure and other associated residential development. Due to its' location within a developed semi urbanized residential/commercial neighborhood, the fact that the sites is highly disturbed by its previous use as a fire station with little or no native vegetation the project is not anticipated to impact sensitive biological resources. While future disturbance and construction could occur on the property, there is little to no potential to impact sensitive plant or animal species for those reasons discussed above and therefore the re-designation of this site to accommodate residential use will have less than significant impact on biological resources.

Mitigation: None required.

5. CULTURAL RESOURCES

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

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

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 pursuant to § 15064.5?			✓		A, I
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓		A, I
c. Disturb any human remains, including those interred outside of formal cemeteries?			✓		A, I

Impact Discussion 5a-d: As discussed throughout this initial study, the project site is in a developed area, contain existing improvements including a large paved surface area. Due to its location, the fact that the property is highly disturbed by its previous use as a fire stations, and because development would consist of primarily converting the interior of the structure for residential use, the County did not require a site specific cultural inventory. The County did however send out tribal consultation request letters to local Native American representatives pursuant to SB12 and SB52 but did not receive a formal request for consultation. While future disturbance and construction could occur at the project site, no specific mitigation is required as State Law dictates how cultural resources are dealt with should they be found during grading activities. If such resources are encountered or suspected, State Law requires that all work

shall be halted immediately, and the appropriate tribe be contacted. A professional archaeologist is required to be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.

The proposed changes in the specific Land Use Designations and Zoning associated with this project will not create significant impacts to cultural resources. Additionally, this change in Land Use Designations and Zoning does not change local and state requirements for protection of cultural resources that will be applied to any development whether it was proposed under current land use/zoning or under the proposed land use/zoning designations. Furthermore, this project is primarily a legislative action only, that includes amending the General Plan Land Use Designation and Zoning on the project property. The project also includes a Petition for Exception to the County Driveway Standards, which is required because the site has only an existing 15-foot wide driveway easement to serve the site.

Mitigation: None required.

6. ENERGY

Existing Setting: The project site has access to the existing PG&E power grid and infrastructure.

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 potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓		A, D

Impact Discussion 6a-b. The proposed project is a General Plan Amendment and Rezone to change the existing General Plan Designation from Public (PUB) to Residential (RES) and the zoning from Neighborhood Commercial (C1) to Single Family Residential (R1). The site is already developed with an existing approximately 2,792 square foot former fire station and paved parking areas that is proposed to be converted to a residence if this project is approved. The project proposes to match the surrounding zoning, creating a consistent use type for this property with other uses in the area. Existing infrastructure serves the project site with electricity. The conversion of the existing former fire station building to a residential use is not anticipated to result in significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project. Converting the structure for residential occupancy will require compliance with California Green Building Code Standards, ensuring current energy standards are met. As part of typical Building Department permit review, all equipment and structures would be required to meet energy standards identified in the California Building Code. Therefore, re-designating this property to accommodate future residential use is expected to result in less than significant impacts to the environment due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the residential use of the property. Additionally, the legislative action required for the project cannot be foreseen to result in negative energy impacts.

Mitigation: None Required.

7. GEOLOGY / SOILS

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

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides?				✓	A, K, 16, 20, 21
b. Result in substantial soil erosion or the loss of topsoil?				✓	A, K
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓	A, K, 16, 20, 21
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?				✓	A, C
e. 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?				✓	D, F
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓	D, K
g. Result in substantial grading on slopes over 30 percent?				✓	A, K

Impact Discussion 7a & c: Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Each of the project sites is near (less than 1 mile from) a known inactive fault. The fault that is closest to the project property has been identified in prior Environmental Impact Reports (EIRs) for recent

projects in Nevada County (Rincon Del Rio and Nevada County Housing Element Rezone Program Implementation Project) as being approximately 1.6 million years old. Both the aforementioned EIRs and the MEI state that these two faults are inactive and have little potential for causing seismic hazards in Nevada County. Future redevelopment of the project sites will be subject to California Building Code standards which will effectively ensure future construction is designed for structural integrity. This project does not include associated development or construction and is primarily a map amendment proposal only. The applicant however, has indicated that they intend to convert the existing structure for residential use if the project is approved. The proposed change in General Plan Land Use and Zoning District Maps for this property will have no impact that could result in exposure to future residents to geologic hazards.

Impact Discussion 7b & e: There is no grading or other construction activities being considered with this proposed General Plan Land Use and Zoning District Map amendment project. While this is the case, the purpose of this project is to establish appropriate land use designations/zoning consistent with surrounding uses to allow for the property to be converted to residential use. Once established it is assumed some redevelopment and reinvestment will occur within the existing building for conversion to a residential use. While not anticipated, if grading activities are required, they will be subject to the Nevada County Grading Ordinance as well as other applicable state (and federal, if applicable) regulations which include provisions for ensuring Best Management Practices (BMPs) are in place to minimize erosion. With the implementation of these standard grading ordinance and erosion control measures, the potential for this project to result in significant on or off-site wind or water erosion is less than significant.

