

**NEVADA COUNTY, CALIFORNIA
INITIAL STUDY**

TO:	Building Public Works Environmental Health CEO COB – Jeff Thorsby COB – Barbara Price Truckee Fire Economic Resource Council Caltrans – Highways Fire Planner Native American Heritage Commission FREED United Auburn Indian Community Washoe Tribe of Nevada and California Shingle Springs Band of Miwok Indians Nevada City Rancheria Nisenan Tribe Bear Yuba Land Trust *County Counsel <i>*receives full report, others receive NOA only with report available online</i>	Donner Summit Area Association Donner Summit Historical Society PG&E Sierra Lakes County Water District Truckee Downtown Merchants Assoc. Truckee Donner Chamber of Commerce Bill Oudegest Save Van Norden Lake Serene Lakes POA Serene Lakes Donner Summit Sierra Watch South Yuba River Citizens League Kevin Johnston Property Owners w/in 300-foot Commissioner Bullock, District V Supervisor Anderson, District V Principal Planner, Tyler Barrington
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Date: January 17, 2020

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File Number(s): PLN19-0143; DVP19-1; EIS19-0008

Assessor's Parcel Numbers: 047-101-019

Applicant/Owner: Cheryl & Tony Paduano
Post Office Box 926
Soda Springs, CA 95728

Zoning District: C2-RC (Community Commercial-Rural Center)

General Plan Designation: CC (Community Commercial)

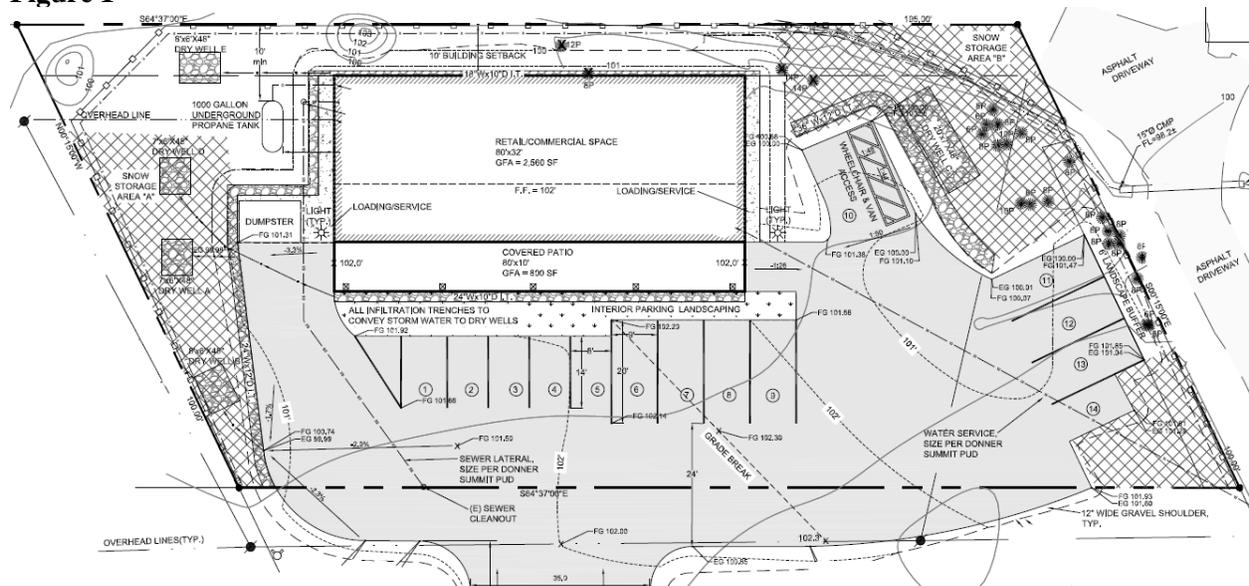
Project Location: 21784 Donner Pass Road in the Soda Springs Rural Center, approximately 1/3 mile east of Highway 80

Project Description: A Development Permit application (DVP19-1) proposing construction and use of a 2,560 square foot metal building with an 800 square foot covered porch at 21784 Donner Pass Road in Soda Springs. The structure is proposed to be the relocated home of the Soda Springs General Store, currently located on a nearby property approximately 150-feet to the southeast. Project improvements would include a commercial standard encroachment onto Donner Springs Road, a parking lot with a 24-foot wide drive aisle and fourteen parking stalls (six compact, one handicap and seven standard stalls) and landscaping.

Exterior building lighting is proposed at two side entrances, along the front of the building under the porch, and for sign illumination. The sign is planned as a 2.65 x 13.6-foot painted wood sign that would hang under the porch above the entry. Utilities would include a 1,000-gallon underground propane tank, electricity via existing PG&E lines and the Donner Summit Public Utility District would provide water and sewage disposal via new hook-ups. The project anticipates four to six seasonal employees. The Store would generally be open 8:00 a.m. to 8:00 p.m. every day of the week. Along with typical corner market groceries, the Store plans to continue to offer sundries geared toward outdoor enthusiasts, ski and snowboard rental equipment, clothing and a small deli with a variety of fresh foods, wine, beer and coffee. Tables on the covered porch would provide customers a place to sit and enjoy their deli purchase. Occasional small customer appreciation offerings are planned on weekends such as wine and coffee tastings, BBQ's and a produce stand. Picnic tables for customer use would be placed easterly of the Store in the summer.

Figure 1, below, is the site plan showing proposed building and parking lot.

Figure 1



Project Location Description and Surrounding Land Zoning & Uses: The subject property is located within the Soda Springs Rural Center in eastern Nevada County. The modern era of this settlement began in the late 1920's with the increase of automobile traffic following the completion of Highway 40 which is now known as Donner Pass Road. The popularity of snow skiing helped the area boom in the 1930's once workers began keeping the highway clear of snow in the winter. The nearby Soda Springs Ski Resort was founded in 1934. A recorded subdivision for Soda Springs dates from 1940 and calls out the Soda Springs Hotel, built in 1927 which is also nearby. By the 1950's, the Donner Summit Historical Society reports that various hotels and lodges provided over 1,500 beds for visitors and there were five gas stations, five bar/restaurants, and three grocery stores in the area. The proposed project location was a gasoline service station and lodge for a short period in the 1950's.

The boom ended in the 1960's with construction of Interstate 80 which bypassed Soda Springs and resulted in the loss of many of the historic businesses, however the Soda Springs General Store, founded in the current location as the Donner Trail Store in the 1960's, remains; its use in a new location is the subject of this application.

On October 25, 2016, the Nevada County Board of Supervisors approved the Soda Springs Area Plan (SSAP). The SSAP is a land use and zoning plan for the rural center and Donner Summit region intended to advance the goals and policies of the Nevada County General Plan and to revitalize the area. This area plan rezoned the rural center to allow more diverse commercial opportunities and increase residential density. The SSAP also introduced development and design standards to create a sense of place and promote community character. The subject property is identified in the SSAP as one of four opportunity sites with potential to add to and enhance the commercial center.

