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# **ES EXECUTIVE SUMMARY**

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This section provides an overview of the project and the environmental analysis. For detail regarding specific issues, consult the appropriate section of the environmental analysis (i.e., Section 4.0 through Section 15.0).

## **ES1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT**

The County of Nevada (County), acting as the lead agency, has prepared this draft environmental impact report (Draft EIR) to provide the public and responsible and trustee agencies with information about the potential environmental effects of constructing and operating: (1) the Alta Sierra Dollar General project; (2) the Penn Valley Dollar General project; and, (3) the Rough and Ready Highway Dollar General project (collectively referred to as the proposed projects or projects). The impacts of each of the projects are considered individually in this Draft EIR. While each Dollar General store represents a separate project under CEQA, the County has determined that all three stores should be analyzed in a single EIR to ensure that the cumulative impacts associated with all three stores are adequately considered.

## **ES2 PROJECT SUMMARY**

### **PROJECT LOCATION**

The Alta Sierra site is located east of SR 49 and south of Grass Valley, in the community of Alta Sierra between Alta Sierra Drive and Little Valley Road. The Alta Sierra site consists of three parcels, one of which would be developed with the proposed store, and two of which would be developed with an off-site septic system. The store parcel is vacant, is covered entirely with montane hardwood-conifer forest, and is situated on a hillside that generally slopes to the south. The off-site parcels immediately north of the store parcel are developed with commercial uses. To the south is additional commercial development, and Alta Sierra Drive and Little Valley Road are located to the west and east, respectively. West of Alta Sierra Drive are two undeveloped parcels zoned Community Commercial (C1), while east of Little Valley Road are rural residential uses.

The Penn Valley site is located north of Penn Valley Drive and south of SR 20 in the community of Penn Valley. The parcel is vacant and slopes gently north towards Squirrel Creek. Vegetation on the flat site is dominated by annual grassland and a scattering of trees. There are some wetlands. The Penn Valley site is surrounded on three sides by a mix of residential and non-residential development.

The Rough and Ready Highway site is located in a rural residential neighborhood directly south of Rough and Ready Highway at the southwest corner of the highway and West Drive. The project site is a level parcel that has an existing commercial building that would be demolished as a part of the project development. The site contains mostly non-native varieties of horticultural plants, with the exception of a few pine trees.

### **PROJECT CHARACTERISTICS**

Each Dollar General store would have the same building square footage and would be similar in total developed area. Table ES-1 summarizes the attributes for each project.

**TABLE ES-1  
OVERVIEW OF PROJECT ATTRIBUTES**

<b>Site</b>	<b>Building Area</b>	<b>Surfaced Area*</b>	<b>Landscape Area</b>	<b>Open Space (percentage of total)</b>	<b>Total</b>	<b>Proposed Parking Spaces</b>
Alta Sierra	9,100 sq. ft.	20,260 sq. ft.	7,481 sq. ft.	6,622 sq. ft. (15.2%)	43,463 sq. ft. (1.00 acre)	34
Penn Valley	9,100 sq. ft.	24,511 sq. ft.	7,039 sq. ft.	11,823 sq. ft. (22.6%)	52,473 sq. ft. (1.20 acre)	46
Rough and Ready Highway	9,100 sq. ft.	19,354 sq. ft.	8,451 sq. ft.	7,405 sq. ft. (16.7%)	44,310 sq. ft. (1.02 acre)	29

\* Surfaced area includes paved area, hardscape surrounding building, sidewalks, ramps, and curbs.

While the footprints of the proposed buildings are the same for each of the stores, the exterior design elements differ slightly. The exterior design of each of the buildings is based on a western motif. Proposed parking also differs at each site depending on the lot size and configuration and building layout. As allowed by Nevada County Land Use and Development Code Section L-II 4.2.9.F.12, for those sites that provide less than the required parking of 46 spaces (Alta Sierra and Rough and Ready Highway sites), the applicant has provided a parking study prepared by a registered traffic engineer that demonstrates that the proposed parking would meet demand. Lighting for the proposed projects would be designed in accordance with the Nevada County Code. Landscaping would be provided for each of the projects. Each of the proposed projects would set aside a portion of the respective project site as permanent open space in accordance with Nevada County Code.

Potable water for all three sites would be provided by the Nevada Irrigation District (NID). Off-site construction within the existing roadway is necessary to connect the Alta Sierra site to water infrastructure. No off-site construction for connection to water infrastructure is necessary for the Penn Valley and Rough and Ready Highway sites.

Wastewater treatment and disposal would be provided through septic systems at the Alta Sierra and Rough and Ready Highway sites. The Penn Valley site would connect to the Nevada County Sanitation District-Penn Valley sewer system through existing sewer lines within Penn Valley Drive adjacent to the site.

Storm drainage for each of the sites would include on-site detention, which would ultimately flow into off-site storm drainage ditches or washes. Each project would be designed to maintain post-project surface drainage flows at pre-project levels.

**PERMITS AND APPROVALS**

Nevada County will use this EIR in considering approval of each of the proposed projects. In accordance with CEQA Guidelines Section 15126, the EIR will be used as the primary environmental document in consideration of all subsequent planning and permitting actions associated with each project, to the extent such actions require CEQA compliance. These County actions, both discretionary and ministerial, include but are not limited to the following:

- Development Permit
- Lot Line Adjustment (Penn Valley site)

- Aquatic Resources Management Plan (Penn Valley site)
- Oak Management Plan (Alta Sierra site)
- Certificate of Compliance (Penn Valley site)
- Building Permit
- Grading Permit

In addition to the above County actions, each of the projects may require approvals, permits, and entitlements from other public agencies for which this EIR may be used, including, without limitation, the following:

- California Department of Transportation, District 3
- California Department of Fish and Wildlife, Region 2
- Central Valley Regional Water Quality Control Board (Region 5)
- Northern Sierra Air Quality Management District
- State Water Resources Control Board
- US Army Corps of Engineers
- US Fish and Wildlife Service

### **ES3 ENVIRONMENTAL REVIEW PROCESS**

In accordance with Section 15082 of the CEQA Guidelines, the County prepared a Notice of Preparation (NOP) of an EIR for the project on January 6, 2016. The NOP was circulated to the public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed project. A separate scoping meeting was held for each project and a fourth meeting was held before the Planning Commission for all of the projects on the following dates:

- January 19 (Alta Sierra)
- January 25 (Penn Valley)
- January 20 (Rough and Ready Highway)
- January 29 (all projects)

The scoping meetings were held to solicit input from the public and interested agencies. Concerns raised in response to the NOP and at the scoping meeting were considered during preparation of the Draft EIR. The 30-day comment period closed on February 4, 2016.

Upon completion of the Draft EIR, the County will file the Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code Section 21161).

Concurrent with the NOC, the County will provide public notice of the availability of the Draft EIR for public review and invite comment from the general public, agencies, organizations, and other interested parties. Public comment on the Draft EIR will be accepted in written form via common carrier or via electronic mail (e-mail). Public comment will also be accepted orally at public hearings. Notice of the time and location of the hearing will be published prior to the hearing. All comments or questions regarding the Draft EIR should be addressed to:

Tyler Barrington, Principal Planner  
Planning Department  
Nevada County Community Development Agency  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959  
Phone: (530) 470-2723  
E-mail: Tyler.Barrington@co.nevada.ca.us

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period and contain any revisions to the Draft EIR.

### **ES4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED**

Concerns raised in response to the NOP were considered during the preparation of the Draft EIR. Major issues addressed in the project comments are summarized below. The list does not summarize all comments received on the project but is intended to represent commonly received comments on key issues of concern. A detailed list of comments is provided in Section 1.8 in the Draft EIR.

#### **ALTA SIERRA PROJECT**

- Aesthetics (height, design, retaining wall, nighttime lighting) and overall visual compatibility with surroundings
- Loss of oak trees on the site and effects on wildlife
- Consistency with land use designations
- Noise and diesel fumes from delivery trucks
- Traffic hazards related to site access, size of delivery trucks, and truck turning movements on Alta Sierra Drive
- Stormwater runoff and water quality impacts on existing drainage systems
- Project alternatives
- Economic impact on community

#### **PENN VALLEY PROJECT**

- Potential impacts on Squirrel Creek
- Impact of noise on adjacent Creekside Mobile Home Park

- Truck turning movements on Penn Valley Drive
- Should test for hazardous materials contamination

#### ROUGH AND READY HIGHWAY PROJECT

- Aesthetics (design, height, nighttime lighting) and overall visual compatibility with surroundings
- Land use compatibility with surrounding rural residential development
- Noise from delivery trucks and customer parking lot
- Water pressure and availability of water to residences in case of fire
- Effect on groundwater from septic system
- Stormwater runoff and water quality impacts on existing drainage systems
- Traffic hazards related to site access, size of delivery trucks, truck turning movements, and potential conflicts with pedestrian/bicycle traffic on Rough and Ready Highway
- Potential for trucks to use adjacent residential neighborhood roadways
- Economic and quality of life impacts

#### ES5 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project that could feasibly attain the basic objectives of the project and reduce the degree of environmental impact. Section 16.0, Project Alternatives, provides a qualitative analysis of alternatives for each of the projects:

- Alternative 1a – No Project/No Build Alternative
- Alternative 1b – No Project/Other Development
- Alternative 2 – Reduced Project
- Alternative 3 – Off-Site Alternative

#### ES6 SUMMARY OF ENVIRONMENTAL IMPACTS

**Tables ES-2, ES-3, and ES-4** present a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts for the Alta Sierra, Penn Valley, and Rough and Ready Highway projects, respectively. In the tables, the level of significance is indicated both before and after the implementation of mitigation measures.

For detailed discussions of all mitigation measures and policies that would provide mitigation for each type of environmental impact addressed in this Draft EIR, refer to the appropriate environmental topic section (i.e., Sections 4.0 through 15.0).

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CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. The significant and unavoidable impacts identified in the Draft EIR are:

### ALTA SIERRA SITE

- Substantial changes in visual character of the site and surroundings

### ROUGH AND READY HIGHWAY SITE

- Substantial changes in visual character of the site and surroundings
- Incompatibility with surrounding residential uses

There are no significant and unavoidable impacts identified for the Penn Valley site.

TABLE ES-2  
ALTA SIERRA PROJECT: SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
<b>Aesthetics</b>			
<p><b>Impact 4.1.1(AS)</b> Development of the Alta Sierra project site as proposed would convert vacant land to commercial development. Such a conversion would fundamentally alter the visual character of the site.</p>	S	<p><b>MM AS-4.1.1a</b> The proposed building design shall be modified to better comply with the Western Nevada County Design Guidelines to create greater visual interest and to break up the mass of building and the roofline. Design modifications could include the incorporation of structural bays, roof overhangs, awnings, and other details along the buildings eastern and southern exterior walls as well as varying the roofline so that it transitions from the height of adjacent buildings to the maximum height of the proposed building and articulating the flat roofline with cornices. No windows shall be added to the buildings eastern or southern exterior walls.</p> <p><b>MM AS-4.1.1b</b> The 17 existing mature trees on the project site and off-site improvement area that will be retained after construction shall be identified on all grading and improvement plans as “trees to be retained.” Prior to grading permit issuance, the Planning Department shall verify that this requirement has been met. Additionally, the developer shall flag the trees in the field that will be retained following construction and shall provide and maintain adequate protection measures for the trees for the duration of all site construction activities. These measures shall include providing highly visible protective barriers around the trees such plastic construction fencing and prohibiting vehicle access and storage of materials, equipment or waste within the protective barriers. The Building Department shall verify that</p>	SU

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		<p>the trees to be retained have been properly marked in the field and protected during the first grading inspection. Construction personnel shall be made aware of these protected trees and the significance of the field markings and protection measures by the general contractor prior to commencing construction activities to minimize potential direct and indirect impacts.</p> <p><b>MM AS-4.1.1c</b> To minimize potential conflicts between the commercial use of this site and existing residential uses east of Little Valley Road, the developer shall revise project plans to either (1) add a third six foot tall split block face wall designed consistently with other existing walls in the area that will fill the gap shown on the preliminary plans or (2) connect the two proposed screen walls to completely screen the parking lot area. Prior to issuance of final occupancy, the Planning Department shall verify in the field that the wall has been constructed consistent with the approved plans.</p> <p><b>MM AS-4.1.1d</b> The developer shall revise project plans and elevations to include the use of channel letter signage. Cabinet-style signage shall be prohibited. Prior to issuance of final occupancy, the Planning Department shall verify in the field that project signage is consistent with the approved plans.</p>	
<p><b>Impact 4.1.2(AS)</b> Development of the Alta Sierra project site as proposed would introduce new sources of light and glare.</p>	<p>PS</p>	<p><b>MM AS-4.1.2a</b> Prior to building permit issuance, the developer shall submit a final Site Lighting Plan/Photometric Detail that demonstrates that all light spill will be retained on the project site. Potential methods for reducing light trespass onto neighboring roads and properties include replacing</p>	<p>LS</p>