Impact Discussion 7d: The Ridge Road property has an existing septic system onsite, that will need to be upgraded for the anticipated residential use of the property. The applicant has submitted a septic design that has been preliminarily approved for the anticipated use of the former fire station as a single-family residence. Prior to occupancy, assuming this project is approved, the applicant will be required to obtain the appropriate permits and install the approved system. At this time, this project is primarily a General Plan Land Use Map and Zoning District Map Amendment that would allow for the use of the existing paved driveway in its current configuration with the approval of the proposed Petition for Exception. Therefore, this project will not have a less than significant impact to onsite soils for wastewater treatment.

Impact Discussion 7f-g: The project site is relatively flat. There are no water courses on any of the project sites and no slopes over 30%. As a result this project will have no impact to water resources or to slopes in excess of 30 percent.

Mitigation: None required.

8. GREENHOUSE GAS EMISSIONS

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

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction would be accomplished through regulations to reduce emissions from stationary sources and from vehicles.

The California Air Resources Board (ARB) is the State agency responsible for developing rules and regulations to cap and reduce GHG emissions. In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. *CEQA Guidelines Amendments for GHG Emissions* were adopted by OPR on December 30, 2009 (California Attorney General's Office 2010). The NSAQMD has also prepared a guidance document that includes mitigations for general air quality impacts that can be used to mitigate GHG emissions, *Guidelines for Assessing Air Quality Impacts of Land Use Projects* (Northern Sierra Air Quality Management District 2009).

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

Impact Discussion 8a-b: Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems, it is not possible to determine to what extent this project's CO₂ emissions would result in any altered physical conditions. In considering this project's GHG emissions within the context of statewide and regional emissions it is anticipated to be minimal given the small scale of the proposed projects. Typically, cumulative impacts are analyzed and mitigated in the County's General Plan and associated EIR. In this case, the General Plan for Nevada County does not address GHG Emissions. Therefore, this analysis uses the precautionary principle and acknowledges that the project will make a small, minor contribution to regional and statewide GHG emissions.

The proposed project will result in small but incremental increases in CO₂ levels from the new vehicle trips to this site as well as from minor construction activities as this project could result the potential for the redevelopment or use of the unmanned fire station for residential use. It is anticipated that the future use of the project parcel for residential use, when is current sits vacant, will have some incremental impacts to air quality in the region through GHG emissions but those the impacts would be less than significant and similar to those impact resulting from surrounding residential uses. Short-term GHG emission impacts could result from construction of the site, but this construct will be primarily internal and short term in nature. Since, this project is primarily a legislative action, a CalEEMOD model was not run for this project, as any inputs would be purely speculative.

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

Mitigation: None required.

9. HAZARDS / HAZARDOUS MATERIALS

Existing Setting: The project property is not a hazardous materials site pursuant to Government Code Section 65962.5 (*Department of Toxic Substances Control, EnviroStor Database, 2016*). The nearest Leaking Underground Fuel Cleanup "LUST" site, RB Case Number 290190, is approximately 400 feet to the northwest of the property which was the former Alta Hill Gas site which is listed as "Completed-Closed

Case” in 2006 on the EnviroStor Website. The nearest “School Clean Up” site is the former Kenny Ranch Burn dump site which is approximately 3,000 feet/miles away and is in an active status at the time of the completion of this Initial Study. Finally the nearest voluntary clean-up site is the Kenny Ranch property which is approximately 1,500 feet from the Ridge Road property and is in an “Inactive- Action Required” state and the clean-up was required as a result of former hard rock mining. Finally there is Spills, Leaks, Investigation and Cleanup “SLIC” site approximately 1,000 feet from the project site that is listed as “Open-Inactive”. This is the site of the Calvary Chapel Church on Alta Street and the clean-up is a result of a diesel spill in 1993. The project area is designated as a Very High Fire Hazard Area for wildland fire. No other known hazardous materials sites or other know hazards are located in the vicinity of the project site.

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?			✓		A, C
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		A, C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, K
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				✓	A, C
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓	A, K
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	C, L
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		L

Impact Discussion 9a-b: The proposed General Plan Land Use and Zoning District Map Amendment to go from PUB/C1 to RES/R1 is anticipated to result in the redevelopment of the project property for residential uses. During the construction phase to convert the structure from a fire station to accommodate a residential use, it is anticipated that small quantities of hazardous materials would be stored, used, and handled. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration standards. Once established, it is anticipated that small amounts of common household chemicals (cleaners, 2 and 4-cycle engine fuel, oil, vegetation killers, etc.) will likely be stored on the project property in small residential quantities that are not subject to Environmental Health storage regulations. Therefore, this impact is considered less than significant.