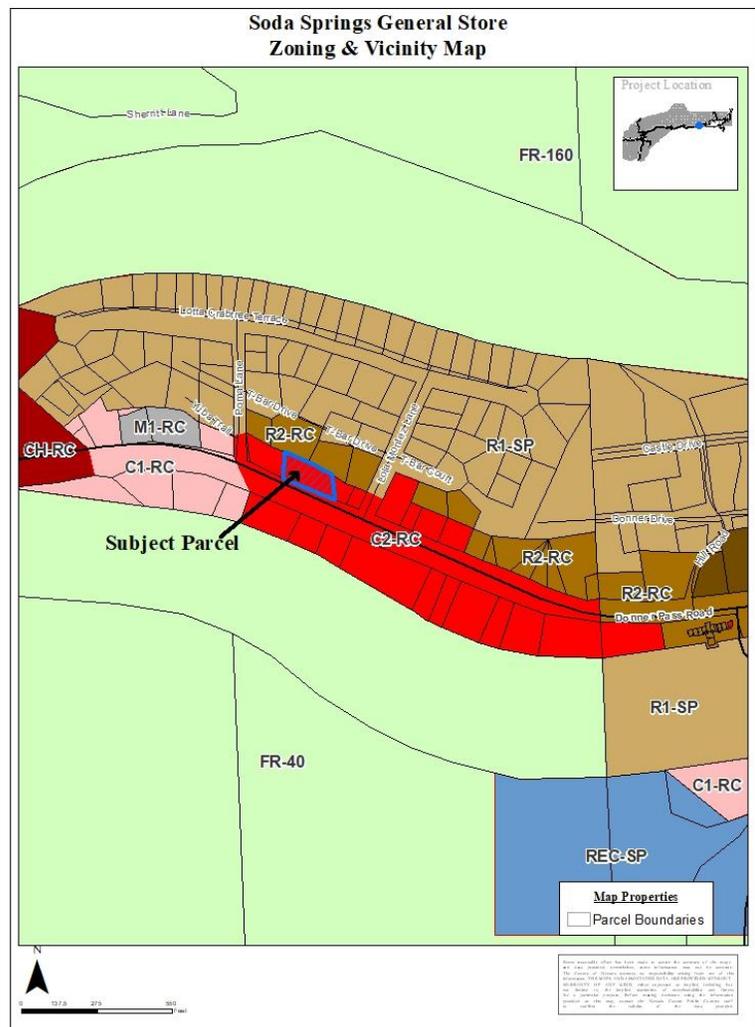
The subject lot lies near the center of the Soda Springs Rural Center on Donner Pass Road in a strip of commercially and medium-density residential zoned land that runs between Interstate 80 and the Union Pacific Railway above the Soda Springs Mountain Resort and Van Norden recreation areas to the south. The South Yuba River flows north from Van Norden passing along the southerly and westerly sides of the Soda Springs community.

Figure 2

Figure 2, right, shows the zoning and configuration of the subject lot and surrounding parcels.

The proposed Store site and adjacent properties along Donner Pass Road are zoned Community Commercial-Rural Center (C2-RC). The corresponding General Plan for these parcels is Community Commercial (CC). As part of the RC district, these properties are subject to the Soda Springs Area Plan as discussed above. Many of these properties are vacant; others have cabins. Tinker's Station, a mixed-use building is nearby to the east. The current Soda Springs General Store, also in the C2-RC zone, is located approximately 150-feet to the southeast in a mixed-use building that contains three upstairs apartments, a post office, a real estate office and a vacation rental office.

Medium density residential lands (R2-RC) are adjacent at the northerly property boundary, some with homes, some vacant. The General Plan designation for these parcels is Urban Medium Density (UMD).



Neighborhood Commercial and Light Industrial properties, also within the Soda Springs Area Plan boundaries (C1-RC & M1-RC,) are westerly of the property along both sides of Donner Pass Road. Many of the C1-RC properties are vacant, others are developed with residential improvements. The M1 properties serve as industrial snow removal and telecommunications facilities. The Union Pacific Railroad, Soda Springs Mountain Resort and South Yuba River noted above are within the shown as FR-40 (Forest).

Other Permits, Which May Be Necessary: Based on initial comments received, the following permits may be required from the designated agencies:

1. Nevada County Building Department - Grading/Building Permits
2. Nevada County Department of Public Works - Encroachment Permit

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

Yes, the project was routed to several tribal organizations including: Native American Heritage Commission; Washoe Tribe of Nevada and California; United Auburn Indian Community (UAIC); Shingle Springs Band of Miwok Indians (SSMI); and the Nevada City Rancheria Nisenan Tribe. Both UAIC and SSMI requested consultation, neither tribe required a site visit. UAIC recommended a mitigation measure regarding inadvertent discovery of tribal cultural resources. Their recommendation is included as a project mitigation measure as discussed in Sections 5 and 18 of this initial study.

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

Environmental Factors Potentially Affected:

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

—	1. Aesthetics	—	2. Agriculture / Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources	—	6. Energy
✓	7. Geology / Soils	—	8. Greenhouse Gas Emissions	—	9. Hazards / Hazardous Materials
—	10. Hydrology / Water Quality	—	11. Land Use / Planning	—	12. Mineral Resources
✓	13. Noise	—	14. Population / Housing	—	15. Public Services
—	16. Recreation	—	17. Transportation	✓	18. Tribal Cultural Resources
✓	19. Utilities / Service Systems	—	20. Wildfire	✓	21. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures:

3. **AIR QUALITY:** To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included on all *grading/improvement/building plans*:

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum required mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all grading, improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/diesel.htm).

1. At least 50% of the mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 1 engines (or cleaner).
2. All architectural coatings shall comply with the California Air Resources Board's 2007 Suggested Control Measure for Architectural Coatings (available at www.arb.ca.gov/coatings/arch/Approved_2007_SCM.pdf).
3. Construction equipment idling times shall be minimized either by shutting equipment off when not in use, or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations

[CCR]) and all construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications.”

4. Clear signage shall be provided for construction workers at all access points.
5. The applicant shall use reasonable precautions to minimize dust generation. Reasonable precautions may include watering exposed soils, as well as any stockpiled material, and limiting traffic speeds. Such methods shall be noted on improvement plans prior to approval.

Timing: Prior to issuance of grading/improvement/building permits

Reporting: Approval of the permit issuance

Responsible Agency: Planning Department / NSAQMD

4. **BIOLOGICAL RESOURCES:** To offset the potential biological impacts associated with the project construction, the following mitigation measure shall be required:

Mitigation Measure 4A: Avoid impacts to nesting raptors and migratory birds. If construction occurs between March 1 and August 31, pre-construction surveys for nesting raptors and migratory birds shall be conducted pursuant to California Department of Fish and Wildlife requirements and according to the Migratory Bird Treaty Act. These surveys should be accomplished within **7 days** prior to commencement of grading activities. If a legally-protected species' nest is located in a tree for removal, the removal shall be deferred until after August 31 or until the adults and young are no longer dependent on the nest, as determined by a qualified biologist.