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		the two 400-watt light fixtures located on the southwest and southeast corners of the building with light fixtures of lesser wattage and/or providing additional screening of those features. Additionally, for the northern parking lot lighting, similar or alternative methods, such as reducing the wattage of the lighting fixture or moving the pole farther into the interior of the site, shall be utilized to ensure all new lighting and glare is kept on site. The developer shall install and maintain all lighting consistent with the approved Final Site Lighting Plan. Prior to issuance of final occupancy, the Planning Department shall perform a site visit, during the dark hours, to verify that the installed lighting does not trespass onto neighboring roads or properties.	
<p><b>Impact 4.4.1 (AS)</b> The Alta Sierra project site is located in a largely developed rural commercial center surrounded by rural residential development and a highway. Cumulative development in the area would substantially alter the existing visual character of the area and generate substantial new light or glare.</p>	CC/S	None available.	CC/SU
<b>Air Quality</b>			
<p><b>Impact 5.1.1(AS)</b> Construction activities associated with the Alta Sierra site such as clearing, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would temporarily affect local air quality for adjacent land uses.</p>	PS	<p><b>MM AS-5.1.1a</b> The Alta Sierra construction contractor shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating the following:</p> <ul style="list-style-type: none"> <li>All off-road equipment (portable and mobile) meets or is cleaner than Tier 2 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements.</li> </ul>	LS

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		<ul style="list-style-type: none"> <li>• Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule 202, Visible Emissions.</li> <li>• The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>• Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators (i.e. diesel generators), where feasible.</li> <li>• Deliveries of construction materials shall be scheduled to direct traffic flow to avoid the peak hours of 7:00–9:00 AM and 4:00–6:00 PM.</li> <li>• The primary contractor shall use architectural coatings for the proposed structure that have a volatile organic compound (VOC) content no greater than 50 grams per liter of VOC.</li> </ul> <p><b>MM AS-5.1.1b</b> To reduce impacts of short-term construction, the applicant shall obtain NSAQMD approval of a Dust Control Plan (DCP) which shall include, but not be limited, to, the standards</p>	

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		<p>provided below to the satisfaction of the NSAQMD. Prior to issuance of grading permits, the developer shall provide a copy of the approved DCP to the County Planning and Building Department and shall include the requirements of DCP as notes on all construction plans. The Building Department shall verify that the requirements of the DCP are being implemented during grading inspections.</p> <p>Alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.</p> <ol style="list-style-type: none"> <li>1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.</li> <li>2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.</li> <li>3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.</li> <li>4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.</li> <li>5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.</li> </ol>	

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		<p>6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.</p> <p>7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.</p> <p>8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to removed excessive accumulation of silt and/or mud which may have resulted from activities at the project site.</p> <p>9. If serpentine or ultramafic rock is discovered during grading or construction, the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.</p> <p><b>MM AS-5.1.1c</b> To ensure that the project will not result in the significant generation of VOCs, all architectural coatings shall utilize low-VOC paint (no greater than 50g/L VOC). Prior to building permit issuance, the developer shall submit their list of low-VOC coatings to the NSAQMD for review and approval. The developer shall then provide written verification from NSAQMD that all architectural coatings meet NSAQMD thresholds to be considered "low-VOC." Finally, all building plans shall include a note documenting which low-VOC architectural coatings will be used in construction.</p>	
<p><b>Impact 5.1.2(AS)</b> The Alta Sierra project would not result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards.</p>	<p>PS</p>	<p><b>MM AS-5.1.2</b> The project applicant shall obtain an Authority to Construct Permit from NSAQMD for any source of air contaminants that exist after construction that is not exempt from District permit</p>	<p>LS</p>

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		requirements. All requirements of this permit shall be incorporated into standard operating procedure manuals or materials for the project. Prior to issuance of final occupancy, the developer shall submit written proof (i.e. a letter from NSAQMD and a copy of the permit) to the County Planning and Building Department documenting that they have obtained said permit from NSAQMD.	
<b>Impact 5.1.3(AS)</b> The Alta Sierra project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.	LS	None required.	LS
<b>Impact 5.1.4(AS)</b> The proposed Alta Sierra project would not result in increased exposure of existing sensitive land uses to construction-source pollutant concentrations that would exceed applicable standards.	LS	None required.	LS
<b>Impact 5.1.5(AS)</b> Operation of the Alta Sierra project would not result in increased exposure of existing or planned sensitive land uses to operational-source toxic air contaminant emissions (i.e., diesel PM).	LS	None required.	LS
<b>Impact 5.1.6(AS)</b> The proposed Alta Sierra project would not include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor.	NI	None required.	NI
<b>Impact 5.4.1</b> The proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in the Mountain Counties Air Basin, would contribute to cumulative increases in emissions of ozone-precursor pollutants (ROG and NO <sub>x</sub> ) and PM <sub>10</sub> that could contribute to future concentrations of ozone and PM <sub>10</sub> , for which the region is currently designated nonattainment.	CC/S	Implement mitigation as follows: Alta Sierra project: Implement mitigation measure <b>MM AS-5.1.1a</b> . Penn Valley project: Implement mitigation measure <b>MM PV-5.2.1a</b> . Rough and Ready Highway project: Implement mitigation measure <b>MM RR-5.3.1a</b> .	LCC
<b>Biological Resources</b>			
<b>Impact 6.1.1(AS)</b> The Alta Sierra project site does not provide suitable habitat for any special status plant species that may occur in the vicinity.	NI	None required.	NI
<b>Impact 6.1.2(AS)</b> Project-related activities could result in loss of habitat for northern goshawk, other nesting raptors, and migratory birds.	PS	<b>MM AS-6.1.2</b> If construction is proposed during the breeding season (February–August), a focused	LS

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		<p>survey for raptors and other migratory bird nests shall be conducted within 14 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation with and approval by the California Department of Fish and Wildlife. Trees containing nests or cavities that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to January). If no active nests are found during the focused survey, no further mitigation will be required. To the extent feasible, necessary tree removal should occur outside of the typical nesting season to minimize or avoid adverse effects to all nesting birds.</p>	
<p><b>Impact 6.1.3(AS)</b> Project-related activities could result in loss of landmark oak groves and landmark oak trees.</p>	<p>PS</p>	<p><b>MM AS-6.1.3a</b> Construction activities, such as grading, shall avoid impacts to existing mature trees and other native vegetation to the maximum extent possible. Mature trees and native vegetation shall be marked as Environmentally Sensitive Areas (ESA) and the project site should be designed to avoid these areas where feasible. All ESAs shall be fenced with orange fencing and maintained until project completion. In addition, any tree and native vegetation that is to be retained shall be shown on the final landscaping plans.</p> <p><b>MM AS-6.1.3b</b> Seventeen trees (10 oaks and 7 pines) are to be retained. The developer shall flag the trees to ensure their protection. The Building Department shall verify the trees to be retained have been properly marked and construction personnel should be made aware of these trees in</p>	<p>LS</p>

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		<p>order to minimize direct and indirect impacts. In addition, a note shall be included on all plans and specifications stating that "The existing ground surface within 6 feet of the drip line of any oak tree and within 10 feet of the dripline of any landmark oak tree to be preserved shall not be cut, filled, compacted or pared." A qualified biologist, botanist, professional forester, or certified arborist shall be consulted prior to any excavation that will occur adjacent to any oak tree that is to be retained to ensure that there will be no damage to the root system. Exceptions may be approved by the Nevada County Planning Department based on consultation with a qualified professional resulting in reasonable assurance that they tree will not be damaged.</p> <p><b>MM AS-6.1.3c</b> For oak trees that are to be retained on any of the three parcels, the following measures shall be taken to prevent impacts during and after construction activities.</p> <ol style="list-style-type: none"> <li>1. Plans and specifications shall clearly state protection procedures for oaks on the project site. The specification shall also require contractors to stay within designated work areas and shall include provisions for penalties if the retained oak trees are damaged;</li> <li>2. Protective fencing not less than 4 feet in height shall be placed at the limits of the protective root zone of any individual oak tree or stand to remain, whether it is a Landmark oak or a small cluster of oak trees within 50 feet of the grading limits, and shall be inspected by the contractor prior to commencement of any grading activity on site, and shall remain in place until construction is completed;</li> </ol>	

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		<ol style="list-style-type: none"> <li>3. Damage to oak trees during construction shall be immediately reported to the Nevada County Planning Department. The contractor shall be responsible for correcting any damage to oak trees that will be retained on the property in a manner specified by a qualified professional.</li> <li>4. Equipment damage to limbs, trunks, and roots of all retained trees shall be avoided during project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.</li> <li>5. Grading restrictions near protective root zones shall limit grade changes near the protected root zone of any oak tree to be retained. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a County approved professional.</li> <li>6. The root protective zone grade shall not be lowered or raised around the trunks (i.e. within the protective zone) of any oak tree to be retained. A County approved professional shall supervise all excavation or grading proposed within the protective zone of a tree, and/or the excavation, or clearance of vegetation within the protective zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the greatest extent possible and treated as recommended by the professional.</li> <li>7. Utility trenches shall not be routed within the protective zone of an oak tree unless no feasible</li> </ol>	

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		<p>alternative locations are available, and shall be approved by a County approved professional.</p> <p>8. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protective root zone of any retained tree.</p> <p>9. No dumping of construction wastewater, paint, stucco, concrete, or any other cleanup waste shall occur within the protective zone of an oak tree.</p> <p>10.No temporary structures shall be placed within the protective zone of any retained oak tree.</p> <p>11.Necessary drains shall be installed according to County specifications so as to avoid harm to the oak trees due to excess watering.</p> <p>12.Wires, signs, and other similar items shall not be attached to the oak trees.</p> <p><b>MM AS-6.1.3d</b> Prior to the start of construction activities, a qualified biologist, botanist, registered forester or certified arborist (qualified professional) shall schedule a field meeting to inform the construction personnel where all protective zones are and the importance of avoiding encroachment into the protective zones. A signed affidavit documenting the meeting shall be provided prior to the issuance of project permits. Additionally, a qualified professional shall periodically monitor on-site construction activities to ensure that damage to retained oak trees does not occur. Prior to scheduling final inspection for the grading, pipe trenching, septic placement, retaining walls, and building foundation, the developer shall provide a brief report from the qualified professional documenting the findings in the monitoring.</p>	

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**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><b>MM AS-6.1.3e</b> Prior to the issuance of any grading or improvement permits for the project, the applicant shall pay \$42,900 in mitigation costs to the Bear Yuba Land Trust (BYLT) for replanting, management, and restoration of black oak habitat on the Clover Valley Preserve Property located on the eastern side of the Alta Sierra subdivision 2 air miles from the project site. The BYLT shall implement the restoration plan consistent with the approach outlined in the Appendix B of the Oak Resources Management Plan (Appendix 6.0-AS), which includes but is not limited to planting approximately 220-250 black oak seedlings with a goal of a 60% survival rate; monitoring for the first 5 years following replanting; and restoration of the existing oak woodlands. Prior to issuance of grading or improvement permits, the developer and the BYLT shall also enter into a contractual agreement that must be reviewed and approved by the Nevada County Planning Department prior to finalization. Once finalized, the agreement shall be submitted to the Nevada County Planning Department and will be kept on file. The contractual agreement shall outline the specific steps of the Restoration Project that will occur, consistent with Appendix B of the Oak Tree Management Plan, including a clause to trigger the attachment of a conservation easement on the property if the BYLT should ever transfer the property to non-land trust ownership. In addition, the contractual agreement shall provide specific steps for annual monitoring of the success of the project and reporting to the County Planning Department by a qualified professional.</p>	
<p><b>Impact 6.1.4(AS)</b> The proposed Alta Sierra project would not interfere with the movement of native resident or migratory wildlife species.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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<p><b>Impact 6.1.5(AS)</b> Development of the project site could result in the loss of landmark oak trees and groves, which could conflict with the Nevada County General Plan.</p>	<p>PS</p>	<p><b>MM AS-6.1.5</b> Prior to issuance of a tree removal or grading permit, a Habitat Management Plan for high-canopy-coverage (landmark) oak woodlands shall be submitted and approved by County staff. Specifications of the Habitat Management Plan shall not conflict with provisions of fire protection plans, but shall include the following compensatory mitigation and habitat protection actions:</p> <ul style="list-style-type: none"> <li>• Because the project site is not capable of supporting replacement trees on-site, restoration of oak woodland shall be completed by paying into the Nevada County Tree Preservation Fund. Fund monies received in lieu of replacement trees shall be used for the planting and maintenance of trees on publicly owned property, or for the purchase of replacement habitat at a ratio of 2:1 for all acreage of landmark oak grove that is removed from the project site. Restoration shall be implemented in areas of existing non-native grassland that are suitable for the regeneration of high-canopy-coverage oak woodland and that are selected to be appropriate to enhance the overall ecological values of the adjoining habitats. The majority of the restoration areas shall be selected with a preference for regeneration of black oak woodland.</li> <li>• Implementation of habitat management actions that will minimize the likelihood that wildfire will completely destroy the protected oak stands and preclude rapid natural regeneration. The purpose of active management (fuel reduction) is to reduce ground-level, understory, and lower-canopy fuels sufficiently that the intensity of inevitable future wildfire is sufficiently reduced so that the post-fire regeneration is</li> </ul>	<p>LS</p>