Impact Discussion 9c: The project site is not within a ¼ mile from an existing school and therefore the proposed project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that could impact such a facility. Further this project is a

primarily a General Plan Land Use and Zoning District Map Amendment, which has no potential to result in hazardous material emission or storage and therefore this project will have no impact to the criterion.

Impact Discussion 9d: The proposed project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, subsequently this project will not create a significant hazard to the public or the environment. As discussed in the existing setting, there are a few former hazardous sites within the vicinity of the project site, but all have been remediated or are far enough away from the project to have a negative influence on this site. As discussed through this Initial Study document, this project is a General Plan Land Use and Zoning District Map Amendment that has no potential to create a significant hazard to the public or the environment as the result of disturbing a known hazardous material site and therefore this project will have no impact to the criterion.

Impact Discussion 9e-f: The project is not within 2 miles of a public or private airstrip. Future redevelopment of this property that could result from this General Plan Land Use and Zoning District Map Amendment project does not have the potential to result in a safety hazard for people residing or working in the project area due to airport hazards and therefore this project will have no impact to this criterion.

Impact Discussion 9g: The project will not alter any existing emergency evacuation plans for the areas where the project is located. The Office of the Nevada County Fire Marshal and the Nevada County Consolidated Fire Protection District (NCCFD) have reviewed the project proposals and did not comment on any adverse impacts to emergency response or evacuation plans. While future growth in this service area of NCCFD is possible, NCCFD does not anticipate that the change would substantiate the need for additional staffed fire stations in the vicinity of the project. Four fire stations are within 1.5, 2.4, 3.7 and 4.5 miles from the Ridge Road site. The project includes the consideration of a Petition for Expectations to the Fire Safe Driveway standards as the existing paved driveway is within an existing 15-foot access easement without the ability to expand it to meet defensible space requirements, however the driveway does not contain any vegetation with the driveway alignment. Both the Office of the County Fire Marshal and NCCFD support the proposed Petition as there are no other feasibly alternatives for the project to gain access, as the driveway is constrained by developed properties on both sides. Since, the proposed project would not impair, effect NCCFD's ability to perform their mission or physically interfere with any adopted emergency response and evacuation plan; there would be a less than significant impact as a result of this project.

Mitigation: None required.

10. HYDROLOGY / WATER QUALITY

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

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 or otherwise substantially degrade surface or ground water quality?				✓	A, B

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓	A, B
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run off; or iv. impeded or redirect flood flows?				✓	A, K, 9, 13
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	A, K, 13
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓	A
f. 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?				✓	A, K, 13
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	A, K, 13

Impact Discussion 10a: As discussed throughout this Initial Study, this project is a proposal to align the General Plan Land Use Designation of the Ridge Road site with surrounding properties by amending the PUB General Plan Land Use Designation and C1 Zoning District and replace it with the RES General Plan Land Use Designation/Single Family Residential (R1) Zoning. The project site hosts an unmanned fire station that have been designated as surplus by the former property owner, NCCFD and subsequently purchased by the current owner. There is no development proposal that is approved with this project, although the applicant has indicated that he desires to convert the structure for residential use. The project itself his is a mapping/legislative project; with a Petition for Exception to allow future reuse of the site to use the existing paved driveway for access. Future development on the site, including internal work would be subject to building permit issuance and compliance with the California Building Code, which will ensure those activities do not violate water quality or waste discharge requirements. The action necessary to amend the land use and zoning designations for these project sites will have no impact on water quality or waste discharge.

Impact Discussion 10b: See Impact Discussion 10a for project background. The project site is connected to existing public water sources supplied by Nevada Irrigation District. Should this project be approved, a future property owner would be required to go through the appropriate NID processes and pay the appropriate fees for residential water use; however, the project site already has an NID water meter. Since the project property has existing access to public water, this project would not directly or indirectly result in the construction of uses that would utilize groundwater and therefore, there would be no impact related to depletion of groundwater supplies or interference with groundwater recharge.

Impact Discussion 10c-f: The subject property has been disturbed from previous construction activities associated with the development of the fire station facility and paved driveway/parking area located on it. While this project is a map amendment, the project could result in future construction required for the development of the site for residential use primarily anticipated to be internal modification. Either way, the County's Building/Grading Ordinance and the application of the California Building Code would ensure that adequate measures are taken to ensure any future site disturbance does not result direct or indirect impacts to water quality in this area of Nevada County. Further the project site does not have onsite water courses on it that could be impacted for future grading on construction activities. Notwithstanding, any potential ground disturbance has the potential to alter onsite drainage patterns, but those impacts are expected to be less than significant. Finally, as expressed throughout this Initial Study, the project is a legislative action and does not include any physical disturbance to the environment at this time.