If any active nests are located onsite, an appropriate no disturbance buffer zone shall be established around the nests, as determined by the qualified biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or until the young have successfully fledged. Buffer zones are 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found in areas of work, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species and daily monitoring is required to ensure that the nest is not disturbed, and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied.

Timing: Prior to issuance of the grading and improvement permits

Reporting: Approval of the grading and improvement permits

Responsible Agency: Nevada County Planning Department

5. **CULTURAL RESOURCES:** To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measure shall be required and shall be included as notes on all grading and construction plans:

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Human Remains, Cultural Resources or Paleontological Resources are Discovered during Project Construction. All grading and construction plans shall include the note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following:

All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during these activities. If such resources are encountered or suspected, work within 100-feet shall be halted immediately and the Nevada County Planning Department

shall be contacted. A qualified cultural resources specialist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for resource treatment.

If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the within 100-feet of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed.

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. Native American Representatives from traditionally and culturally affiliated Native American Tribes shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for resource treatment. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community of the Auburn Rancheria (UAIC) does not consider curation of tribal cultural resources to be appropriate or respectful and requests that materials not be permanently curated, unless at their request. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations shall be documented in the project record. Any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented shall require submittal of a justification statement to the Planning Department for inclusion in the project record. If adverse impacts to tribal cultural resources, unique archaeology or other cultural resources occurs, the developer shall consult with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in applicable Public Resources Codes and CEQA Guidelines.

Timing: Prior to Issuance of Building Permit or Grading Permit and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits

Responsible Agency: Planning Department

7. **GEOLOGY / SOILS:** See Mitigation Measure 5A.

13. **NOISE:** To offset potential construction related noises, the following mitigation measures shall be required and shall be included as notes on all future grading/drainage/improvement plans:

Mitigation Measure 13A: Limit construction work hours to 7:00 AM to 7:00 PM. During grading and construction, work hours shall be limited from 7:00 AM to 7:00 PM each day. Prior to issuance of grading and building permits, improvement plans shall reflect hours of construction.
Timing: Prior to issuance of grading and building permits
Reporting: Agency approval of permits or plans
Responsible Agency: Nevada County Planning Department

18. **TRIBAL CULTURAL RESOURCES:** See MM5A

- 19. UTILITIES / SERVICE SYSTEMS:** To offset potentially adverse impacts related to construction waste, the following mitigation measure is recommended:

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the Eastern Regional Landfill Materials Recovery Facility and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all grading and improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of the grading permits or improvement plans*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Nevada County Planning Department*

Mitigation Monitoring Matrix:

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Department/NSAQMD	Prior to issuance of grading permits and during construction
4A	Planning Department	Prior to issuance of grading or improvement plan permits
5A	Planning Department	Prior to issuance of grading permits and during construction
13A	Planning Department	Prior to issuance of grading permits and building permits
19A	Planning Department	Prior to issuance of grading or improvement plan permits

INITIAL STUDY AND CHECKLIST

Introduction

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

This Initial Study uses the following terms to describe the level of significance of adverse impacts. These terms are defined as follows:

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

1. AESTHETICS

Existing Setting: The location of the proposed Soda Springs General Store is a vacant 0.41-acre lot. The property is long and narrow with approximately 195-feet of frontage on Donner Pass Road and a perpendicular depth of approximately 90-feet. The property is relatively flat. Elevation of the property is approximately 6,704-feet above mean sea level. Existing vegetation is minimal, with small trees (pines/firs) and limited underbrush scattered along the east and north boundaries. Grass patches are found throughout the site. The easterly adjacent site is vacant with a sparse vegetation pattern. These two parcels were previously developed as a gasoline service station and lodge, removed in 1969 and vacant since that time.

Most other surrounding properties are heavily treed with large evergreens typical of the elevation. While the neighboring properties along both sides of Donner Pass Road are also zoned for commercial uses, most contain residential improvements (cabins), or are vacant. However, Tinker’s Station, a mixed-use building is nearby to the east. Additionally, the current Soda Springs General Store, also in the C2-RC zone, is located approximately 150-feet to the southeast in a mixed-use building that is also home to three upstairs apartments, a post office, real estate office and a vacation rental office. Westerly M1 properties on Donner Pass Road serve as industrial snow removal and telecommunications facilities. Medium density residential lands are adjacent at the northerly property boundary, some with homes, some undeveloped.

Except as provided in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect on a scenic vista?				✓	A, L

Except as provided in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓		A, L, 26
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓	A
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				✓	A, 18

Impact Discussion:

1a,c,d The project is not anticipated to result in negative aesthetic impacts. The Soda Springs General Store proposes development of a vacant lot on Donner Pass Road. Proposed improvements include a 2,560 square foot metal building, and a fourteen (14) space parking lot. The building design is described as rustic cabin, or stage stop, and it includes a large (10-foot deep) covered porch along the front of the building. The metal roof is proposed as ‘Burnished Slate’ which is a dark brown, with ‘Rustic Red’ metal siding and ‘Koko Brown’ (medium brown) cedar trim around windows and doors. The building will be designed to hold logs in a log cabin style, however the logs are proposed for future application if/when the applicant has sufficient funds to allocate to this feature at a later date. Future logs would be treated but left their natural color. Porch support beams will be cedar wrapped and wire mesh porch railing is proposed. A 36-square foot wood, sand-blasted relief, sign will hang on the building above the front entry. The sign is planned to be dark brown with yellow writing. Landscaping is proposed as part of the project, adding trees such as lodgepole pines, quaking aspen and perennials such as salvia and lupine where possible, adding to the aesthetics of the site.

As noted above, the project site is an unimproved vacant lot with sparse vegetation. The lot is a long narrow lot with frontage along Donner Pass Road. No rock outcroppings or historic buildings are onsite, nor is the property within a state scenic highway. However, while not a scenic vista, the property is highly visible from Donner Pass Road, a much-traveled route by both people who live in the area and for tourists in the area for skiing or other activities. The lot is subject to the Soda Springs Area Plan (SSAP) which includes requirements for site development, encourages infill along Donner Pass Road and promotes a high-quality built environment that establishes a distinct sense of place. The building, with the wide front porch and cabin/stage stop design, matches the SSAP encouraged character of the area and the proposed rustic colors are reflective of colors found in nearby cabins along Donner Pass Road and in the area as a whole. Further, in the future, if/when logs are added to the building, it will enhance the cabin/stage stop design. A standard condition of approval will require the final design of the building, lighting and landscaping to be in conformance with the SSAP requirements.

The relocation of the Soda Springs General Store will leave the current space within an existing mixed-use building vacant. This building, approximately 150-feet to the southeast of the property, also fronts on Donner Pass Road. Along with the Store, the building includes a post office, a real

estate office, a vacation rental office and three upstairs apartments. As there will be several remaining occupants of the building it is not anticipated to become a vacant building that would fall into disrepair and be abandoned, such that **no impacts** relative to this building are expected.