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**ES EXECUTIVE SUMMARY**

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		relatively rapid. This shall be achieved without removal of all smaller trees, which would prevent recruitment of new trees to the canopy and would ultimately eliminate the desired values for which the area is being preserved.	
<b>Impact 6.1.6(AS)</b> The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan	NI	None required.	NI
<b>Impact 6.4.1</b> Cumulative development of the proposed projects could affect biological resources.	CC/S	Implement mitigation as follows:  Alta Sierra project: Implement mitigation measures <b>MM AS-6.1.3a</b> through <b>MM AS-6.1.3e</b>  Penn Valley project: Implement mitigation <b>MM PV-6.2.4</b> .  Rough and Ready Highway project: None required.	LCC
<b>Cultural Resources</b>			
<b>Impact 7.1.1 (AS)</b> No historic properties would be affected by development of the Alta Sierra project site or septic site.	NI	None required.	NI
<b>Impact 7.1.2 (AS)</b> Ground-disturbing construction activities associated with development of the Alta Sierra project site or the associated septic site could inadvertently damage previously undiscovered archaeological or tribal cultural resources.	PS	<b>MM AS-7.1.2</b> In the event cultural materials or human remains are discovered during project construction, the construction contractor shall halt work and contact the appropriate agencies. All equipment operators and persons involved in any form of ground disturbance at any phase of project improvements shall be advised of the possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately within 200 feet of the suspected resource e and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the	LS

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for the project.	
<b>Impact 7.1.3 (AS)</b> Ground disturbing construction activities associated with the proposed project could inadvertently disturb human remains, including Native American remains. Compliance with existing regulations would ensure proper treatment of any discovered human remains.	PS	Implement mitigation measure <b>MM AS-7.1.2</b> .	LS
<b>Impact 7.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative cultural resource impacts.	LCC	None required.	LCC
<b>Geology and Soils</b>			
<b>Impact 8.1.1 (AS)</b> The Alta Sierra project site is located in an area that would be subject to seismic hazards.	PS	<b>MM AS-8.1.1a</b> Prior to grading permit issuance, the project applicant shall provide a final Geotechnical Engineering Report to the Nevada County Building and Planning Departments that reflects the final site plan. The Building Department shall be responsible for reviewing the final site plan and final Geotechnical Engineering Report to ensure that they are consistent with both local and building code requirements.  <b>MM AS-8.1.1b</b> Prior to grading or building permit issuance, the developer shall include the grading	LS

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**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		and structural improvement design criteria recommendations of the Final Geotechnical Engineering Report as noted on improvement plans and incorporate those recommended actions into the final project design. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.	
<p><b>Impact 8.1.2 (AS)</b> Development of the Alta Sierra site could result in temporary erosion.</p>	PS	<p><b>MM AS-8.1.2a</b> Prior to issuance of grading permits, all grading and improvement plans shall include a note documenting the approved time of year for grading activities. Specifically, no grading shall occur after October 15 or before May 1 unless standard Building Department requirements are met for grading during the wet season.</p> <p><b>MM AS-8.1.2b</b> Prior to issuance of grading permits or improvement plans for all project-related grading including road construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:</p> <ol style="list-style-type: none"> <li>1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and</li> </ol>	LS

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		<p>Materials Pollution Control and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.</p> <p>2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.</p> <p>3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding native ecosystem.</p> <p>4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.</p>	
<p><b>Impact 8.1.3 (AS)</b> The Alta Sierra site may include soils that may be subject to expansion potential.</p>	<p>PS</p>	<p>Implement mitigation measures <b>MM AS-8.1.1a</b> and <b>MM AS-8.1.1b</b>.</p>	<p>LS</p>
<p><b>Impact 8.1.4(AS)</b> Wastewater treatment and disposal at the Alta Sierra site would rely through a septic system.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 8.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative geologic and soils impacts.</p>	<p>LCC</p>	<p>None required.</p>	<p>LCC</p>

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<b>Greenhouse Gas Emissions</b>			
<b>Impact 9.1.1(AS)</b> The Alta Sierra project would generate greenhouse gas emissions.	LCC	None required.	LCC
<b>Hazards and Hazardous Materials</b>			
<b>Impact 10.1.1 (AS)</b> Construction and occupancy of the Alta Sierra site would involve the use of hazardous materials.	LS	None required.	LS
<b>Impact 10.1.2 (AS)</b> Development of the Alta Sierra site would not encounter known hazardous materials contamination.	LS	None required.	LS
<b>Impact 10.1.3 (AS)</b> Development of the Alta Sierra site would not affect emergency response plans.	LS	None required.	LS
<b>Impact 10.1.4 (AS)</b> Development of the Alta Sierra site would result in a new building in a high fire hazard severity zone.	PS	MM AS-10.1.4 Prior to issuance of grading and building permits for the project, the County shall ensure the following is completed: <ol style="list-style-type: none"> <li>1. The applicant shall provide written verification to the Nevada County Consolidated Fire District of 1,500-gallons-per-minute (gpm) fire flow. A fire hydrant shall be installed on-site to supplement the existing hydrant on Alta Sierra Drive. The location of the hydrant shall be shown on project plans and shall be subject to Nevada County Consolidated Fire District approval.</li> <li>2. An approved fire sprinkler system shall be installed throughout the entire building to achieve the 1,500 gpm fire flow and shall be monitored by an approved fire alarm system.</li> <li>3. If alternative means of providing necessary fire flow are necessary, the applicant shall submit a plan to the Nevada County Consolidated Fire District for review and approval, and the County shall ensure project design incorporates the approved features.</li> </ol>	LS

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<p><b>Impact 10.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative hazards and hazardous materials impacts.</p>	<p>CC/S</p>	<p>Implement mitigation as follows:</p> <p>Alta Sierra project: None required.</p> <p>Penn Valley project: None required.</p> <p>Rough and Ready Highway project: Implement mitigation measures <b>MM RR-10.3.2a</b> and <b>MM RR-10.3.2b</b>.</p>	<p>LCC</p>
<p><b>Hydrology and Water Quality</b></p>			
<p><b>Impact 11.1.1 (AS)</b> Development of the Alta Sierra site would result in an increase in the rate and amount of stormwater runoff and would contribute urban pollutants to stormwater runoff.</p>	<p>PS</p>	<p><b>MM AS-11.1.1a</b> The construction and grading permits shall comply with the applicable NPDES regulations. Prior to grading permit issuance, obtain a General Permit for Storm Water Discharges Associated with the construction activity and provide a copy of the permit to the County Planning, Building and Public Works Departments. Grading plans shall include verification that an NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction. These measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. At no time shall heavy equipment operate in flowing water.</li> <li>2. Disturbed areas shall be graded to minimize surface erosion and siltation; bare areas will be covered with mulch; cleared areas will be revegetated with locally native erosion control seed mix.</li> <li>3. The contractor shall exercise every reasonable precaution from adding pollution to offsite</li> </ol>	<p>LS</p>

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**ES EXECUTIVE SUMMARY**

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		<p>waterways with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the offsite drainages and shall be collected and removed from the site.</p> <p>4. Erosion control measures shall be applied to all disturbed slopes. No invasive non-native grasses shall be used for erosion control, such as velvet grass or orchard grass. A combination of rice straw wattles, a mulch of native straw or certified weed-free straw, and a planting of native plant species is recommended.</p> <p>5. Silt fencing (or filter fabric) shall be used to catch any short-term erosion or sedimentation that may inadvertently occur. Silt-fencing should be installed well above the offsite drainages and extend beyond the construction zone if necessary. The use of standard straw is prohibited to avoid introduction of noxious weeds, such as star thistle.</p> <p>6. To minimize water quality impacts to Rattlesnake Creek or other offsite drainages after the project is complete, no direct discharge of runoff from newly constructed impervious surface will be allowed to flow directly to the drainage. Runoff from surfaces should be directed through storm water interceptors constructed at discharge points. These interceptors will remove oil, sediment, and other pollutants that might otherwise flow to downstream waterways.</p> <p><b>MM AS-11.1.1b</b> The following measures shall be required to reduce surface water drainage patterns, unless alternatives are approved that are</p>	

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		<p>recommended by the project’s geotechnical engineers, the California Regional Water Quality Control Board or the Department of Public Works that will provide substantially the same or better management of surface drainage:</p> <ol style="list-style-type: none"> <li>1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs-on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations are provided in a geotechnical engineering report outlined in mitigation measure MM AS-8.1.1b.</li> <li>2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material.</li> <li>3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations.</li> </ol> <p><b>MM AS-11.1.1c</b> Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in compliance with the design and analysis provided in the project specific Drainage Report prepared by TTG Engineers dated May 2016, and Sheet C2 date stamped March 30, 2015, which is to be kept on file with the Planning Department. Additionally, measures shall be incorporated into the improvement plans that</p>	

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**ES EXECUTIVE SUMMARY**

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		reduce the offsite drainage flows to pre-project conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps. County engineering staff shall review future construction plans to verify that the final design meet the requirements of this mitigation measure.	
<b>Impact 11.1.2 (AS)</b> Saturated soil and groundwater seepage may be present seasonally at the Alta Sierra site and the site would be served by an existing septic system, but the project would have minimal effect on groundwater amount and quality.	LS	None required.	LS
<b>Impact 11.4.1</b> Cumulative development, including the proposed projects, could affect water quality as a result of stormwater runoff containing pollutants.	LCC	None required.	LCC
<b>Impact 11.4.2</b> Cumulative development, including the proposed projects, in areas not served by a public wastewater system would result in an increase in the number of septic tanks, which can affect water quality.	LCC	None required.	LCC
<b>Impact 11.4.3</b> Cumulative development, including the proposed projects, could increase the rate and/or amount of stormwater discharged into local drainage systems and natural waterways, which could increase flood potential.	LCC	None required.	LCC
<b>Land Use and Planning</b>			
<b>Impact 12.1.1 (AS)</b> Development of the Alta Sierra site would not physically divide the surrounding community.	NI	None required.	NI
<b>Impact 12.1.2 (AS)</b> Development of the Alta Sierra site as proposed would be consistent with applicable land use plans, policies and regulations and would be compatible with the surrounding uses.	PS	Implement mitigation measures <b>MM AS-4.4.1c</b> and <b>MM AS-13.1.1</b> .  <b>MM AS-12.1.1</b> To minimize potential conflicts with existing traffic flow and the general peace and	LS

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		welfare of surrounding residents and commercial businesses, soil export activities are limited to non-peak traffic hours (9 a.m. to 4 p.m.), Monday through Friday only. Additionally, soil export activities must be completed within 21-day of issuance of the grading permits, unless justifiable unforeseen circumstances occur (e.g., long periods of inclement weather or equipment failure) where an extension to this time frame may be allowed by the Building Department. Following soil export activities, the temporary access on Little Valley Road shall be permanently closed off. Future grading plans shall include a Note that reflects the restricted duration, hours and days for soil export activities as well as the requirement to discontinue the use of the temporary access to Little Valley Road at the completion of soil export activities. Following the completion of the soil export activities, the developer shall notify the Planning Department to conduct a field visit to verify that the access to Little Valley Road has been permanently closed off.	
<b>Impact 12.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative land use impacts.	LCC	None required.	LCC
<b>Noise</b>			
<b>Impact 13.1.1 (AS)</b> Development of the Alta Sierra project site as proposed could expose sensitive receptors to stationary source noise levels in excess of established standards.	PS	<b>MM AS-13.1.1</b> To ensure project operational noise levels do not exceed the County’s Noise Standards, the project shall be conditioned to limit all truck deliveries to the Alta Sierra project site to between the daytime hours of 7:00 a.m. and 7:00 p.m. Store management shall be educated regarding these restricted delivery hours and a small non-illuminated sign not to exceed 4 square feet shall be posted in the delivery loading and unloading	LS

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		area outlining these restrictions. Prior to issuance of final occupancy, the Planning Department shall perform a site visit to ensure this mitigation measure has been implemented.	
<p><b>Impact 13.1.2 (AS)</b> Project construction would result in a temporary increase in ambient noise levels in the vicinity of the Alta Sierra project site.</p>	PS	<p><b>MM AS-13.1.2</b> The project applicant shall ensure through contract specifications that construction best management practices (BMPs) are implemented by contractors to reduce construction noise levels. Contract specifications shall be included in the construction document, which shall be reviewed by the County prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following:</p> <ul style="list-style-type: none"> <li>• Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction is permitted on Saturdays, Sundays, or legal holidays.</li> <li>• Ensure that construction equipment is properly muffled according to industry standards and is in good working condition.</li> <li>• Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and</li> </ul>	LS