Impact Discussion 10g: The proposed project is not within a designated special flood hazard zone. Therefore, there would be no impact associated with placement of housing or structures within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Since no watercourses are in the vicinity of the project site, the redevelopment of the site for residential use does not have the potential to expose people to significant loss, injury or death due to flooding. Finally, the subject property does not contain any areas with steep slopes and is relatively flat, therefore the future redevelopment of the property will have no impact to this criterion.

Mitigation: None required.

11. LAND USE / PLANNING

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Physically divide an established community?			✓		A, 17, 18, 20
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓		A, M, 17, 18, 20

Impact Discussion 11a-b: The Ridge Road property is currently zoned Neighborhood Commercial (C1) on Zoning District Map 40a but has a Public (PUB) General Plan Designation. Since this property is within the Grass Valley Long Term Sphere of Influence the project site is also designated as Public (P) on the Grass Valley General Plan 2020 Land Use Maps that were updated in 1998. The project requests a RES/R1 designation for consistency with surrounding residences that are in very close proximity to the existing building on the project site (nearest residence appears to be within 20-feet of the existing structure). While

this project does not include a proposal for the future use of this site at this time, the applicant has stated that he intends to convert the existing structure to single family residential use (3 bedroom/2 bath). This type of use would be compatible with the surrounding neighborhood.

Regarding potential conflicts with an approved plan in the area, changing the site's General Plan Designation to Residential could be considered to be in conflict with the City of Grass Valley's Public General Plan designation if the property were larger and had the potential for an intensive commercial use. County General Plan Policy 1.8.3 states: "Within the City/Town spheres of influence, the Nevada County General Plan Land Use Maps will generally reflect the City's/Towns General Plan land use mapping. In some instances the County may provide for a less intensive land use due to the infrastructure capability, environmental constraints or effects on land use and development patterns outside of the city's sphere. However, the County's Plan will not preclude implementation of the City's/Town's Plan by providing significantly more intensive land use than the City's/Town's Plan." In this instance the property has a Public (PUB) General Plan Designation and an existing unmanned fire station that according to the application materials has not been used for an incident for a period exceeding ten years. It is likely the City's General Plan 2020 reflected a PUB use due to the site being owned by NCCFD and being developed within existing fire station. The property is very small (0.23-acres) and therefore use of the site for residential purposes would not impact planned infrastructure, overall land use intensity or planned development in this area of the Sphere of Influence. As a result this impact would be less than significant.

Pursuant to General Policy 1.8.4, the County first requested that the City determine whether or not it desires to annex the project (as a part of the 2016 effort to re-designate this property for which no action was taken). At that time, the City expressed that it was not in a position to annex this property. Since that time the City has not taken any annexations of intervening lands that might make annexing this property more conducive at that time. Since this property has been historically used by NCCFD as a fire station, the County's/City's Public General Plan Designation was appropriate for this site. As outlined in the project background section of this Initial Study, however this fire station has not been used for an incident for over 10-years. This is a very small property similar in size to other residential properties in the immediate vicinity. Subsequently this impact would be less than significant.

Mitigation: None required.

12. MINERAL RESOURCES

Existing Setting: The project property is not within a Mineral Resource Zone (MRZ) or an area of known valuable mineral deposits and there are no known historical or active mining operations in the immediate vicinity of the project.

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

Impact Discussion 12 a-b: The project is are not within a Mineral Resource Area nor is it within an area of active or historic mining activities. The site is developed with an existing unmanned former fire station that includes a paved driveway and parking area. Future development of this property is not being considered at this time, but the project would result in the conversion of this structure to a residential use if approved and this would like necessitate minor surface disturbance that will not impact any unknown subsurface

mineral resources. The impact of this General Plan Land Use and Zoning District Map Amendment project is therefore anticipated to have no impact to Mineral Resources.

Mitigation: None required.