Based on the above discussion, the development of a new site including the Store, parking area and associated improvements on a sparsely vegetated roadside vacant lot is anticipated to result in **no impact** to public views, scenic vistas and the general character of the area, nor does the proposal, including vacating the existing building space, conflict with zoning and other regulations governing scenic quality.

- 1b The development of the proposed new Soda Springs General Store site is not anticipated to result in substantial glare or light that could adversely affect views in the area. While the project proposes a metal building, at least in the short term, the roof and siding will be painted such that the surfaces will not create glare. Exterior lighting fixtures are proposed at two side entries, at four points on the front of the building under the covered porch and for sign illumination. All lighting will be fully shielded and down-facing. The few exterior lights proposed on the Store would not create a substantial amount of light or glare that could affect the views in the area. A photometric plan shows planned lighting will not result in light-spill onto neighboring properties. Down-facing fixtures with fully shielded bulbs will ensure the lighting does not compromise night-sky views. Therefore, the proposed project would have **less than significant** impacts relative to glare or light.

Mitigation: None required.

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: The project site is not located in an area mapped as important farmland. As a whole, Soda Springs is designated as “Not Mapped”.

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

Impact Discussion:

2a-e The proposed Soda Springs General Store would not result in a conversion of important farm- or forest-lands, nor would it conflict with the existing zoning or a Williamson Act Contract. Neither the existing Store site nor the proposed new Store site are part of a Williamson Act contract nor are the lots forested land; therefore the proposed project would have no impacts thereto. Both properties are zoned Community Commercial, located on Donner Pass Road with a small lot subdivision and Highway 80 to the north, commercial properties and Union Pacific Railway to the south. Forested ski resorts are nearby. Therefore, development of this lot, and potential new tenants in the old location, are anticipated to have **no impact** to important farm- or timber-lands, nor would the project conflict with existing zoning or a Williamson Act Contract.

Mitigation: None required.

3. AIR QUALITY

Existing Setting: An evaluation of project impacts related to greenhouse gas emissions is provided in Section 8 of this Initial Study. Nevada County is located in the Mountain Counties Air Basin. The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State and Federal air quality standards have been established for specific “criteria” air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. California has standards, California Ambient Air Quality Standards (CAAQS), for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. Federal standards, National Ambient Air Quality Standards (NAAQS), are composed of health-based primary standards and welfare-based secondary standards.

Based on these standards, Nevada County’s 1995 General Plan, Chapter 14 Air Quality Element, identifies ozone and suspended particulate matter (PM-10) as known problems for the County’s air quality. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours. Particulate matter, identified by the maximum particle size in microns as either PM-2.5 or PM-10. PM-2.5, is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers. Although western Nevada County is Marginal Nonattainment for ozone pollution mainly due to ozone transported to the area by wind from the Sacramento area, eastern Nevada County has not exceeded NAAQS for ozone. However, eastern Nevada County has been historically close to exceeding standards for PM. Major contributors include residential wood burning, burns for forest management, dust from construction and excavation, vehicle traffic, and windblown dust.

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine exist in several locations in Nevada County, mainly in the western half, but it is unlikely that these materials exist in the project area (Northern Sierra Air Quality Management District).

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with or obstruct implementation of the applicable air quality plan.				✓	A
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-		✓			A

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
attainment under an applicable federal or state ambient air quality standard?					
c. Expose sensitive receptors to substantial pollutant concentrations?				✓	A, L
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		✓			A, 14
e. Generate substantial smoke ash or dust?		✓			A

Impact Discussion:

3a-e Development of the proposed Soda Springs General Store would not conflict with or obstruct implementation of an applicable air quality plan; therefore, **no impact** is anticipated on the potential adoption or implementation of an air quality plan. No known sensitive receptors such as schools or hospitals are located nearby and therefore no project related impacts to these groups are anticipated, however mitigation is prescribed to ensure construction related pollutants such as dust and emissions are limited.

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated with both construction and operation of land use projects. Using the parameters specific to this proposed commercial project, CalEEMod identified potential increases in the pollutants of concern during various stages of the construction phase of the project (*CalEEMod Version 2013.2.2 2016*). Review of this project includes consideration that a new user will likely move into the existing Store location thus a cumulative basis was used to identify air quality impacts. Defaults were used in many instances to provide a conservative analysis.

Table 1. Project Construction Air Quality Impacts

Pollutant	NSAQMD level A Threshold	Project Impact
NOx	>24 lbs/day	8.86 lbs/day (1.62 tons/yr)
ROG	>24 lbs/day	12.10 lbs/day (2.21 tons/yr)
PM10	>79 lbs/day	0.88 lbs/day (0.16 tons/yr)
CO	N/A	7.98 lbs/day (1.45 tons/yr)

Table 2. Project Operation Air Quality Impacts

Pollutant	NSAQMD level A Threshold	Project Impact
NOx	>24 lbs/day	5.68 lbs/day (1.04 tons/yr)
ROG	>24 lbs/day	1.25 lbs/day (0.23 tons/yr)
PM10	>79 lbs/day	1.12 lbs/day (0.20 tons/yr)
CO	N/A	7.99 lbs/day (1.46 tons/yr)

As shown in Tables 1 and 2, none of the pollutants are anticipated to exceed thresholds established by NSAQMD either over short-term construction activities or long-term operational activities. However, given that the General Plan identifies both ozone and suspended particulate matter (PM-10) as known problems

for the County's air quality, even incremental increases in these pollutants could lead to cumulative impacts. Although PM-10 is not anticipated to exceed the per diem threshold adopted by NSAQMD, this constituent should be mitigated to the extent possible as discussed under General Plan Objective 14.2. Therefore, Mitigation Measure 3A is proposed to implement dust control measures such as watering and stabilizing of excavated materials, slowing vehicle speeds onsite, and halting work during windy periods. Additionally, short-term project construction activities would have the potential to contribute both particulate matter and ozone precursors from dust and combustible sources related to construction vehicles and equipment. As such, Mitigation Measure 3A includes requirements that diesel construction equipment not be idled for more than 5 minutes to prevent smoke and ozone precursors and other emission reduction measures. The proposed project would result in a temporary but incrementally small net increase in pollutants due to vehicle and equipment emissions and fugitive dust however, Mitigation Measure 3A and compliance with the County's grading ordinance would reduce impacts to the extent possible so that the project is not anticipated to contribute to a cumulatively considerable net increase for ozone and PM-10, for which the County is in non-attainment. Therefore, this impact is *less than significant with mitigation*.

Mitigation: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included on all *grading/improvement/building plans*:

Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum required mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all grading, improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/diesel.htm).

1. At least 50% of the mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 1 engines (or cleaner).
2. All architectural coatings shall comply with the California Air Resources Board's 2007 Suggested Control Measure for Architectural Coatings (available at www.arb.ca.gov/coatings/arch/Approved_2007_SCM.pdf).
3. Construction equipment idling times shall be minimized either by shutting equipment off when not in use, or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]) and all construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications.
4. Clear signage shall be provided for construction workers at all access points.
5. The applicant shall use reasonable precautions to minimize dust generation. Reasonable precautions may include watering exposed soils, as well as any stockpiled material, and limiting traffic speeds. Such methods shall be noted on improvement plans prior to approval.