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		portable equipment, shall be turned off when not in use for more than 5 minutes. <ul style="list-style-type: none"> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the County or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</li> </ul>	
<b>Impact 13.1.3 (AS)</b> Groundborne vibration levels associated with short-term construction activities at the Alta Sierra project site could exceed the applicable groundborne vibration criterion at adjacent commercial uses.	LS	None required.	LS
<b>Impact 13.1.4 (AS)</b> Implementation of the proposed project would not result in the exposure of sensitive receptors to excessive noise levels associated with airport operations.	LS	None required.	LS
<b>Impact 13.4.1</b> Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County would result in a cumulative increase in noise. However, compliance with the policies contained in the Noise Element would ensure that noise levels do not exceed applicable County noise standards.	LCC	None required.	LCC
<b>Public Services and Utilities</b>			
<b>Impact 14.1.1 (AS)</b> Development of the Alta Sierra project site as proposed would not substantially increase demand for public safety services and would not trigger the need for any new or expanded facilities.	LS	None required.	LS
<b>Impact 14.1.2 (AS)</b> The Alta Sierra project would increase demand for water supplies and water treatment capacity and would require construction of on- and off-site water conveyance improvements.	LS	No additional measures required.	LS

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<b>Impact 14.1.3 (AS)</b> The proposed Alta Sierra project includes a septic system, the construction of which could result in environmental impacts.	LS	No additional measures required.	LS
<b>Impact 14.1.4 (AS)</b> The proposed Alta Sierra project includes an on-site stormwater drainage system, construction of which could result in impacts to the physical environment.	LS	No additional measures required.	LS
<b>Impact 14.1.5 (AS)</b> Construction and operation of the Alta Sierra project would generate solid waste requiring collection and disposal.	PS	<b>MM AS-14.1.5</b> Prior to issuance of grading or building permits, the following shall be included as a Note on those plans: Toxic waste materials (ammunition, asbestos, biohazards, compressed gas cylinders, explosives, radioactive materials, treated wood waste, and medications) are not accepted at the McCourtney Road Transfer Station and if encountered during construction, shall be properly disposed of in compliance with existing regulations and at appropriate facilities. The County Department of Public Works-Solid Waste Division (organic waste) and Environmental Health Department (industrial toxic waste) are the local agencies with oversight over the disposal of these materials. Should the developer encounter these materials during grading or construction activities, the developer shall consult with these agencies to determine the appropriate methods for disposal and the appropriate facilities where these materials can be disposed.	LS
<b>Impact 14.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County could result in the need to expand or construct new public safety facilities in order to maintain adequate service levels.	LCC	None required.	LCC
<b>Impact 14.4.2</b> Sufficient water supplies and water treatment facility capacity would be available to serve projected cumulative growth in western Nevada County.	LCC	None required.	LCC

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<b>Impact 14.4.3</b> Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, could result in the need to construct new water, wastewater, storm drainage, or solid waste facilities in order to maintain adequate service levels.	LCC	None required.	LCC
<b>Impact 14.4.4</b> Existing solid waste transfer and disposal facilities have sufficient capacity to accommodate anticipated growth in western Nevada County.	LCC	None required.	LCC
<b>Traffic and Transportation</b>			
<b>Impact 15.1.1(AS)</b> Implementation of the proposed Alta Sierra project would increase vehicular traffic on the local roadway system, potentially degrading intersection operations.	LS	None required.	LS
<b>Impact 15.1.2(AS)</b> Development of the Alta Sierra project site could introduce incompatible uses that could affect safety on roadways and could negatively affect emergency access in the project vicinity.	PS	<p><b>MM AS-15.1.2a</b> No objects or vegetation along the project site’s frontage area along the north and south sides of Alta Sierra Drive shall exceed the maximum height of 18 inches to ensure a clear line of sight from the property driveway onto Alta Sierra Drive. The project’s landscape plan shall be reviewed by Nevada County Planning Department staff prior to approval of a building permit to ensure the plan conforms to this restriction.</p> <p>In addition, the project applicant shall perform brush clearing and trimming up or down of trees and shrubs and maintenance within this area to ensure a clear line of sight prior to project operation. The project applicant shall coordinate with the Nevada County Public Works Department regarding the extent of clearing and trimming necessary and shall obtain a standard encroachment permit from the County prior to initiating work within the public right-of-way.</p> <p><b>MM AS-15.1.2b</b> Unless and until Alta Sierra Drive is designated a Surface Transportation</p>	LS

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**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Assistance Act (STAA) route, STAA delivery trucks shall be prohibited from accessing the project site.</p> <p><b>MM AS-15.1.2c</b> To improve the operational safety of truck delivery and customer access to the site, the developer shall modify their north side curb by either shifting (flaring) it to the north or increasing the curb radius to improve truck turning so that an outbound truck can successfully turn onto Alta Sierra Drive without encroaching into the opposing lane. The developer shall submit final improvement plans to the Department of Public Works that reflect the revised design, subject to approval of the Department of Public Works, as a part of their encroachment permit review.</p>	
<p><b>Impact 15.1.3(AS)</b> Development of the Alta Sierra project site as proposed would not result in the need for private or public road maintenance or for new roads.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 15.1.4(AS)</b> Development of the Alta Sierra project site would have no effect on existing pedestrian, bicycle, or transit circulation in the area and would not conflict with adopted plans regarding alternative transportation.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 15.1.5(AS)</b> Construction at the Alta Sierra project site would not have substantial effects on pedestrian, bicycle, or transit circulation in the area.</p>	<p>PS</p>	<p><b>MM AS-15.1.5</b> Prior to the issuance of a grading permit for the Alta Sierra project site, a Construction Traffic Control Plan (CTCP) shall be submitted for review and approval by the Nevada County Public Works Department. The CTCP shall include a schedule of construction, the types of trucks accessing the site, and anticipated methods of handling traffic during construction activities to ensure the safe flow of traffic, pedestrian/bicycle crossing, and adequate emergency access, including maintaining an open lane for motorized and non-motorized travel at all times. All traffic</p>	<p>LS</p>

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		control measures shall conform to County and Caltrans standards, as applicable.  Implement mitigation measure <b>MM AS-12.1.1.</b>	
<p><b>Impact 15.4.1</b> When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed Alta Sierra project would contribute to cumulative traffic volumes. However, this increase would not result in impacts to level of service and operations.</p>	LCC	None required.	LCC

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**TABLE ES-3  
PENN VALLEY PROJECT: SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
<b>Aesthetics</b>			
<p><b>Impact 4.2.1(PV)</b> Development of the Penn Valley project site as proposed would convert vacant land to commercial development. Such a conversion would fundamentally alter the visual character of a portion of the site.</p>	LS	None required.	LS
<p><b>Impact 4.2.2(PV)</b> Development of the Penn Valley project site as proposed would introduce new sources of light and glare.</p>	PS	<p><b>MM PV-4.2.2a</b> Prior to building permit issuance, the developer shall submit a final Site Lighting Plan/Photometric Detail that demonstrates that all light spill will be retained on the project site. Potential methods for reducing light trespass onto neighboring roads and properties include replacing the 400-watt parking lot light fixtures located on the south and east with light fixtures of lesser wattage, and/or providing additional screening of those features, and/or moving light poles farther into the interior of the site. The developer shall install and maintain all lighting consistent with the approved Final Site Lighting Plan. Prior to issuance of final occupancy, the Planning Department shall perform a site visit, during the dark hours, to verify that the installed lighting does not trespass onto neighboring roads or properties.</p> <p><b>MM PV-4.2.2b</b> All lighting for advertising must meet the County Lighting and Signage Ordinance requirements. Internally illuminated signage shall be prohibited. All lighting for exterior signage or advertising shall be top mounted light fixtures which shine light downward directly onto the sign. Said lighting shall be fully shielded consistent with International Dark Sky standards. Prior to building permit issuance, the applicant shall submit a final</p>	LS

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		signage plan that eliminates any reference to internally lighted signage and provides details for establishing top mounted lighting for both the monument and wall signs. Additionally, any proposed sign lighting shall be shown and taken into account in the photometric detail in the revised project site lighting plan as required by mitigation measure MM PV-4.2.2a. Prior to issuance of final occupancy, the Planning Department shall perform a site inspection to ensure that the sign lighting is installed consistent with this mitigation measure and the County Zoning Code standards.	
<p><b>Impact 4.4.2(PV)</b> The Penn Valley project site is located in an area developed with similar commercial uses along a major corridor. Cumulative development would contribute to the ongoing transition of the area to urban uses. Compliance with existing development standards and applicable design guidelines would reduce cumulative aesthetic and lighting impacts.</p>	LCC	None required.	LCC
<b>Air Quality</b>			
<p><b>Impact 5.2.1(PV)</b> Construction activities associated with the Penn Valley site such as clearing, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would temporarily affect local air quality for adjacent land uses.</p>	PS	<p><b>MM PV-5.2.1a</b> The construction contractor shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating the following:</p> <ul style="list-style-type: none"> <li>• All off-road equipment (portable and mobile) meets or is cleaner than Tier 2 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements.</li> <li>• Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule 202, Visible Emissions.</li> </ul>	LS

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ES EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>• The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>• Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators (i.e. diesel generators), where feasible.</li> <li>• Deliveries of construction materials shall be scheduled to direct traffic flow to avoid the peak hours of 7:00–9:00 AM and 4:00–6:00 PM.</li> <li>• The primary contractor shall use architectural coatings for the proposed structure that have a volatile organic compound (VOC) content no greater than 50 grams per liter of VOC.</li> </ul> <p><b>MM PV-5.2.1b</b> To reduce impacts of short-term construction, the applicant shall obtain NSAQMD approval of a Dust Control Plan (DCP) which shall include, but not be limited to, the standards provided below to the satisfaction of the NSAQMD. Prior to issuance of grading permits,</p>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>the developer shall provide a copy of the approved DCP to the County Planning and Building Department and shall include the requirements of DCP as notes on all construction plans. The Building Department shall verify that the requirements of the DCP are being implemented during grading inspections.</p> <p>Alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.</p> <ol style="list-style-type: none"> <li>1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.</li> <li>2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.</li> <li>3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.</li> <li>4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.</li> <li>5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.</li> <li>6. All inactive disturbed portions of the development site shall be covered, seeded or</li> </ol>	

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		<p>watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.</p> <p>7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.</p> <p>8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to removed excessive accumulation of silt and/or mud which may have resulted from activities at the project site.</p> <p>9. If serpentine or ultramafic rock is discovered during grading or construction the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.</p> <p><b>MM PV-5.2.1c</b> To ensure that the project will not result in the significant generation of VOCs, all architectural coatings shall utilize low-VOC paint (no greater than 50g/L VOC). Prior to building permit issuance, the developer shall submit their list of low-VOC coatings to the NSAQMD for review and approval. The developer shall then provide written verification from NSAQMD that all architectural coatings meet NSAQMD thresholds to be considered "low-VOC." Finally, all building plans shall include a note documenting which low-VOC architectural coatings will be used in construction.</p>	
<p><b>Impact 5.2.2(PV)</b> The Penn Valley project would not result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards.</p>	<p>PS</p>	<p><b>MM PV-5.2.2</b> The project applicant shall obtain an Authority to Construct Permit from NSAQMD for any source of air contaminants that exist after construction that is not exempt from District permit requirements. All requirements of</p>	<p>LS</p>

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		this permit shall be incorporated into standard operating procedure manuals or materials for the project. Prior to issuance of final occupancy, the developer shall submit written proof (i.e. a letter from NSAQMD and a copy of the permit) to the County Planning and Building Department documenting that they have obtained said permit from NSAQMD.	
<b>Impact 5.2.3(PV)</b> The Penn Valley project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.	LS	None required.	LS
<b>Impact 5.2.4(PV)</b> The proposed Penn Valley project would not result in increased exposure of existing sensitive land uses to construction-source pollutant concentrations that would exceed applicable standards.	LS	None required.	LS
<b>Impact 5.2.5(PV)</b> Operation of the Penn Valley project would not result in increased exposure of existing or planned sensitive land uses to operational-source toxic air contaminant emissions (i.e., diesel PM).	LS	None required.	LS
<b>Impact 5.2.6(PV)</b> The proposed Penn Valley project would not include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor.	NI	None required.	NI
<b>Impact 5.4.1</b> The proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in the Mountain Counties Air Basin, would contribute to cumulative increases in emissions of ozone-precursor pollutants (ROG and NO <sub>x</sub> ) and PM <sub>10</sub> that could contribute to future concentrations of ozone and PM <sub>10</sub> , for which the region is currently designated nonattainment.	CC/S	Implement mitigation as follows:  Alta Sierra project: Implement mitigation measure <b>MM AS-5.1.1a</b> .  Penn Valley project: Implement mitigation measure <b>MM PV-5.2.1a</b> .  Rough and Ready Highway project: Implement mitigation measure <b>MM RR-5.3.1a</b> .	LCC
<b>Biological Resources</b>			
<b>Impact 6.2.1(PV)</b> The project site does not provide suitable habitat for any special status plant species that may occur in the vicinity.	NI	None required.	NI