13. NOISE

Existing Setting: The property is in a developed area of single-family residential uses with pockets of neighborhood commercial development. The greatest source of ambient noise at the project site is Ridge Road and Alta Street, both of which are considered Major Collectors by the Nevada County General Plan. Other noise in the area is typical of residential and relatively small commercial uses. The General Plan and LUDC have established daytime noise levels for commercial uses as follows: a maximum allowable noise level in commercial district is an average (Leq) of 70 decibels and a maximum (Lmax) of 90 decibels between the hours of 7 a.m. and 7 p.m. and an Leq of 65 decibels with an Lmax of 75 decibels between the hours of 7 p.m. and 7 a.m. This property has a Neighborhood Commercial (C1) Zoning District, but has a Public (PUB) General Plan Designation. This project is abuts a residential district and therefore the County's Noise Standards dictate that: "where 2 different zoning districts abut, the standard applicable to the lower, or more restrictive, district plus 5 dBA [decibels] shall apply." As a result this project is subject to the residential noise standards (which are the same as those allowed in the Public zoning district) plus 5dBA, which result in allowable noise levels as follows: an average (Leq) of 60 decibels and a maximum (Lmax) of 80 decibels between the hours of 7 a.m. and 7 p.m., an Leq of 55 decibels with an Lmax of 70 decibels between the hours of 7 p.m. and 10 p.m., and finally an Leq of 50 with an Lmax of 65 decibels between the hours of 10 p.m. and 7 a.m.

Would the proposed project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?			✓		A, 17, 18
b. Generation of excessive ground borne vibration or ground borne noise levels?				✓	B, D
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A, K

Impact Discussion 13a-c: The Ridge Road property is within an area of urban development, (relative to development in unincorporated Nevada County) and is near two public roads that are considered Major Collectors by the Nevada County General Plan. As a result, vehicle traffic is the primary source of ambient noise in this area. Secondary noise generators are attributed to residential uses that surround the site. The nearest residential structure appears to be less than 20-feet from the former fire station located on this site based on the aerial photograph of this area. The applicant notes that if this project is approved the intent to redevelop the site/existing structure into a 3 bedroom/2 bath residential structure. The use of this property would be consistent with other residential uses in the surrounding vicinity. The project is not within the vicinity of a private or public airport and therefore would not expose people residing there to excessive noise levels. The project is a General Plan Amendment and Rezone and includes a Petition for Exceptions to allow for reduced driveway easement to serve the site. While construction activities to convert the structure will result in some increases in noise, construction noise is temporary in nature and not subject to

the County's noise standards. Therefore, the project is anticipated to result in less than significant noise impacts.

Mitigation: None required.

14. POPULATION / HOUSING

Existing Setting: The project property is in a developed area with a mix of single family residential (R1-1.5 Zoning) with pockets of commercial uses (C1 Zoning). Parcel sizes range from as small as 0.17-acres up to 1.5-acres in size.

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 unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?				✓	A

Impact Discussion 14a-b: The Ridge Road project, if approved, will result in the potential for conversion of the existing structure into a single-family residence and provide the potential for a future second dwelling unit (which are an allowed use in all zones that allow single family development as an allowed use). As discussed throughout this Initial Study, this site is developed with a former fire facility that is located in an established residentially developed area. Therefore, based on the County's most recent census data (2010 Census) which provide the County's persons per household at 2.35 persons, this project has the potential to result in a population growth of approximately 3 people, assuming the project is approved and occupied for residential use. Since the project area is within an area developed with residential and some small-scale commercial uses, the addition of a new potential single-family use on this property is not anticipated to result in substantial population growth; therefore this impact is less than significant. Further, the site is not developed with residential uses and therefore this project does not have the potential to displace any housing units or people and as a result this project will have no impact to these criteria

Mitigation: None required.

15. PUBLIC SERVICES

Existing Setting: The following public services are provided to this site:

Fire: Nevada County Consolidated Fire District

Police: The Nevada County Sheriff provides law enforcement services.

Water: Nevada Irrigation District (NID)

Transit: Nevada County Transit Services/Gold Country Stage

Sewage: Individual Septic

Electricity: Pacific Gas and Electric

Schools: Grass Valley Elementary, Nevada Joint Union School District

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following the public services:					
1. Fire protection?			✓		L
2. Police protection?			✓		A
3. Schools?			✓		A
4. Parks?			✓		A, 17, 18
5. Other public services or facilities?			✓		A, B, C

Impact Discussion 15a.1-5: The proposed project, if approved, will change the site's Public (PUB) General Plan Land Use map designation and Neighborhood Commercial (C1) zoning to Residential (RES) and Single Family Residential (R1) zoning which is consistent with surrounding uses which are primarily residential with a few properties that are zoned for commercial use. The site is developed with an existing unmanned fire station building. The proposed change to the property's General Plan Land Use designation will have no impact on the ability of police and fire services to serve the site and will have minimal impact to parks or schools in this area. Four fire stations are within 1.5, 2.4, 3.7 and 4.5 miles from the Ridge Road site. The Office of the County Fire Marshal and the NCCFD have stated that they have no objection to the project and support the proposed Petition for Exceptions to the County's Driveway Standards (for driveway easement width). Since, the proposed project would not impair or effect NCCFD's ability to perform their mission there would be no impact to fire services as a result of this project.