Timing: *Prior to issuance of grading/improvement/building permits*

Reporting: *Approval of the permit issuance*

Responsible Agency: *Planning Department / NSAQMD*

4. BIOLOGICAL RESOURCES

Existing Setting: The Soda Springs General Store property is a vacant 0.41-acre lot. The property is long and narrow with approximately 195-feet of frontage on Donner Pass Road and a perpendicular depth of approximately 90-feet. Existing vegetation is minimal, with small trees (pines/firs) and limited underbrush scattered along the east and north boundaries. Patches of grasses/forbs are found throughout the site. The

lot was a gasoline service station and lodge for a short period in the 1950's, improvements were removed in 1969 and the site has remained vacant since that time.

The relocation of the Soda Springs General Store will leave the current space within an existing mixed-use building vacant. This building, approximately 150-feet to the southeast of the property, includes a post office, a real estate office, a vacation rental office and three upstairs apartments.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			A
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓	A
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	A, L
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓	A, L, 16
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓	A, 16, 18
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	A
g. Introduce any factors (light, fencing, noise, human presence and/or domesticated animals) which could hinder the normal activities of wildlife?			✓		A

Impact Discussion:

4a The development of the proposed Soda Springs General Store is not anticipated to result in negative impacts to biological resources. Development of the proposed new location would include minor grading of the relatively flat site to accommodate the proposed 2,560 square foot Store and associated parking lot. The property is a vacant, sparsely vegetated lot fronting on Donner Pass Road. The sparse vegetation in conjunction with the roadway are such that the property does not provide quality habitat for animals or avian species. Given the disturbed nature of the site due to its past use as a gasoline service station and lodge, along with the lack of proximity to sensitive resources, the Planning Department waived the requirement for a biological inventory. Tree/shrub removal would be minor due to both the limited vegetation onsite as well as the location of the vegetation which exists near the boundaries of the property allowing the potential for some trees to be saved and made a part of the landscape where possible. However, because tree removal may occur, Mitigation Measure 4A requires a nesting survey prior to any disturbance during nesting season to identify any nesting raptors and migratory birds onsite to avoid impacts to them.

Further, discontinued use of the current Soda Springs General Store location is not anticipated to result in negative biological impacts, nor would use of the space by a new tenant. Vegetation on this parcel is similarly limited to near the parcel boundaries such that a new tenant in the center of the existing multi-tenant building is not expected to impact biological aspects of the site.

Therefore, the Soda Springs General Store project, as a whole, is not anticipated to result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service and thus impacts, if any, are anticipated to be *less than significant with mitigation*.

- 4b,c,d The development of the Soda Springs General Store is not anticipated to result in substantial effects on riparian habitat, wetlands or other sensitive natural communities, nor is it anticipated to substantially interfere with the movement of any native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites as no such areas exist onsite or adjacent thereto. The property is long and narrow with approximately 195-feet of frontage on Donner Pass Road and a depth of only 90-feet (roughly). The long frontage along the well-traveled roadway coupled with minimal vegetation is such that the property does not provide foraging or cover opportunities for wildlife, nor are there habitats such as riparian or wetlands onsite.

Similar to the discussion above, neither discontinued use of the current Soda Springs General Store location, and/or use of the space by a new tenant is anticipated to result in substantial effects on riparian habitat, wetlands or other sensitive natural communities, nor is it anticipated to substantially interfere with the movement of any native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites as no such areas exist onsite or adjacent thereto. Vegetation on this parcel is similarly limited to near the parcel boundaries such that a new tenant in the center of the existing multi-tenant building is not expected to impact biological aspects of the site. Therefore, the Soda Springs General Store project, as a whole, is anticipated to have *no impact* relative to interfering with wildlife or affects to sensitive natural communities.

- 4e,f Nevada County has a number of local policies and ordinances that protect biological resources, including policies protecting deer habitat; rare, threatened, and endangered species and their habitats; timber resources; landmark and heritage trees and groves; and watercourses, wetlands, and riparian areas. Neither the proposed new store site nor the existing store site contains any of these resources. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and thus would have *no impact* on these resources.

- 4g The Soda Springs General Store project is not anticipated to result in significant impacts that could hinder normal wildlife activities. The project proposes construction of a new Store, parking lot and associated improvements on a narrow, sparsely vegetated lot with 195-feet of frontage on Donner Pass Road. This would bring human activity, noises and light onto the subject property however, the location, size and shape of the site is such that it is already impacted by noises and lights associated with vehicles along Donner Pass Road. Additionally, many nearby parcels are developed with residential uses such that human presence in the area is a normal occurrence in this vicinity.

Project review also includes resultant discontinued use of the current Soda Springs General Store, and/or use of the existing space by a new tenant. Like the proposed location, the existing location

is already subject to human activity including noises and light associated thereto and will continue to be subjected to human activities as the space is within a multi-tenant, multi-use building.

Therefore, as both sites are currently subject to those sounds and lights associated with human activities as caused by their proximity to the well-traveled Donner Pass Road and adjacent or onsite uses, impacts to normal wildlife activities are anticipated to be *less than significant*.

Mitigation: To offset the potential biological impacts associated with the project construction, the following mitigation measure shall be required:

Mitigation Measure 4A: Avoid impacts to nesting raptors and migratory birds. If construction occurs between March 1 and August 31, pre-construction surveys for nesting raptors and migratory birds shall be conducted pursuant to California Department of Fish and Wildlife requirements and according to the Migratory Bird Treaty Act. These surveys should be accomplished within **7 days** prior to commencement of grading activities. If a legally-protected species' nest is located in a tree for removal, the removal shall be deferred until after August 31 or until the adults and young are no longer dependent on the nest, as determined by a qualified biologist.

If any active nests are located onsite, an appropriate no disturbance buffer zone shall be established around the nests, as determined by the qualified biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or until the young have successfully fledged. Buffer zones are 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found in areas of work, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species and daily monitoring is required to ensure that the nest is not disturbed, and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied.

Timing: *Prior to issuance of the grading and improvement permits*

Reporting: *Approval of the grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

5. CULTURAL RESOURCES

Existing Setting: The North Central Information Center (NCIC) Records Search Results (10/14/19) describes the region as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. While permanent settlements were situated along rivers in the foothills and Sacramento Valley, these peoples periodically traveled to higher elevations such as the project region. However, the Records Search Results show that within the ¼-mile radius of the project site there are no prehistoric-period resources in the area as determined by eleven cultural resources reports on file at the NCIC. Two historic-period cultural resources are found within the ¼-mile radius of the project site: the historic-era railroad and road.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓			J, 21
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			J, 21

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			J, 21

Impact Discussion:

5a-c The project is not anticipated to create an adverse change in historic or archaeological resources, nor is it anticipated to result in disturbance of human remains. Based on the results of the records search, the environmental setting and known patterns of local history, the North Central Information Center (NCIC) describes the site and immediate vicinity thereto as having low potential for prehistoric-period and historic-period cultural resources and the accompanying sensitivity statement shows the property as “not sensitive”. Although the property is considered “not sensitive”, given that the project anticipates ground disturbance for proposed improvements, there is a potential for unanticipated discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources, during project construction. Therefore, Mitigation Measure 5A has been included, which requires that work be halted and requires proper notification and consultation if any artifacts or cultural resources are discovered during construction. Further, while the relocation of the Soda Springs General Store may leave the current space within the existing mixed-use building vacant into which a new commercial tenant could move, neither the potential vacancy or re-use of the space are anticipated to have an impact relative to cultural resources. With the implementation of Mitigation Measure 5A, impacts to tribal cultural resources, unique archaeology or other cultural resources are expected to be *less than significant with mitigation*.