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 6.2.2(PV)</b> Project related activities could result in loss of nesting habitat for raptors and other birds protected by the MTBA.</p>	<p>PS</p>	<p><b>MM PV-6.2.2</b> If construction is proposed during the breeding season (February–August), a focused survey for raptors and other migratory bird nests shall be conducted within 14 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation with and approval by the California Department of Fish and Wildlife. Trees containing nests or cavities that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to January). If no active nests are found during the focused survey, no further mitigation will be required. To the extent feasible, necessary tree removal should occur outside of the typical nesting season to minimize or avoid adverse effects to all nesting birds.</p>	<p>LS</p>
<p><b>Impact 6.2.3(PV)</b> Project-related activities could impact western pond turtle.</p>	<p>PS</p>	<p><b>MM PV-6.2.3</b> Within 48 hours prior to any disturbance within suitable habitat for western pond turtle, proposed disturbance areas shall be surveyed for this presence of this species by a qualified biologist. Surveys of the area shall be repeated if a lapse in construction activity of two weeks or greater occurs. If the species is detected, individuals shall be relocated to a suitable site within the same drainage by a qualified biologist. If the species is detected during the pre-construction survey, a monitoring biologist will be onsite during initiation of construction activities to ensure that no turtles are present during the onset of disturbance activities. If a western pond turtle is encountered during construction, activities shall cease until appropriate corrective measures have</p>	<p>LS</p>

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		been implemented or it has been determined that the turtle will not be harmed. Any trapped, injured, or killed western pond turtles shall be reported immediately to the CDFW.	
<p><b>Impact 6.2.4(PV)</b> One stream and associated wetlands that are considered Waters of the U.S. are present onsite. A portion of these features will be impacted by the project.</p>	PS	<p><b>MM PV-6.2.4</b> The following measures shall be implemented prior to or during construction, as appropriate.</p> <ul style="list-style-type: none"> <li>• The project applicant shall either obtain a qualified biologist to conduct a preliminary delineation or shall resubmit the expired jurisdictional determination for reverification from the USACE.</li> <li>• Prior to initiation of construction activities within jurisdictional features, construction best management practices (BMPs) shall be employed on-site to prevent degradation to on-site and off-site waters of the United States. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering jurisdictional features, as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities and shall remain until construction activities are completed. All erosion control methods shall be maintained until all on-site soils are stabilized. BMPs include, but are not limited to:               <ul style="list-style-type: none"> <li>a) Minimize the number and size of work areas for equipment and spoil storage sites in the vicinity of the stream. Place staging areas and other work areas outside of the 50-foot and 100-foot non-disturbance buffers.</li> <li>b) The contractor shall exercise reasonable precaution to protect this stream, wetlands, and</li> </ul> </li> </ul>	LS

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>adjacent non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutant such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.</p> <p>c) No equipment for vehicle maintenance or refueling shall occur within the 50-foot and 100-foot non-disturbance buffers. The contractor shall immediately contain and clean up any petroleum or other chemical spills with absorbent materials such as sawdust or kitty litter. For other hazardous materials, follow the cleanup instruction on the label.</p> <p>d) Exposed bare soil along the stream embankment and including non-disturbance buffer should be protected against loss from erosion by the seeding of an erosion control mixture and restored with native grasses and mulching. Non-native species that are known to invade with lands, such as orchard grass, velvet grass, rose clover, winter and spring vetch, and wild oats should not be used as they displace native species. The contractor shall follow the permit requirements obtained from the USACE and Central Valley Regional Water Quality Control Board before, during, and after construction.</p> <ul style="list-style-type: none"> <li>• Standard staging area practices for sediment-tracking reduction shall be implemented where necessary and may include vehicle washing and street sweeping.</li> </ul>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>• All exposed/disturbed areas and access points left barren of vegetation as a result of construction activities shall be restored at the end of construction using locally native grass seeds, locally native grass plugs, and/or a mix of quick-growing sterile non-native grass with locally native grass seeds. Seeded areas shall be covered with broadcast straw and/or jute netted (monofilament erosion blankets are not permitted).</li> <li>• Protective silt fencing shall be installed between the adjacent wetland habitats and the construction area limits to prevent accidental disturbance during construction and to protect water quality within the aquatic habitats during construction.</li> <li>• The County shall ensure there is no net loss of wetlands or other waters of the United States through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction.</li> <li>• The applicant shall ensure no net loss of wetlands. Impacts on any wetland permanently or temporarily affected by the proposed project shall be offset through the dedication of mitigation credit(s) within a USACE-approved mitigation bank or through the payment of in-lieu fees to an approved conservation bank.</li> <li>• Construction periods shall be limited to periods of extended dry weather and dry summer seasons.</li> </ul>	

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		<ul style="list-style-type: none"> <li>• No fill or dredge material will enter or be removed from the stream channel during construction or thereafter.</li> <li>• Use appropriate machinery and equipment to limit disturbance in the area.</li> <li>• No dewatering of the stream will occur during construction or thereafter.</li> </ul>	
<b>Impact 6.2.5(PV)</b> The proposed project would not interfere with the movement of native resident or migratory wildlife species.	LS	None required.	LS
<b>Impact 6.2.6(PV)</b> Development of the project area would not result in the loss of protected trees or landscape grove or conflict with the Nevada County General Plan related to tree protection.	NI	None required.	NI
<b>Impact 6.2.7(PV)</b> The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	PS	Implement mitigation measure <b>MM PV-6.2.4.</b>	LS
<b>Impact 6.4.1</b> Cumulative development of the proposed projects could affect biological resources.	CC/S	Implement mitigation as follows:  Alta Sierra project: Implement mitigation measures <b>MM AS-6.1.3a</b> through <b>MM AS-6.1.3e</b>  Penn Valley project: Implement mitigation <b>MM PV-6.2.4.</b>  Rough and Ready Highway project: None required.	LCC
<b>Cultural Resources</b>			
<b>Impact 7.2.1 (PV)</b> No historic properties would be affected by development of the Penn Valley project site.	NI	None required.	NI
<b>Impact 7.2.2 (PV)</b> Ground-disturbing construction activities associated with development of the Penn Valley project site could inadvertently damage previously undiscovered archaeological and tribal resources.	PS	<b>MM PV-7.2.2</b> In the event cultural materials or human remains are discovered during project construction, the construction contractor shall halt work and contact the appropriate agencies. All equipment operators and persons involved in any	LS

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		form of ground disturbance at any phase of project improvements shall be advised of the possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately within 200 feet of the suspected resource e and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for the project.	
<b>Impact 7.2.3 (PV)</b> Ground disturbing construction activities associated with development of the Penn Valley project site could inadvertently disturb human remains. Compliance with existing regulations would ensure proper management of any discovered human remains.	PS	Implement mitigation measure <b>MM PV-7.2.2.</b>	LS
<b>Impact 7.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative cultural resource impacts.	LCC	None required.	LCC
<b>Geology and Soils</b>			
<b>Impact 8.2.1 (PV)</b> The Penn Valley project site is located in an area that would be subject to seismic hazards.	PS	<b>MM PV-8.2.1a</b> Prior to grading permit issuance, the project applicant shall provide a final Geotechnical Engineering Report to the Nevada County Building and Planning Departments that reflects the final site plan. The Building Department shall be responsible for reviewing the	LS

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>final site plan and final Geotechnical Engineering Report to ensure that they are consistent with both local and building code requirements.</p> <p><b>MM PV-8.2.1b</b> Prior to grading or building permit issuance, the developer shall include the grading and structural improvement design criteria recommendations of the Final Geotechnical Engineering Report as notes on improvement plans and incorporate those recommended actions into the final project design. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.</p>	
<p><b>Impact 8.2.2 (PV)</b> Development of the Penn Valley site could result in temporary erosion.</p>	<p>PS</p>	<p><b>MM PV-8.2.2a</b> Prior to issuance of grading permits, all grading and improvement plans shall include a note documenting the approved time of year for grading activities. Specifically, no grading shall occur after October 15 or before May 1 unless standard Building Department requirements are met for grading during the wet season.</p> <p><b>MM PV-8.2.2b</b> Prior to issuance of grading permits or improvement plans for all project-related grading including road construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:</p> <ol style="list-style-type: none"> <li>1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water</li> </ol>	<p>LS</p>

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		<p>Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.</p> <p>2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.</p> <p>3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding ecosystem.</p> <p>4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.</p>	
<p><b>Impact 8.2.3 (PV)</b> The Penn Valley site may include soils that may be subject to expansion potential.</p>	<p>PS</p>	<p>Implement mitigation measures <b>MM PV-8.2.1a</b> and <b>MM PV-8.2.1b</b>.</p>	<p>LS</p>
<p><b>Impact 8.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative geologic and soils impacts.</p>	<p>LCC</p>	<p>None required.</p>	<p>LCC</p>

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<b>Greenhouse Gas Emissions</b>			
<b>Impact 9.2.1(PV)</b> The Penn Valley project would generate greenhouse gas emissions	LCC	None required.	LS
<b>Hazards and Hazardous Materials</b>			
<b>Impact 10.2.1 (PV)</b> Construction and occupancy of the Penn Valley site would involve the use of hazardous materials.	LS	None required.	LS
<b>Impact 10.2.2 (PV)</b> Development of the Penn Valley site would not encounter known hazardous materials contamination.	LS	None required.	LS
<b>Impact 10.2.3 (PV)</b> Development of the Penn Valley site would not affect emergency response plans.	LS	None required.	LS
<b>Impact 10.2.4 (PV)</b> Development of the Penn Valley site would result in a new building in a moderate fire hazard severity zone.	PS	<p><b>MM PV-10.2.4</b> Prior to issuance of grading and building permits for the project, the County shall ensure the following is completed:</p> <ol style="list-style-type: none"> <li>1. The applicant shall provide 180,000 gallons of water to provide the minimum fire flow of 1,500 gallons per minute. Prior to installation, the applicant shall provide a plan to the Penn Valley Fire Protection District for review and approval that demonstrates that minimum fire flow is being met and how any onsite water supply tanks integrate with the Nevada Irrigation District (NID) system to ensure adequate fire flow. Minimum fire flow may be met through a combination of existing NID water, underground water storage tanks with a rated fire pump, hydrant, and post indicator valve for the fire sprinkler system.</li> <li>2. An approved fire sprinkler system shall be installed throughout the entire building and shall be monitored by an approved fire alarm system.</li> </ol>	LS

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<p><b>Impact 10.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative hazards and hazardous materials impacts.</p>	<p>CC/S</p>	<p>Implement mitigation as follows:</p> <p>Alta Sierra project: None required.</p> <p>Penn Valley project: None required.</p> <p>Rough and Ready Highway project: Implement mitigation measures <b>MM RR-10.3.2a</b> and <b>MM RR-10.3.2b</b>.</p>	<p>LCC</p>
<p><b>Hydrology and Water Quality</b></p>			
<p><b>Impact 11.2.1 (PV)</b> Development of the Penn Valley site would result in an increase in the rate and amount of stormwater runoff and would contribute urban pollutants to stormwater runoff.</p>	<p>PS</p>	<p><b>MM PV-11.2.1a</b> The construction and grading permits shall comply with the applicable NPDES regulations. Prior to grading permit issuance, obtain a General Permit for Storm Water Discharges Associated with the construction activity and provide a copy of the permit to the County Planning, Building and Public Works Departments. Grading plans shall include verification that an NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction. These measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. At no time shall heavy equipment operate in flowing water.</li> <li>2. Disturbed areas shall be graded to minimize surface erosion and siltation; bare areas will be covered with mulch; cleared areas will be revegetated with locally native erosion control seed mix.</li> <li>3. The contractor shall exercise every reasonable precaution from adding pollution to offsite waterways with fuels, oils, bitumen, calcium chloride, and other harmful materials.</li> </ol>	<p>LS</p>