Public water and electrical service are already connected to the property and this project will have no impact upon those services. Correspondence from the County Environmental Health Division (whom is responsible for permitting septic systems) states that they have no objection to the proposed General Plan Amendment and Rezone for this property and that the proposed project will not have any impact on public water source and have approved the preliminary design for the proposed residential septic system. When a building permit to convert the structure to an allowed use in the R1 zone, such as a single family dwelling, a permit must be obtained for the upgrade to the onsite septic disposal system. Subsequently, this proposed project is anticipated to have a less than significant impact to Public Services.

Mitigation: None required.

16. RECREATION

Existing Setting: Public recreational facilities do not occur on or immediately adjacent to the project site. The nearest public recreational facilities are within the City of Grass Valley at De Vere Mautino Memorial Park on Alta Street approximately 0.5 driving miles from the project site. The subject property is mapped within the boundaries of the Grass Valley Recreation Benefit Zone.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓	A, 17, 18

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

Impact Discussion 16a-c: The proposed project if approved, will result in changing the project site's General Plan Designation from Public (PUB) to Residential (RES) and the zoning will change from Neighborhood Commercial (C1) to Single Family Residential (R1). As discussed in the Population and Housing Section above, this site is anticipated to be converted from the existing unmanned fire station use to a single-family residential use which has the potential for minimal population induction. Since only one new primary residential unit and one second dwelling unit could be created, this General Plan Amendment and Rezone will have no impact to recreational resources in the Nevada City Benefit Zone and no impact will occur that results in the deterioration of existing recreational facilities in this area. Further as a part of the building permit for the conversion of the structure, recreation mitigation fees, as adopted by the County Board of Supervisors will apply, which will offset the projects minimal impact to recreation resources.

Mitigation: None required.

17. TRANSPORTATION / CIRCULATION

Existing Setting: The property takes access off of Ridge Road via an existing paved 10 to 12-foot wide driveway. Ridge Road is considered a Major Collector by the Nevada County General Plan Circulation Element and the average daily trips (ADT) on Ridge Road were 6,878 trips. Also, in the immediate vicinity of the Ridge Road property is Alta Street which is also considered a Major Collector with ADTs of 3,762 trips. There are several other local private roads in the area that serve residential development north of Ridge Road, including Banner View Drive, Butte View Drive, Cedar Way and Sierra Way and residential development south of Ridge Road including Bettcher Court and Carey Drive. According to the Nevada County General Plan Volume 2, Chapter 2: Circulation, Table 10. Daily Planning Service Volume Criteria, the two major collector roads are currently operating at a Level of Service (LOS) "B" for Ridge Road and LOS "A" for Alta Street based on their 2014 ADTs. In this area, the shoulder of Ridge Road is adequately sized to accommodate alternative transportation, such as biking and pedestrians, although there are no sidewalks in this area. Site distance to the east is excellent and site distance to the west is adequate.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle or pedestrian facilities?				✓	B
b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓		B
c. Substantially increase hazards due to a geometric design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?			✓		A, B
d. Result in inadequate emergency access:				✓	A, B, K, L
e. Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?			✓		B

Impact Discussion 17a: As discussed throughout this Initial Study, this project would result in the potential for residential redevelopment of the former fire station property. The introduction of one new residential unit within this area of the County could result in small amount of traffic to the primary roads serving the project. Should this project be approved, the LOS rating for the surrounding roads will remain unchanged due to the nature of the low intensity residential uses allowed in the resultant general plan and zoning districts associated with this project. Therefore, while there will be a small amount of traffic increase over existing conditions, this impact will be minimal and subsequently this impact is less than significant.

Impact Discussion 17b-e: The proposed project is a legislative action, consisting of a General Plan Amendment to change the existing General Plan Land Use Map designation of the Ridge Road property from Public (PUB) to Residential (RES) and the zoning from Neighborhood Commercial (C1) to Single Family Residential (R1). This change would be consistent with surrounding land use and zoning designations; and would be supported by some small-scale commercial properties in the area. This General Plan Land Use and Zoning District Map amendment project with the supporting Petition for Exceptions will have less than significant impact upon traffic in the vicinity of the project property as it is primarily a legislative action and does not include the approval of a significant development project.