Mitigation: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measure shall be required and shall be included as notes on all grading and construction plans:

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Human Remains, Cultural Resources or Paleontological Resources are Discovered during Project Construction. All grading and construction plans shall include the note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following:

All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during these activities. If such resources are encountered or suspected, work within 100-feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A qualified cultural resources specialist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for resource treatment.

If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the within 100-feet of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the

procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed.

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. Native American Representatives from traditionally and culturally affiliated Native American Tribes shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for resource treatment. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community of the Auburn Rancheria (UAIC) does not consider curation of tribal cultural resources to be appropriate or respectful and requests that materials not be permanently curated, unless at their request. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations shall be documented in the project record. Any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented shall require submittal of a justification statement to the Planning Department for inclusion in the project record. If adverse impacts to tribal cultural resources, unique archaeology or other cultural resources occurs, the developer shall consult with UAIC and other traditionally and culturally affiliated Native American Tribes regarding mitigation contained in applicable Public Resources Codes and CEQA Guidelines.

Timing: *Prior to Issuance of Building Permit or Grading Permit and throughout construction*

Reporting: *Planning Department Approval of Grading and Construction Permits*

Responsible Agency: *Planning Department*

6. ENERGY

Existing Setting: The proposed Soda Springs General Store project includes construction of a 2,560 square foot Store with a parking lot and associated improvements on a currently vacant lot. The relocation of the Store will leave the current space, roughly 2,500 square feet, within an existing mixed-use building vacant.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓		A, D

Impact Discussion:

6a,b The proposed construction of a new Store is not anticipated to result in significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project. As a new building, California Green Building Code Standards would be applied, ensuring current energy standards are met. As part of

typical Building Department permit review, all equipment and structures would be required to meet energy standards identified in the California Building Code.

In addition, if a change in occupancy type and/or a proposed tenant improvement were proposed in the existing Store location that included changes to the existing lighting, plumbing, or electrical it would likely trigger a Building Department requirement to bring existing features up to current Codes, increasing the energy efficiency of the existing space.

Therefore, both the development of the new Store location and re-use of the existing space are expected to result in *less than significant impacts* to the environment due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project.

Mitigation: None Required.

7. GEOLOGY / SOILS

Existing Setting: Soils underlying the 0.41-acre lot proposed as the Soda Springs General Store site are mapped as the Aquolls and Borolls 0 to 5% slopes. This series is described by the USDA as poorly drained soil alluvium derived from igneous, metamorphic and sedimentary rock. The property is a relatively flat lot that has been cleared and vacant since 1969, with an elevation of approximately 6,704-feet above mean sea level. The County’s Master Environmental Inventory shows Soda Springs as an area with moderate erosion potential.

The Alquist-Priolo Earthquake Fault Zoning Act was adopted in 1972 to prevent the construction of buildings in areas where active faults have surface expression. Ground or fault rupture is generally defined as the displacement that occurs along the surface of a fault during an earthquake. The project site is not within an Alquist-Priolo Earthquake Fault Zone. The County’s Master Environmental Inventory shows Soda Springs is in an area of moderate seismic risk. The historically active Dog Valley fault lies about 5 miles to the east. There are also some inactive Quaternary faults 2-3 miles east. Figure 8-3 of the Nevada County General Plan shows the area to have moderate risk of landslides. (Nevada County 1991).

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides? 			✓		A, L, 12
b. Result in substantial soil erosion or the loss of topsoil?			✓		A, B, D

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓	A,12
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?				✓	A,12
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓	A, Q
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A, J, 21
g. Result in substantial grading on slopes over 30 percent?				✓	A, L, 9

Impact Discussion:

- 7a The proposed relocation of the Soda Springs General Store is not anticipated to cause adverse effects due to earthquake related impacts. The historically active Dog Valley fault lies about 5 miles to the east. There are also some inactive Quaternary faults 2-3 miles east. The site of the existing Soda Springs Store and the proposed new location are both within Seismic Zone II, the Moderate Intensity Zone of the Modified Mercalli scale, meaning the area has a moderate risk for strong ground motion. Unless a new tenant were to propose tenant improvements that included structural modifications, no seismic type review or improvement would be required such that the project would result in no change in the existing condition relative to the existing Store. However, California Building Code standards will be applied to the construction of the new Store which will ensure the structure meets all current seismic requirements. Therefore, the project is anticipated to result in *less than significant impacts* relative to earthquake effects.
- 7b The vacancy and/or potential re-use of the existing Store space within a multi-tenant building will not result in soil erosion or loss of topsoil. Neither is the construction of a new Store anticipated to result in substantial soil erosion or the loss of topsoil. The proposed project location was a gasoline service station and lodge for a short period in the 1950's. Construction in the 1950's relative to this development and later, the removal of the gas station including building and parking lot demolition and excavation of the underground storage tanks and diesel contaminated soils likely resulted in the loss of the bulk of topsoil from the site. The lot is relatively flat and therefore not prone to significant erosion via stormwater, however standard best management practices will still be required during construction to ensure air and water-borne erosion are minimized. Post construction, impervious surfaces and landscaping will hold soils in place. Therefore, project impacts relative to topsoil loss and erosion are anticipated to be *less than significant*.
- 7c,d,g Neither the existing Soda Springs General Store location nor the proposed new lot are underlain with soils types that are considered unstable or expansive such that they are likely to result in landslide, lateral spreading, subsidence, liquefaction or collapse, nor are there steep slopes onsite. Further, a standard condition of approval is proposed requiring a geotechnical evaluation report as part of the new building permit process which would include any site and project specific recommendations to ensure appropriate construction techniques are applied to the development of the project; therefore, *no impacts* relative to these soil types are anticipated.

- 7e Donner Summit Public Utility District provides treated sewer services to this region, including both the proposed new site and existing Store location such that a septic system is not necessary. The project would have ***no impact*** relative to a lack of adequate soils for sewage disposal.
- 7f There are no known paleontological resources or unique geological features onsite or nearby that could be impacted by development of the new Store location or by the vacancy or re-use of the existing Store space. However, because ground disturbance is anticipated for site development, Mitigation Measure 5A would require work to halt if there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be ***less than significant with mitigation***.

Mitigation: See Mitigation Measure 5A.