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**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the offsite drainages and shall be collected and removed from the site.</p> <p>4. Erosion control measures shall be applied to all disturbed slopes. No invasive non-native grasses shall be used for erosion control, such as velvet grass or orchard grass. A combination of rice straw wattles, a mulch of native straw or certified weed-free straw, and a planting of native plant species is recommended.</p> <p>5. Silt fencing (or filter fabric) shall be used to catch any short-term erosion or sedimentation that may inadvertently occur. Silt-fencing should be installed well above the offsite drainages and extend beyond the construction zone if necessary. The use of standard straw is prohibited to avoid introduction of noxious weeds, such as star thistle.</p> <p>6. To minimize water quality impacts to Squirrel Creek or other offsite drainages after the project is complete, no direct discharge of runoff from newly constructed impervious surface will be allowed to flow directly to the drainage. Runoff from surfaces should be directed through storm water interceptors constructed at discharge points. These interceptors will remove oil, sediment, and other pollutants that might otherwise flow to downstream waterways.</p> <p><b>MM PV-11.2.1b</b> The following measures shall be required to reduce surface water drainage patterns, unless alternatives are approved that are recommended by the project's geotechnical engineers, the California Regional Water Quality</p>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Control Board or the Department of Public Works that will provide substantially the same or better management of surface drainage:</p> <ol style="list-style-type: none"> <li>1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs-on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations are provided in a geotechnical engineering report outlined in mitigation measure MM PV-8.2.1b.</li> <li>2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material.</li> <li>3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations.</li> </ol> <p><b>MM PV-11.2.1c</b> Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in compliance with the design and analysis provided in the project specific Drainage Report prepared by TTG Engineers dated March 2016, and Sheet C2 date stamped February 2, 2016, which is to be kept on file with the Planning Department. Additionally, measures shall be incorporated into the improvement plans that reduce the offsite drainage flows to pre-project</p>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps. County engineering staff shall review future construction plans to verify that the final design meet the requirements of this mitigation measure.	
<b>Impact 11.1.2 (PV)</b> Saturated soil and groundwater seepage may be present seasonally at the Penn Valley site, but the project would have minimal effect on groundwater amount and quality.	LS	None required.	LS
<b>Impact 11.4.1</b> Cumulative development, including the proposed projects, could affect water quality as a result of stormwater runoff containing pollutants.	LCC	None required.	LCC
<b>Impact 11.4.2</b> Cumulative development, including the proposed projects, in areas not served by a public wastewater system would result in an increase in the number of septic tanks, which can affect water quality.	LCC	None required.	LCC
<b>Impact 11.4.3</b> Cumulative development, including the proposed projects, could increase the rate and/or amount of stormwater discharged into local drainage systems and natural waterways, which could increase flood potential.	LCC	None required.	LCC
<b>Land Use and Planning</b>			
<b>Impact 12.2.1 (PV)</b> Development of the Penn Valley site as proposed would not physically divide the surrounding community.	NI	None required.	NI
<b>Impact 12.2.2 (PV)</b> Development of the Penn Valley site as proposed would be consistent with applicable land use plans, policies and regulations and would be compatible with the surrounding uses.	LS	None required.	LS

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
<b>Impact 12.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative land use impacts.	LCC	None required.	LCC
<b>Noise</b>			
<b>Impact 13.2.1 (PV)</b> The proposed project could expose sensitive receptors to stationary sources of noise in excess of established standards.	PS	<b>MM PV-13.2.1</b> To ensure project operational noise levels do not exceed the County's Noise Standards, the project shall be conditioned to limit all truck deliveries to the Penn Valley project site to between the daytime hours of 7:00 a.m. and 7:00 p.m. Store management shall be educated regarding these restricted delivery hours and a small non-illuminated sign not to exceed 4 square feet shall be posted in the delivery loading and unloading area outlining these restrictions. Prior to issuance of final occupancy, the Planning Department shall perform a site visit to ensure this mitigation measure has been implemented.	LS
<b>Impact 13.2.2 (PV)</b> Project construction would result in a temporary increase in ambient noise levels in the vicinity of the Penn Valley project site.	PS	<b>MM PV-13.2.2</b> The project applicant shall ensure through contract specifications that construction best management practices (BMPs) are implemented by contractors to reduce construction noise levels. Contract specifications shall be included in the construction document, which shall be reviewed by the County prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following: <ul style="list-style-type: none"> <li>• Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction is permitted on Saturdays, Sundays, or legal holidays.</li> <li>• Ensure that construction equipment is properly muffled according to industry standards and is in good working condition.</li> </ul>	LS

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		<ul style="list-style-type: none"> <li>• Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.</li> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the County or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</li> </ul>	
<p><b>Impact 13.2.3 (PV)</b> Groundborne vibration levels associated with short-term construction activities at the Penn Valley project site would not exceed the applicable groundborne vibration criterion at adjacent land uses.</p>	LS	None required.	LS
<p><b>Impact 13.2.4 (PV)</b> Implementation of the proposed project would not result in the exposure of sensitive receptors to excessive noise levels associated with airport operations.</p>	LS	None required.	LS
<p><b>Impact 13.4.1</b> Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County would result</p>	LCC	None required.	LCC

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in a cumulative increase in noise. However, compliance with the policies contained in the Noise Element would ensure that noise levels do not exceed applicable County noise standards.			
<b>Public Services and Utilities</b>			
<b>Impact 14.2.1 (PV)</b> Development of the Penn Valley project site as proposed would not substantially increase demand for public safety services and would not trigger the need for any new or expanded facilities.	LS	None required.	LS
<b>Impact 14.2.2 (PV)</b> The Penn Valley project would increase demand for water supplies and water treatment capacity and would require construction of on- and off-site water conveyance improvements.	LS	No additional measures required.	LS
<b>Impact 14.2.3 (PV)</b> The proposed Penn Valley project would connect to a public sewer system, but would include an onsite effluent holding tank and associated improvements, the construction of which could result in impacts to the physical environment.	LS	No additional measures required.	LS
<b>Impact 14.2.4 (PV)</b> The proposed Penn Valley project includes an on-site stormwater drainage system, construction of which could result in impacts to the physical environment.	LS	No additional measures required.	LS
<b>Impact 14.2.5 (PV)</b> Construction and operation of the Penn Valley project would generate solid waste requiring collection and disposal.	PS	<b>MM PV-14.2.5</b> Prior to issuance of grading or building permits the following shall be included as a Note on those plans: Toxic waste materials (ammunition, asbestos, biohazards, compressed gas cylinders, explosives, radioactive materials, treated wood waste, and medications) are accepted at the McCourtney Road Transfer Station and if encountered during construction, shall be properly disposed of in compliance with existing regulations and at appropriate facilities. The County Department of Public Works-Solid Waste Division (organic waste) and Environmental Health Department (industrial toxic waste) are the local agencies with oversight over the disposal of these materials. Should the developer encounter these materials during grading or construction activities, the developer shall consult with these	LS

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		agencies to determine the appropriate methods for disposal and the appropriate facilities where these materials can be disposed.	
<b>Impact 14.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County could result in the need to expand or construct new public safety facilities in order to maintain adequate service levels.	LCC	None required.	LCC
<b>Impact 14.4.2</b> Sufficient water supplies and water treatment facility capacity would be available to serve projected cumulative growth in western Nevada County.	LCC	None required.	LCC
<b>Impact 14.4.3</b> Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, could result in the need to construct new water, wastewater, storm drainage, or solid waste facilities in order to maintain adequate service levels.	LCC	None required.	LCC
<b>Impact 14.4.4</b> Existing solid waste transfer and disposal facilities have sufficient capacity to accommodate anticipated growth in western Nevada County.	LCC	None required.	LCC
<b>Traffic and Transportation</b>			
<b>Impact 15.2.1(PV)</b> Implementation of the proposed Penn Valley project would increase vehicular traffic on the local roadway system, potentially degrading intersection operations.	LS	None required.	LS
<b>Impact 15.2.2(PV)</b> Development of the Penn Valley project site could introduce incompatible uses that could affect safety on roadways and could negatively affect emergency access in the project vicinity.	PS	<b>MM PV-15.2.2a</b> No objects or vegetation within the site's frontage along the north side of the Post Office Driveway/project access at Penn Valley Drive shall exceed the maximum height of 18 inches to ensure a clear line of sight. The project applicant shall perform brush clearing and tree trimming within this area in consultation with the Nevada County Public Works and Planning Departments prior to operation. No topping of oak trees shall be permitted. The applicant shall obtain a standard encroachment permit from the County	LS

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		<p>prior to initiating work within the public right-of-way.</p> <p><b>MM PV-15.2.2b</b> Unless and until Penn Valley Drive is designated a STAA Route, STAA delivery trucks shall be prohibited from accessing the project site.</p>	
<p><b>Impact 15.2.3(PV)</b> Development of the Penn Valley project site as proposed would not result in the need for private or public road maintenance or for new roads.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 15.2.4(PV)</b> Development of the Penn Valley project site would have no substantial effects on pedestrian, bicycle, or transit circulation in the area and would not conflict with adopted plans regarding alternative transportation.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 15.2.5(PV)</b> Construction at the Penn Valley project site would not have substantial effects on pedestrian, bicycle, or transit circulation in the area.</p>	<p>PS</p>	<p><b>MM PV-15.2.5</b> Prior to the issuance of a grading permit for the Penn Valley project site, a Construction Traffic Control Plan (CTCP) shall be submitted for review and approval by the Nevada County Public Works Department. The CTCP shall include a schedule of construction, the types of trucks accessing the site, and anticipated methods of handling traffic during construction activities to ensure the safe flow of traffic, pedestrian/bicycle crossing, and adequate emergency access, including maintaining an open lane for motorized and non-motorized travel at all times. All traffic control measures shall conform to County and Caltrans standards, as applicable.</p>	<p>LS</p>
<p><b>Impact 15.5.1(PV)</b> When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed Penn Valley project would contribute to cumulative traffic volumes that result in impacts to level of service and operations.</p>	<p>LCC</p>	<p>None required.</p>	<p>LCC</p>

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**TABLE ES-4  
ROUGH AND READY HIGHWAY PROJECT: SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
<b>Aesthetics</b>			
<p><b>Impact 4.3.1(RR)</b> Development of the Rough and Ready Highway project site as proposed would maintain the existing commercial use but at a greater scale. Given the rural residential character of the surrounding area this conversion would be considered to substantially degrade the visual character of the project area.</p>	S	None available.	SU
<p><b>Impact 4.3.2(RR)</b> Development of the Rough and Ready Highway project site as proposed would introduce new sources of light and glare.</p>	PS	<p><b>MM RR-4.3.2a</b> Prior to building permit issuance, the developer shall submit a final Site Lighting Plan/Photometric Detail that demonstrates that all light spill will be retained on the project site. Potential methods for reducing light trespass onto neighboring roads and properties include light fixtures of lesser wattage, and/or providing additional screening of those features, and/or moving light poles farther into the interior of the site. The developer shall install and maintain all lighting consistent with the approved Final Site Lighting Plan. Prior to issuance of final occupancy, the Planning Department shall perform a site visit, during the dark hours, to verify that the installed lighting does not trespass onto neighboring roads or properties.</p> <p><b>MM RR-4.3.2b</b> All lighting for advertising must meet the County Lighting and Signage Ordinance requirements. Internally illuminated signage shall be prohibited. All lighting for exterior signage or advertising shall be top mounted light fixtures which shine light downward directly onto the sign. Said lighting shall be fully shielded consistent with International Dark Sky standards. Prior to</p>	LS

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		building permit issuance, the applicant shall submit a final signage plan that eliminates any reference to internally lighted signage and provides details for establishing top mounted lighting for both the monument and wall signs. Additionally, any proposed sign lighting shall be shown and taken into account in the photometric detail in the revised project site lighting plan as required by mitigation measure MM RR-4.3.2a. Prior to issuance of final occupancy, the Planning Department shall perform a site inspection to ensure that the sign lighting is installed consistent with this mitigation measure and the County Zoning Code standards.	
<p><b>Impact 4.4.3(RR)</b> The Rough and Ready Highway project site is located in an area dominated by rural residential development and open space. Cumulative development in the area would substantially alter the existing visual character of the area and generate substantial new light or glare.</p>	CC/S	None available.	CC/SU
<b>Air Quality</b>			
<p><b>Impact 5.3.1(RR)</b> Construction activities associated with the Rough and Ready site such as clearing, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would temporarily affect local air quality for adjacent land uses.</p>	PS	<p><b>MM RR-5.3.1a</b> The construction contractor shall submit to the NSAQMD for approval an Off-Road Construction Equipment Emission Reduction Plan prior to ground breaking demonstrating the following:</p> <ul style="list-style-type: none"> <li>All off-road equipment (portable and mobile) meets or is cleaner than Tier 2 engine emission specifications unless prior written approval for any exceptions is obtained from the NSAQMD. Note that all off-road equipment must meet all applicable state and federal requirements.</li> </ul>	LS

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		<ul style="list-style-type: none"> <li>• Emissions from on-site construction equipment shall comply with NSAQMD Regulation II, Rule 202, Visible Emissions.</li> <li>• The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use (as required by California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>• Existing power sources (e.g., power poles) or clean fuel generators shall be utilized rather than temporary power generators (i.e. diesel generators), where feasible.</li> <li>• Deliveries of construction materials shall be scheduled to direct traffic flow to avoid the peak hours of 7:00–9:00 AM and 4:00–6:00 PM.</li> <li>• The primary contractor shall use architectural coatings for the proposed structure that have a volatile organic compound (VOC) content no greater than 50 grams per liter of VOC.</li> </ul>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><b>MM RR-5.3.1b</b> To reduce impacts of short-term construction, the applicant shall obtain NSAQMD approval of a Dust Control Plan (DCP) which shall include, but not be limited, to, the standards provided below to the satisfaction of the NSAQMD. Prior to issuance of grading permits, the developer shall provide a copy of the approved DCP to the County Planning and Building Department and shall include the requirements of DCP as notes on all construction plans. The Building Department shall verify that the requirements of the DCP are being implemented during grading inspections.</p> <p>Alternatives to open burning of vegetation material on the project site shall be used by the project applicant unless deemed infeasible to the Air Pollution Control Officer (APCO). Among suitable alternatives is chipping, mulching, or conversion to biomass fuel.</p> <ol style="list-style-type: none"> <li>1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.</li> <li>2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.</li> <li>3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.</li> </ol>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.</p> <p>5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.</p> <p>6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.</p> <p>7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.</p> <p>8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.</p> <p>9. If serpentine or ultramafic rock is discovered during grading or construction the District must be notified no later than the next business day and the California Code of Regulations, Title 17, Section 9315 applies.</p> <p><b>MM RR-5.3.1c</b> To ensure that the project will not result in the significant generation of VOCs, all architectural coatings shall utilize low-VOC paint (no greater than 50g/L VOC). Prior to building permit issuance, the developer shall submit their list of low-VOC</p>	