The project site is located on existing public roads with an existing paved encroachment and therefore there will be no requirement to extend any existing roads. Additionally, the site has established outdoor and indoor parking area to serve future use of the site for uses allowed within each proposed general plan designation or zoning district. The redevelopment of any of the project sites is not anticipated to result in substantial impact upon the existing transit system as there would not be significant population growth associated with this project. The project is anticipated to result in a small incremental increase in Vehicle Miles Travelled, because if it is approved, it will result in the creation of one new residential unit with the potential for an Accessory Dwelling Unit, which according to state law is not consider an increase in density for General Plan and Zoning density purposes. Services are in close proximity to the site to serve a future residential use on this property. This project will have no impact to waterborne, rail or air traffic patterns as none of those amenities exist in the project area. Finally, the approval of this project and any resultant land uses that are established as a result of the approval of this project, is not anticipated to result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic hazards, as site distance is adequate and the proposed Petition for Exception to the County Driveway standards is supported by the applicable fire districts and the Department of Public Works. Subsequently the impact of the proposed project will have a less than significant impact to these criteria.

Mitigation: None required.

18. TRIBAL CULTURAL RESOURCES

Existing Setting: The Nevada County region has been occupied by Native American people for a period of at least 1,000 to 2,000 years in duration. The local people who occupied the territory where this project site is located were known as the Hill Nisenan, or “Southern Maidu”. There has been significant ground disturbance in and around the vicinity of the project site dating back to the late 1970’s when each site was developed as a fire station. A number of State laws regulate the disturbance of tribal cultural resources and the Nevada County General Plan and Zoning Regulations establish procedures for identifying potentially sensitive sites. The project property is in an urban built environment surrounded by both pockets of Neighborhood Commercial and larger swaths of single-family residential development. The site is the location of a former fire station and is approximately 0.23-acres in size. The site contains an approximately 2,792 square foot building and the majority of the remainder of the site is an asphalt driveway and parking area (approximately 91% of the site is impervious surface).

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 tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓		A, I

Impact Discussion: 18a: As discussed throughout this initial study, the project site is in a developed area, contain existing improvements including a large paved surface area. Due to its location, the fact that the property is highly disturbed by its previous use as a fire stations, and because development would consist of primarily converting the interior of the structure for residential use, the County did not require a site specific cultural inventory. The County did however send out tribal consultation request letters to local Native American representatives pursuant to SB12 and SB52 but did not receive a formal request for consultation. While future disturbance and construction could occur at the project site, no specific mitigation is required as State Law dictates how cultural resources are dealt with should they be found during grading activities. If such resources are encountered or suspected, State Law requires that all work shall be halted immediately, and the appropriate tribe be contacted. A professional archaeologist is required to be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.

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

Mitigation: None required.

19. UTILITIES / SERVICE SYSTEMS

Existing Setting:

Electrical service is provided by Pacific Gas & Electric and is currently connected to the existing building. Natural gas is projected to the site by Pacific Gas and Electric. Public water service is available and is provided by Nevada Irrigation District. Solid waste generated either during the development of the site or after occupancy, is processed at the McCourtney Road Transfer Site, which is maintained by the County of

Nevada, which contracts with a solid waste disposal company to haul material to a permitted sanitary landfill. There are a number of wireless telephone services available in western Nevada County but with variable coverage depending upon the carrier. Sewage treatment and disposal would occur via onsite septic systems.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Require or result in the relocation or the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?				✓	A, B
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓	O
c. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste goals?				✓	B
d. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓	A, B

Impact Discussion 19a-h: All project site is developed with existing unmanned fire station and associated driveway and parking area. Existing utilities are already available to the site and are connected to the existing buildings. Any modification to these utilities would be done through appropriate building permits and would be done on an individual basis, so no offsite extension of any public utilities would be required that have the potential to cause significant environmental effects. The Department of Environmental Health has found the preliminary septic design to be adequate to serve a 3-bedroom 2-bath single-family dwelling. No adverse comments have been received from the County Department of Public Works, Solid Waste Division regarding capacity issues at the McCourtney Road Transfer Station or the sanitary landfill where solid waste from western Nevada County is transferred to. This project is strictly a General Plan Land Use Map and Zoning District Map amendment for the former fire station facility and through the proposed Petition for Exceptions to the County Driveway Standards, it is recognized that the existing conditions do not allow for an expansion to the driveway easement serving the site, but the existing driveway is of adequate width to serve the site without resulting in potential safety hazards, based on the support of the Petition by the applicable Fire Districts. The action necessary for amending the designations of this property will have no physical impacts on the environment or public utilities that serve it and therefore this impact is anticipated to be less than significant.

Mitigation: None required.

20. WILDFIRE

Existing Setting: The project property is in an urban built environment surrounded by both pockets of Neighborhood Commercial and larger swaths of single-family residential development. The site is the location of a former fire station and is approximately 0.23-acres in size. The site contains an approximately 2,792 square foot building and the majority of the remainder of the site is an asphalt driveway and parking area (approximately 91% of the site is impervious surface). According to the CalFire Fire Hazard Severity Maps the project is within a Very High Fire Hazard Area as is the surrounding area.