8. GREENHOUSE GAS EMISSIONS

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

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through regulations to reduce emissions from stationary sources and from vehicles. The California Air Resources Board (ARB) is the State agency responsible for developing rules and regulations to cap and reduce GHG emissions. In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, *Guidelines for Assessing Air Quality Impacts of Land Use Projects*, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓		A
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, 20

Impact Discussion:

8a-b Carbon dioxide (CO₂) is the main component of greenhouse gases, and vehicles are a primary generator of CO₂. The project is not expected to generate greenhouse gases that would result in significant environmental impacts or that would be in conflict with plans for greenhouse gas reductions. The proposed Soda Springs General Store and the small space that will be left available for a new tenant are not attractors that bring traffic from out of the area for several reasons. In addition to the Community Commercial zoning designation which prescribes the potentially allowable uses of the space, the small size of the existing Store location (roughly 2,500 square feet) further limits its possibilities for future use. The new Store is proposed as a small corner market providing groceries, sundries geared toward outdoor enthusiasts, ski and snowboard rental equipment, clothing and a small deli with a variety of fresh foods, wine, beer and coffee. Given these factors along with the limited commercial options in the area both locations are such that they provide an important role catering to both local residents and those already in the area for other reasons such as recreation by providing a convenient location to obtain these goods and services without the need to leave the area. Without these convenient commercial opportunities, more CO₂ generating trips could be expected due to a need to seek the same goods and/or services from locations further away.

Using conservative defaults, it is anticipated that the proposed project could result in the addition of 342 metric tons per year of CO₂e related to the consumption of operational energy of both spaces (CalEEMod Version 2013.2.2, 2016). The Attorney General's (AG's) document titled "Addressing Climate Change at the Project Level" includes recommendations for energy efficient buildings, appliances, heating and cooling systems, passive solar, energy efficient lighting, water conservation and landscaping, and many other design and operational measures that can reduce GHG emissions. The building is oriented to take advantage of solar access for passive lighting, heating, and cooling options. And, in accordance with the AG's recommendations, high efficiency lighting, low emissivity windows, energy efficient appliances and water-wise planting and irrigation systems are proposed and will be required in the final design as standard building permit requirements.

The existing building, if the space is re-used by a new tenant, will be part of the above operational energy consumption quantities related to CO₂e as discussed. However, if a change in occupancy type and/or a proposed tenant improvement were proposed in the existing Store location that included changes to the existing lighting, plumbing or electrical, it would likely trigger a Building Department requirement to bring existing features up to current Codes, increasing the energy efficiency of the existing space.

The overall GHG impact is expected to remain at a level that is *less than significant*, due to several factors including: the proposed Store building orientation taking advantage of solar access, application of standard building permit requirements ensuring the new Store meets energy efficiency standards, and allowing continued local and passersby stops such that longer vehicle trips are not necessary to gain the same goods and services.

Mitigation: None required.

9. HAZARDS/HAZARDOUS MATERIALS

Existing Setting: The Soda Springs General Store property is a vacant 0.41-acre lot. The lot was a gasoline service station for a short period in the 1950's. It has been a vacant, cleared site since 1969. Due to the

history of the site as a service station, AEI Consultants prepared a Phase 1 Environmental Site Assessment for the property in 2018. The site is described as having a Historical Recognized Environmental Condition (HREC) which is defined by the ASTM Standard Practice (E1527-13) as property that has had a past release of hazardous substances or petroleum products that has since been addressed to the satisfaction of the applicable regulatory authority, with the substance or product allowed to remain in place. In the case of this property, soil and groundwater contamination was noted by the Nevada County Department of Environmental Health due to leaked diesel fuel from the underground storage tank(s). Soil was excavated and stockpiled onsite in 1991; stockpiles were removed, and groundwater monitoring wells were installed in 2001. Results of quarterly sampling in 2001 and 2002 allowed the Central Water Quality Control Board (CVRWQB) to initiate well abandonment procedures then grant closure for the subject property and issue a “no further action” letter in 2002.

The project area is in a Very High fire hazard severity zone as designated by CalFire. The closest school, Donner Trail Elementary School is approximately one direct mile (as the crow flies) from the project site. The closest airport is the Truckee Airport, which is over 12-miles from the project site.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		A, C
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		A, C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	A, L
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?			✓		C, 29
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓	L
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	H, M
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		H, M

Impact Discussion:

9a-b The Soda Springs General Store is not anticipated to include routine transport, use or disposal of hazardous materials other than those typical retail household substances such as cleaning agents and personal hygiene items. State and federal government regulate transportation, handling and use of these materials. Additionally, small quantities of hazardous materials could be stored, used, and handled during construction or during Store operations. The hazardous materials anticipated relative to project construction are small volumes of petroleum hydrocarbons and their derivatives

(e.g., gasoline, oils, lubricants, and solvents) required to operate the construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration standards. If operations at either the new Store location or by a new tenant in the existing Store location included quantities of such materials as chemicals, fuels or fertilizers that triggered the need for a hazardous materials business plan or other reporting plan, it would be regulated under Health & Safety Code Sections 25500-5519. Therefore, project related hazard impacts relative to routine transport, use, disposal or emission of hazardous substances to the public or environment would be *less than significant*.

9c The project is roughly one air miles from Donner Trail Elementary School, the closest school. Additionally, as noted above, hazardous materials, if any, are anticipated to be those associated with a small retail market for typical household uses and those small quantities that could be utilized during construction. Therefore, *no impact* relative to transport, use, or emissions of hazardous materials within proximity of a school is anticipated.

9d The relocation of the Soda Springs General Store will leave the current space within an existing mixed-use building, approximately 150-feet to the southeast, vacant. A new tenant in the existing Store location would have no impact relative to exposing people or the environment to a hazardous materials site as the property is not listed as a such as a site.

The location of the proposed new Soda Springs General Store is described as having a Historical Recognized Environmental Condition (HREC) which is defined by the ASTM Standard Practice (E1527-13) as property that has had a past release of hazardous substances or petroleum products that has since been addressed to the satisfaction of the applicable regulatory authority, with the substance or product allowed to remain in place without subjecting the property to any required controls. This historical condition is linked to the previous use of the site as a gasoline service station with underground storage tanks. Nevada County Department of Environmental Health noted onsite soil and groundwater contamination due to leaked diesel fuel from the underground tank(s). In 1991, in response to the issue, soil was excavated and stockpiled onsite; in 2001 stockpiles were removed and groundwater monitoring wells were installed. Results of quarterly sampling in 2001 and 2002 allowed the Central Water Quality Control Board (CVRWQB) to initiate well abandonment procedures then grant closure for the subject property and issue a “no further action” letter in 2002; therefore, there would be *less than significant impacts* relative to hazardous materials on the project site.

9e The existing Store location, which will be vacated and available for a new commercial tenant as a result of this project, and the proposed new Store location are both over 12-miles from the Truckee-Tahoe Airport. Therefore, the project would present *no impact* to the safety of the public in the project area due to the proximity to a public airport.