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		coatings to the NSAQMD for review and approval. The developer shall then provide written verification from NSAQMD that all architectural coatings meet NSAQMD thresholds to be considered "low-VOC." Finally, all building plans shall include a note documenting which low-VOC architectural coatings will be used in construction.	
<p><b>Impact 5.3.2(RR)</b> The Rough and Ready project would not result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards.</p>	PS	<p><b>MM RR-5.3.2</b> The project applicant shall obtain an Authority to Construct Permit from NSAQMD for any source of air contaminants that exist after construction that is not exempt from District permit requirements. All requirements of this permit shall be incorporated into standard operating procedure manuals or materials for the project. Prior to issuance of final occupancy, the developer shall submit written proof (i.e. a letter from NSAQMD and a copy of the permit) to the County Planning and Building Department documenting that they have obtained said permit from NSAQMD.</p>	LS
<p><b>Impact 5.3.3(RR)</b> The Rough and Ready project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.</p>	LS	None required.	LS
<p><b>Impact 5.3.4(RR)</b> Implementation of the proposed Rough and Ready project would not result in increased exposure of existing sensitive land uses to construction-source pollutant concentrations that would exceed applicable standards.</p>	LS	None required.	LS
<p><b>Impact 5.3.5(RR)</b> The Rough and Ready project would not result in increased exposure of existing or planned sensitive land uses to operational-source toxic air contaminant emissions (i.e., diesel PM).</p>	LS	None required.	LS

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<p><b>Impact 5.3.6(RR)</b> The proposed Rough and Ready project would not include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor.</p>	NI	None required.	NI
<p><b>Impact 5.4.1</b> The proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in the Mountain Counties Air Basin, would contribute to cumulative increases in emissions of ozone-precursor pollutants (ROG and NO<sub>x</sub>) and PM<sub>10</sub> that could contribute to future concentrations of ozone and PM<sub>10</sub>, for which the region is currently designated nonattainment.</p>	CC/S	<p>Implement mitigation as follows:</p> <p>Alta Sierra project: Implement mitigation measure <b>MM AS-5.1.1a</b>.</p> <p>Penn Valley project: Implement mitigation measure <b>MM PV-5.2.1a</b>.</p> <p>Rough and Ready Highway project: Implement mitigation measure <b>MM RR-5.3.1a</b>.</p>	LCC
<b>Biological Resources</b>			
<p><b>Impact 6.3.2(RR)</b> Implementation of the project-related activities could result in loss of nesting habitat for raptors and other birds protected by the MTBA.</p>	PS	<p><b>MM RR-6.3.2</b> If construction is proposed during the breeding season (February–August), a focused survey for raptors and other migratory bird nests shall be conducted within 14 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation with and approval by the California Department of Fish and Wildlife. Trees containing nests or cavities that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to January). If no active nests are found during the focused survey, no</p>	

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Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		further mitigation will be required. To the extent feasible, necessary tree removal should occur outside of the typical nesting season to minimize or avoid adverse effects to all nesting birds.	
<b>Impact 6.3.3(RR)</b> There is no riparian habitat, sensitive natural community, or federally protected wetlands within the project site.	NI	None required.	NI
<b>Impact 6.3.4(RR)</b> Implementation of the proposed project would not interfere with the movement of native resident or migratory wildlife species.	NI	None required.	NI
<b>Impact 6.3.5(RR)</b> Development of the project area will not result in the loss of protected trees or a landmark grove, which could conflict with the Nevada County General Plan.	NI	None required.	NI
<b>Impact 6.3.6(RR)</b> Implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	NI	None required.	NI
<b>Impact 6.4.1</b> Cumulative development of the proposed projects could affect biological resources.	CC/S	Implement mitigation as follows:  Alta Sierra project: Implement mitigation measures <b>MM AS-6.1.3a</b> through <b>MM AS-6.1.3e</b>  Penn Valley project: Implement mitigation <b>MM PV-6.2.4</b> .  Rough and Ready Highway project: None required.	LCC
<b>Cultural Resources</b>			
<b>Impact 7.3.1 (RR)</b> The existing building on the Rough and Ready Highway project site has been extensively modified and does not meet any of the criteria for listing as a significant historical resource.	LS	None required.	LS

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**ES EXECUTIVE SUMMARY**

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<p><b>Impact 7.3.2 (RR)</b> Ground-disturbing construction activities associated with development of the Rough and Ready Highway project site could inadvertently damage previously undiscovered archaeological and tribal resources.</p>	PS	<p><b>MM RR-7.3.2</b> In the event cultural materials or human remains are discovered during project construction, the construction contractor shall halt work and contact the appropriate agencies. All equipment operators and persons involved in any form of ground disturbance at any phase of project improvements shall be advised of the possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately within 200 feet of the suspected resource and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for the project.</p>	LS
<p><b>Impact 7.3.3 (RR)</b> Ground disturbing construction activities associated with development of the Rough and Ready Highway project site could inadvertently disturb human remains. Compliance with existing regulations would ensure proper management of any discovered human remains.</p>	PS	<p>Implement mitigation measure <b>MM RR-7.3.3</b>.</p>	LS

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<b>Impact 7.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative cultural resource impacts.	LCC	None required.	LCC
<b>Geology and Soils</b>			
<b>Impact 8.3.1 (RR)</b> The Rough and Ready Highway project site is located in an area that would be subject to seismic hazards.	PS	<p><b>MM RR-8.3.1a</b> Prior to grading permit issuance, the project applicant shall provide a final Geotechnical Engineering Report to the Nevada County Building and Planning Departments that reflects the final site plan. The Building Department shall be responsible for reviewing the final site plan and final Geotechnical Engineering Report to ensure that they are consistent with both local and building code requirements.</p> <p><b>MM RR-8.3.1b</b> Prior to grading or building permit issuance, the developer shall include the grading and structural improvement design criteria recommendations of the Final Geotechnical Engineering Report as notes on improvement plans and incorporate those recommended actions into the final project design. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.</p>	LS
<b>Impact 8.3.2 (RR)</b> Development of the Rough and Ready Highway site could result in temporary erosion.	PS	<b>MM RR-8.3.2a</b> Prior to issuance of grading permits, all grading and improvement plans shall include a note that documents the approved time of year for grading activities. Specifically, no grading shall occur after October 15 or before May 1 unless standard	LS

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		<p>Building Department requirements are met for grading during the wet season.</p> <p><b>MM RR-8.3.2b</b> Prior to issuance of grading permits or improvement plans for all project-related grading including road construction and drainage improvements, all plans shall incorporate, at a minimum, the following erosion and sediment control measures, which shall be implemented throughout the construction phase:</p> <ol style="list-style-type: none"> <li>1. During construction, Best Management Practices (BMPs) for temporary erosion control shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. The SWPPP shall include the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control and shall be provided to the Nevada County Planning, Building and Public Works Departments prior to issuance of grading permits or approval of improvement plans.</li> <li>2. Topsoil that will be used as fill material shall be removed and stockpiled for later reuse prior to excavation activities. Topsoil shall be identified by the soil-revegetation specialist who will identify both extent and depth of the topsoil to be removed.</li> </ol>	

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		3. Upon completion of grading, stockpiled topsoil shall be combined with wood chips, compost and other soil amendments for placement on all graded areas. Revegetation shall consist of native seed mixes only. The primary objectives of the soil amendments and revegetation is to create site conditions that keep sediment on site, produce a stable soil surface, resist erosion and are similar to the surrounding ecosystem. 4. Geo-fabrics, jutes or other mats may be used in conjunction with revegetation and soil stabilization.	
<b>Impact 8.3.3 (RR)</b> The Rough and Ready Highway site may include soils that may be subject to expansion potential.	PS	Implement mitigation measures <b>MM RR-8.3.1a</b> and <b>MM RR-8.3.1b</b> .	LS
<b>Impact 8.3.4 (RR)</b> Wastewater treatment and disposal at the Rough and Ready Highway site would be provided through septic system.	LS	None required.	LS
<b>Impact 8.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative geologic and soils impacts.	LCC	None required.	LCC
<b>Greenhouse Gas Emissions</b>			
<b>Impact 9.3.1(RR)</b> The Rough and Ready project would generate greenhouse gas emissions.	LCC	None required.	LCC
<b>Hazards and Hazardous Materials</b>			
<b>Impact 10.3.1 (RR)</b> Construction and occupancy of the Rough and Ready Highway site would involve the use of hazardous materials.	LS	None required.	LS
<b>Impact 10.3.2 (RR)</b> Development of the Rough and Ready Highway site would involve activities that have the potential to encounter hazardous materials.	PS	<b>MM RR-10.3.2a</b> The County shall ensure any grading or improvement plan or building permit includes a condition that if hazardous materials contamination is discovered or suspected during construction activities, all	LS

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		<p>work shall stop immediately and the construction contractor shall notify the County for direction. Signs of potential hazardous materials contamination may include stained soils, discolored or oily, previously unknown underground storage tanks, foul odors, etc. Work shall not resume until a qualified professional has determined an appropriate course of action such as investigation, remediation, or other method to control the potential for hazardous materials contamination to pose a human health or environmental risk. The County shall be responsible for appropriate notification of regulatory agencies such as the Central Valley RWQCB and/or DTSC, as applicable.</p> <p><b>MM RR-10.3.2b</b> A survey for asbestos-containing building materials, lead-based paint, polychlorinated biphenyl, or other potentially hazardous building materials shall be conducted prior to initiation of demolition or reconstruction of the existing buildings. The results of the survey shall be provided to the Nevada County Building Department prior to any work on the building. If hazardous building materials are present at levels that require special handling and/or disposal, removal of the materials shall be completed by qualified professionals in accordance with applicable laws and regulations (including Northern Sierra Air Quality Management District requirements) prior to any activity that would involve demolition or renovation.</p>	

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<p><b>Impact 10.3.3 (RR)</b> Development of the Rough and Ready Highway site would not affect emergency response plans or established evacuation routes.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 10.3.4 (RR)</b> Development of the Rough and Ready Highway site would result in a new building in a very high fire hazard severity zone.</p>	<p>PS</p>	<p><b>MM RR-10.3.4</b> Prior to issuance of a grading and building permits for the project, the County shall ensure the following is completed:</p> <ol style="list-style-type: none"> <li>1. An automatic fire sprinkler and alarm system approved by the Nevada County Consolidated Fire District shall be included in project design.</li> <li>2. All improvements to achieve 1,500 gallons per minute fire flow shall be completed prior to any building materials stored on-site. Written verification of adequate fire flow, based on an actual flow test, shall be provided to the Nevada County Consolidated Fire District.</li> <li>3. The applicant shall install a 48,000-gallon water storage tank. Prior to installation, the applicant shall provide a plan to the Nevada County Consolidated Fire District for review and approval that demonstrates how the tank integrates with the Nevada Irrigation District system to ensure adequate fire flow.</li> <li>4. If it is determined through flow-testing that the three fire hydrants within 500 feet of the project site are insufficient to meet fire flow requirements, additional on-site hydrants will be required and shall be subject to review and approval by the Nevada County Consolidated Fire District.</li> <li>5. The post-indicator valve and fire department connection for the fire sprinkler system should be installed near</li> </ol>	<p>LS</p>

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		the fire hydrant located near the northwest corner of the property. Other locations may be proposed; however, they may require the addition of an on-site hydrant, subject to approval by the Nevada County Consolidated Fire District.	
<p><b>Impact 10.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative hazards and hazardous materials impacts.</p>	CC/S	Implement mitigation as follows: Alta Sierra project: None required. Penn Valley project: None required. Rough and Ready Highway project: Implement mitigation measures <b>MM RR-10.3.2a</b> and <b>MM RR-10.3.2b</b> .	LCC
<b>Hydrology and Water Quality</b>			
<p><b>Impact 11.3.1 (RR)</b> Development of the Rough and Ready Highway site would result in an increase in the rate and amount of stormwater runoff and would contribute urban pollutants to stormwater runoff.</p>	PS	<p><b>MM RR-11.3.1a</b> The construction and grading permits shall comply with the applicable NPDES regulations. Prior to grading permit issuance, obtain a General Permit for Storm Water Discharges Associated with the construction activity and provide a copy of the permit to the County Planning, Building and Public Works Departments. Grading plans shall include verification that an NPDES permit, issued by the State Water Resources Board, has been issued for this project. To protect water quality, the contractor shall implement standard Best Management Practices during and after construction. These measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. At no time shall heavy equipment operate in flowing water.</li> </ol>	LS