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓	A, B, L
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?			✓		A, B, L
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓	A, B, L
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓	A, B, L

Impact Discussion 20a-d: The proposed project, if approved, would take this project out of the PUB General Plan designation and C1 Zoning District and change it to the Residential (RES) General Plan designation and the Single Family Residential (R1) zoning district which is in line with both land use designations and existing development within this area. The project lot size, approximately 0.23-acres is generally consistent with other properties in the area. It is assumed that if this project is approved, the existing structure will remain and be converted to a dwelling unit through appropriate building permits. The existing structure has metal roofing and siding material and there is only minimal vegetation on the project site. The conversion of the metal former fire station to a single-family dwelling will be subject to all applicable building and fire codes which will ensure the project will not result in wildfire impacts. The proposed Petition for Exceptions from the County Driveway Standards requesting a reduced driveway easement has the support of the Office of the County Fire Marshal and the NCCFD. The existing approximately 15-foot wide paved driveway is adequate to serve the site and the site has historically be used by NCCFD fire apparatus. The project is flat and cannot be foreseen to result in significant post fire slope instability or drainage concerns. The project is small scale in nature and if approved would result in appropriate General Plan and Zoning designations that would support the conversion of the former fire station into a single-family dwelling. No adverse wildfire impacts have been identified by the Office of the County Fire Marshal or the NCCFD and both agencies support the proposed General Plan Amendment and Rezone in addition to the aforementioned Petition for Exceptions. Therefore, the proposed project will have a less than significant impact to this criterion.

Mitigation: None required.

21. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California's history or prehistory?				✓	See Appendix A

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Does the project have environmental effects that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)				✓	See Appendix A
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓		See Appendix A
d. Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project?				✓	See Appendix A

Impact Discussion 21a-d: As repeated throughout this document, the proposed project is a primarily a legislative action, consisting of a General Plan Amendment to change the existing General Plan Land Use Map designation of the property from Public (PUB) to Residential (RES), and a corresponding Zoning District Map Amendment to change the existing Neighborhood Commercial (C1) Zoning Designation to Single Family Residential (R1). The project also includes a Petition for Exception from the County Driveway Standards to allow for a reduced width for the driveway easement; the driveway itself meets County width requirements. The RES/R1 designations is consistent with surrounding land use and zoning designations and would allow for the property owner to eventually convert the structure to a residential use through appropriate permits.

Future development of this property will be subject to applicable local, state and federal codes, standards, permitting requirements and regulations that are applicable to the type of redevelopment that might be proposed. This Initial Study disclose that the applicant’s desired future use of the property will be for a three-bedroom two bath single family residence which would be consistent with both the proposed land use and zoning designations. Further this Initial Study makes a good faith effort to disclose anticipated future impacts of the redevelopment of the site for a single-family residential use. If this project is approved the issuance of future building and environmental health permits would become a ministerial action. No significant impacts have been identified within this Initial Study as a result of this project and therefore the proposed change to the Zoning District Map and General Plan Land Use Map designation that are being requested by the applicant are anticipated to have a less than significant impact to environmental resources.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

- 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.


Tyler Barrington, Principal Planner

10/7/20
Date

APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Natural Resource Conservation Service/Resource Conservation District
 - F. Northern Sierra Air Quality Management District
 - G. Caltrans
 - H. Regional Water Quality Control Board (*Central Valley Region*)
 - I. North Central Information Service, Anthropology Department, California State University, Sacramento
 - J. California Department of Fish & Wildlife
 - K. Nevada County Geographic Information Systems
 - L. Cal Fire
 - M. Nevada County Transportation Commission
 - N. Nevada County Agricultural Advisor Commission
 - O. Nevada Irrigation District
-
- 1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 - 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 - 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 - 4. CalFire. *Fire Hazard Severity Zone Map for Nevada County*, 2007. Adopted by CalFire on November 7, 2007. Available at: <http://www.fire.ca.gov/wildland_zones_maps.php>.
 - 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*. 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 and Mitigating Air Quality Impacts of Land Use Projects (Draft)*. August 19, 2009.
 - 15. County of Nevada. *Nevada County General Plan Noise Contour Maps*. 1993.
 - 16. Nevada County. *Nevada County Master Environmental Inventory*. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA. 1991.
 - 17. Nevada County. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). *Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures*. Nevada County, CA. 1995.
 - 18. Nevada County. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.
 - 19. Nevada County. *Western Nevada County Design Guidelines*. May 1992.

20. Pacific Municipal Consultants (for Nevada County). *Rincon Del Rio Environmental Impact Report*. 2012.
21. RBF Consulting (for the County of Nevada). *County of Nevada Housing Element Rezone Program Implementation Environmental Impact Report*. 2015.