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		<ol style="list-style-type: none"> <li>2. Disturbed areas shall be graded to minimize surface erosion and siltation; bare areas will be covered with mulch; cleared areas will be revegetated with locally native erosion control seed mix.</li> <li>3. The contractor shall exercise every reasonable precaution from adding pollution to offsite waterways with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the offsite drainages and shall be collected and removed from the site.</li> <li>4. Erosion control measures shall be applied to all disturbed slopes. No invasive non-native grasses shall be used for erosion control, such as velvet grass or orchard grass. A combination of rice straw wattles, a mulch of native straw or certified weed-free straw, and a planting of native plant species is recommended.</li> <li>5. Silt fencing (or filter fabric) shall be used to catch any short-term erosion or sedimentation that may inadvertently occur. Silt-fencing should be installed well above the offsite drainages and extend beyond the construction zone if necessary. The use of standard straw is prohibited to avoid introduction of noxious weeds, such as star thistle.</li> <li>6. To minimize water quality impacts to Upper Rough and Ready Ditch or other offsite drainages (e.g., Deer Creek) after the project is complete, no direct discharge of runoff from newly constructed impervious</li> </ol>	

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		<p>surface will be allowed to flow directly to the drainage. Runoff from surfaces should be directed through storm water interceptors constructed at discharge points. These interceptors will remove oil, sediment, and other pollutants that might otherwise flow to downstream waterways.</p> <p><b>MM RR-11.3.1b Surface Drainage.</b> The following measures shall be required to reduce surface water drainage patterns, unless alternatives are approved that are recommended by the project's geotechnical engineers, the California Regional Water Quality Control Board or the Department of Public Works that will provide substantially the same or better management of surface drainage:</p> <ol style="list-style-type: none"> <li>1. Slope final grade adjacent to structural areas so that surface water drains away from building pad finish subgrades at a minimum 2 percent slope for a minimum distance of 10 feet. Where interior slabs-on-grade are proposed, the exterior subgrade must have a minimum slope of 4 percent away from the structure for a minimum distance of 10 feet. Additional drainage and slab-on-grade construction recommendations are provided in a geotechnical engineering report outlined in mitigation measure MM RR-8.3.1b.</li> <li>2. Compact and slope all soil placed adjacent to building foundations such that water is not retained to pond or infiltrate. Backfill should be free of deleterious material.</li> </ol>	

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		<p>3. Direct rain-gutter downspouts to a solid collector pipe which discharges flow to positive drainage and away from building foundations.</p> <p><b>MM RR-11.3.1c Drainage Facilities.</b> Drainage facilities for this project shall utilize County Standard Plans and Specifications and be designed by a registered civil engineer. Onsite storm drainage facilities shall be constructed in compliance with the design and analysis provided in the project specific Drainage Report prepared by TTG Engineers dated March 2016, and Sheet C2 date stamped June 24, 2016, which is to be kept on file with the Planning Department. Additionally, measures shall be incorporated into the improvement plans that reduce the offsite drainage flows to pre-project conditions as any additional net increase in stormwater runoff from the project site is prohibited. Features shall also be incorporated into the plans that minimize the discharge of pollutants in conformance with General Plan Policy 11.6A, which include, but is not limited to, the use of curbs and gutters, and the use of oil, grease and silt traps. County engineering staff shall review future construction plans to verify that the final design meet the requirements of this mitigation measure.</p>	
<p><b>Impact 11.3.2 (RR)</b> Saturated soil and groundwater seepage may be present seasonally at the Rough and Ready Highway site and the site would be served by a new septic system, but the project would have minimal effect on groundwater amount and quality.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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<b>Impact 11.4.1</b> Cumulative development, including the proposed projects, could affect water quality as a result of stormwater runoff containing pollutants.	LCC	None required.	LCC
<b>Impact 11.4.2</b> Cumulative development, including the proposed projects, in areas not served by a public wastewater system would result in an increase in the number of septic tanks, which can affect water quality.	LCC	None required.	LCC
<b>Impact 11.4.3</b> Cumulative development, including the proposed projects, could increase the rate and/or amount of stormwater discharged into local drainage systems and natural waterways, which could increase flood potential.	LCC	None required.	LCC
<b>Land Use and Planning</b>			
<b>Impact 12.3.1 (RR)</b> Development of the Rough and Ready Highway site would not physically divide the surrounding community.	NI	None required.	NI
<b>Impact 12.3.2 (RR)</b> Development of the Rough and Ready Highway site as proposed would be consistent with applicable land use plans, policies and regulations, but would not be compatible with the surrounding uses.	S	Implement mitigation measures <b>MM RR-4.3.2</b> and <b>MM RR-13.3.1</b> .	SU
<b>Impact 12.4.1</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative land use impacts.	LCC	None required.	LCC
<b>Noise</b>			
<b>Impact 13.3.1 (RR)</b> The proposed project could expose sensitive receptors to stationary sources of noise in excess of established standards.	PS	<p><b>MM RR-13.3.1a</b> Prior to approval of improvements plans, the project design shall be revised to replace the solid privacy fence along the western and southern site boundaries with a 6-foot-high wall constructed of CMU or similar material.</p> <p><b>MM RR-13.3.1b</b> To ensure project operational noise levels do not exceed the County's Noise Standards, the project shall be conditioned to limit all truck deliveries to the Rough and</p>	LS

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		Ready Highway project site to between the daytime hours of 7:00 a.m. and 7:00 p.m. Store management shall be educated regarding these restricted delivery hours and a small non-illuminated sign not to exceed 4 square feet shall be posted in the delivery loading and unloading area outlining these restrictions. Prior to issuance of final occupancy, the Planning Department shall perform a site visit to ensure this mitigation measure has been implemented.	
<p><b>Impact 13.3.2 (RR)</b> Project construction would result in a temporary increase in ambient noise levels in the vicinity of the Rough and Ready Highway project site.</p>	PS	<p><b>MM RR-13.3.2</b> The project applicant shall ensure through contract specifications that construction best management practices (BMPs) are implemented by contractors to reduce construction noise levels. Contract specifications shall be included in the construction document, which shall be reviewed by the County prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following:</p> <ul style="list-style-type: none"> <li>• Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction is permitted on Saturdays, Sundays, or legal holidays.</li> <li>• Ensure that construction equipment is properly muffled according to industry standards and is in good working condition.</li> <li>• Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> </ul>	LS

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		<ul style="list-style-type: none"> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.</li> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the County or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</li> </ul>	
<p><b>Impact 13.3.3 (RR)</b> Groundborne vibration levels associated with short-term construction activities at the Rough and Ready Highway project site would not exceed the applicable groundborne vibration criterion at adjacent land uses.</p>	LS	None required.	LS
<p><b>Impact 13.3.4 (RR)</b> Implementation of the proposed project would not result in the exposure of sensitive receptors to excessive noise levels associated with airport operations.</p>	LS	None required.	LS

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<p><b>Impact 13.4.1</b> Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County would result in a cumulative increase in noise. However, compliance with the policies contained in the Noise Element would ensure that noise levels do not exceed applicable County noise standards.</p>	LCC	None required.	LCC
<p><b>Public Services and Utilities</b></p>			
<p><b>Impact 14.3.1 (RR)</b> Development of the Rough and Ready Highway project site as proposed would not substantially increase demand for public safety services and would not trigger the need for any new or expanded facilities.</p>	LS	None required.	LS
<p><b>Impact 14.3.2 (RR)</b> Operation of the proposed Rough and Ready Highway project would increase demand for water supplies as well as water treatment capacity and would require construction of on- water conveyance improvements.</p>	LS	None required.	LS
<p><b>Impact 14.3.3 (RR)</b> The proposed Rough and Ready Highway project includes an on-site septic system, the construction of which could result in environmental impacts.</p>	LS	None required.	LS
<p><b>Impact 14.3.4 (RR)</b> The proposed Rough and Ready Highway project includes on-site storm water drainage improvements, the construction of which could result in environmental impacts.</p>	LS	None required.	LS
<p><b>Impact 14.3.5 (RR)</b> Construction and operation of the proposed Rough and Ready Highway project would generate solid waste requiring collection and disposal services.</p>	LS	<p><b>MM RR-14.3.5</b> Prior to issuance of grading or building permits the following shall be included as a Note on those plans: Toxic waste materials (ammunition, asbestos, biohazards, compressed gas cylinders, explosives, radioactive materials, treated wood waste, and medications) are not accepted at the McCourtney Road Transfer Station and if encountered during construction, shall be properly disposed of in compliance with existing regulations and at appropriate facilities. The County Department of Public Works-Solid Waste Division (organic waste)</p>	LS

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		and Environmental Health Department (industrial toxic waste) are the local agencies with oversight over the disposal of these materials. Should the developer encounter these materials during grading or construction activities, the developer shall consult with these agencies to determine the appropriate methods for disposal and the appropriate facilities where these materials can be disposed.	
<b>Impact 14.4.1</b> Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County could result in the need to expand or construct new public safety facilities in order to maintain adequate service levels.	LCC	None required.	LCC
<b>Impact 14.4.2</b> Sufficient water supplies and water treatment facility capacity would be available to serve projected cumulative growth in western Nevada County.	LCC	No additional measures required.	LCC
<b>Impact 14.4.3</b> Implementation of the proposed projects, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, could result in the need to construct new water, wastewater, storm drainage, or solid waste facilities in order to maintain adequate service levels.	LCC	No additional measures required.	LCC
<b>Impact 14.4.4</b> Existing solid waste transfer and disposal facilities have sufficient capacity to accommodate anticipated growth in western Nevada County.	LCC	No additional measures required.	LCC
<b>Traffic and Transportation</b>			
<b>Impact 15.3.1(RR)</b> Implementation of the proposed Rough and Ready Highway project would increase vehicular traffic on the local roadway system, potentially degrading intersection operations.	S	<b>MM RR-15.3.1</b> Occupation or operation of the Rough and Ready Highway project site shall not occur until such time that the traffic signal at the intersection of Rough and Ready Highway and Ridge Road is installed. If the improvements are constructed by the project applicant, they shall be subject to review by the Public Works Department and will be	LS

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		eligible for reimbursement or fee credits for costs that exceed the project's fair share. If the improvements at this intersection are constructed by the County or by others, payment of the fair share fees are adequate to satisfy the project's obligation toward this improvement.	
<p><b>Impact 15.3.2(RR)</b> Development of the Rough and Ready Highway project site as proposed could introduce incompatible uses that could affect safety on roadways in the and could negatively affect emergency access in the project vicinity.</p>	PS	<p><b>MM RR-15.3.2a</b> No objects or vegetation within the site's frontage along Rough and Ready Highway shall exceed the maximum height of 18 inches to ensure clear line of sight. The project applicant shall perform brush clearing and tree trimming within this area in consultation with the Nevada County Public Works Department prior to project operation and shall obtain a standard encroachment permit from the County prior to initiating work within the public right-of-way.</p> <p><b>MM RR-15.3.2b</b> Unless and until Rough and Ready Highway is designated a STAA Route, STAA delivery trucks shall be prohibited from accessing the project site.</p>	LS
<p><b>Impact 15.3.3(RR)</b> Development of the Rough and Ready Highway project site as proposed would not result in the need for private or public road maintenance or for new roads.</p>	LS	None required.	LS
<p><b>Impact 15.3.4(RR)</b> Development of the Rough and Ready Highway project site would not have effects on pedestrian, bicycle, or transit circulation in the area and would not conflict with adopted plans regarding alternative transportation.</p>	LS	None required.	LS
<p><b>Impact 15.3.5(RR)</b> Construction of the Rough and Ready Highway project site would have no substantial effects on pedestrian, bicycle, or transit circulation in the study area.</p>	PS	<p><b>MM RR-15.3.5</b> Prior to the issuance of a grading permit for the Rough and Ready Highway project site, a Construction Traffic Control Plan (CTCP) shall be submitted for review and approval by the Nevada County</p>	LS

NI – no impact LS less than significant impact PS – potentially significant impact S – significant impact SU – significant and unavoidable impact LCC – less than cumulatively considerable impact CC – cumulatively considerable impact

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation	Mitigation Measure	Resulting Level of Significance
		Public Works Department. The CTCP shall include a schedule of construction and anticipated methods of handling traffic during construction activities to ensure the safe flow of traffic, pedestrian/bicycle crossing, and adequate emergency access, including maintaining an open lane for motorized and non-motorized travel at all times. All traffic control measures shall conform to County and Caltrans standards, as applicable.	
<p><b>Impact 15.6.1(RR)</b> When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed Rough and Ready Highway project would contribute to cumulative traffic volumes that result in impacts to level of service and operations.</p>	CC/S	Implement mitigation measure <b>MM RR-5.3.1</b> .	LCC

*NI – no impact LS less than significant impact PS – potentially significant impact S – significant impact SU – significant and unavoidable impact LCC – less than cumulatively considerable impact CC – cumulatively considerable impact*