9f,g The construction and operation of a new Soda Springs General Store, and/or use of the existing Store location by a new commercial tenant, are not anticipated to interfere with an adopted emergency response plan or emergency evacuation plan, nor would it expose people or structures to a significant risk of loss, injury or death involving wildland fires. Both the existing and proposed Store locations are mapped by CalFire in a Very High Fire Hazard Severity Zone. The Truckee Fire District provides fire protection services to the area and would require building components to meet applicable Fire requirements as part of the building permit review process. Additionally, a standard

condition of approval would require the applicant to work with CalFire to prepare a Fire Protection Plan as a typical requirement for properties within the Very High zone. Section 20 of this study provides a full discussion of this *less than significant impact* determination.

Mitigation: None required.

10. HYDROLOGY / WATER QUALITY

Existing Setting: The project area is within the Yuba River watershed which feeds the South Fork of the Yuba River. The property is designated as an area of undetermined, but possible flood hazard. The project is not located in or near a floodplain; the nearest floodplain is located approximately 1,300 feet southeast at the Van Norden recreation area.

Existing Donner Summit Public Utility District (DSPUD) infrastructure allows for a connection from the waterline along Donner Pass Road. All treated water services are metered. Treated water is also available for fire protection purposes.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓		A, B
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓		A, Q
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run off; or iv. impeded or redirect flood flows?			✓		A, B, 9, 18
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	L, 9, 13
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓		A, B
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	L, 9, 13
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	L, 9, 13

Impact Discussion:

10a,c Vacancy and/or re-use of the existing Store space is anticipated to have no effect on water quality as no change in the existing building or site are expected. The proposed new location of the Soda Spring General Store is a vacant 0.41-acre lot. Construction of a new Store and appurtenant improvements such as a parking lot and landscaping is not anticipated to negatively affect water quality standards or waste discharge requirements, nor is construction on this small site anticipated to contribute amounts that could exceed drainage system capacity or alter existing drainage patterns. Typical Best Management Practices will be required with both during- and post-construction controls to ensure that site disturbance does not result in stormwater pollution.

The project includes design and installation of snow storage areas, infiltration trenches and dry wells to contain the large amount of snowfall typical for this elevation and to capture and direct runoff caused by adding impervious surfaces to the property. The drainage will be directed to the existing roadside ditch which will be improved as part of the Donner Pass Road Improvement Project planned for Summer 2020 construction, a County project. Typically, a Preliminary Drainage Analysis and Final Drainage Report are required for commercial projects, however, due to the small nature of this site a Preliminary Drainage Report was not required. Instead, discussions between the project engineer and DPW Staff along with information provided on the site plan showing planned drainage design features including the snow storage areas, infiltration trenches and dry wells were deemed adequate to demonstrate needed elements and therefore a Preliminary Drainage Report wasn't required in this case. The Department of Public Works proposes a typical condition of approval that will require a Final Drainage Report to ensure run-on and run-off are properly addressed in the final construction documents however, this condition is only triggered if changes are made to the site design shown on the Site Plan dated 10/23/2019; otherwise DPW has determined that the information on-hand is adequate to show compliance with requirements that the project result in no net increase of run-off due to the addition of impervious surface coverage on the property and that site runoff will be released into the Donner Pass Road roadside drainage system at, or below, pre-project levels. Therefore, project related impacts to water quality standards or waste discharge requirements, including an increase in runoff that could exceed drainage system capacity or alter existing drainage patterns, are anticipated to be *less than significant*.

10b,e The proposed relocation of the Soda Springs General Store would not result in a substantial decrease in groundwater supplies, interfere with groundwater recharge or conflict with water quality/groundwater management plans. The Donner Summit Public Utility District provided a will-serve letter to the County indicating that they are able and prepared to provide treated water to the proposed Store. Additionally, paving and other impervious surface coverage on this relatively small lot are minor in nature such that they are not anticipated to interfere with groundwater recharge of the area as a whole. The existing Store location would continue to be served by the District whether a new tenant utilizes the space or not. Therefore, the project is anticipated to have *less than significant impacts* relative to a substantial decrease in groundwater or groundwater recharge.

10d,f,g There is no flood hazard or designated flood zone on or near the proposed or existing Soda Springs General Store locations; nor are they within a tsunami or seiche zone. Therefore, there would be *no impact* associated with flooding, tsunamis or seiches.

Mitigation: None

11. LAND USE / PLANNING

Existing Setting: The subject property is a 0.41-acre lot in the Soda Springs Rural Center of eastern Nevada County. It is designated as Community Commercial on the General Plan land use maps and zoned Community Commercial with a Rural Center combining district (C2-RC). The RC combining district requires an evaluation of the project’s consistency with the Soda Springs Area Plan in addition to the Eastern County Design Guidelines. Adjacent properties along Donner Pass Road are also zoned Community Commercial-Rural Center (C2-RC) and have a corresponding Community Commercial (CC) General Plan designation. Many of these properties are vacant; others have cabins/homes. Tinker’s Station, a mixed-use building is nearby to the east. The current Soda Springs General Store, also in the C2-RC zone, is located approximately 150-feet to the southeast in a mixed-use building that is also home to three upstairs apartments, a post office, real estate office and a vacation rental office.

Medium density residential lands (R2-RC) are adjacent at the northerly property boundary, some with homes, some vacant. The General Plan designation for these parcels is Urban Medium Density (UMD). Neighborhood Commercial and Light Industrial properties, also within the Soda Springs Area Plan boundaries (C1-RC & M1-RC,) are westerly of the property along both sides of Donner Pass Road. Many of the C1-RC properties are vacant, some are developed with residential improvements. The M1 properties serve as industrial snow removal and telecommunications facilities. The Union Pacific Railroad, Soda Springs Mountain Resort and South Yuba River noted above are designated as FR-40 (Forest).

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

Impact Discussion:

11a-b The proposed project would not physically divide an established community nor would it cause a significant environmental impact due to a conflict with land use plans or regulations. Community Commercial zoning provides areas for a wide range of retail and service uses that serve the varied needs of a larger geographic area. The project proposes the construction and operation of a market, relocating the existing Soda Springs General Store from its current location approximately 150-feet to the southeast of the proposed new site. Along with typical corner market groceries, the Store plans to continue to offer sundries geared toward outdoor enthusiasts, ski and snowboard rental equipment, clothing and a small deli with a variety of fresh foods, wine, beer and coffee. Tables under the covered porch would provide customers a place to sit and enjoy their deli purchase. The new Store is an infill project in a rural center area. The new Store is expected to contribute to the character of the community. Additionally, the proposed project would be aesthetically compatible with existing development in Soda Springs by meeting adopted design standards using similar materials and colors as other structures in the area. The relocation of the Soda Springs General Store will leave the current space within an existing mixed-use building vacant available for a new

tenant. This vacancy is anticipated to bring another business to the community which could provide more services and/or goods to the area, in keeping with the uses allowed within the Community Commercial zoning district. Potential conflicts with applicable land use plans, policies, or regulations that could result in physical impacts are identified within this Initial Study and are found to be less than significant. Therefore, the project would not physically divide an established community, and impacts related to land use policy inconsistency and land use incompatibility are considered *less than significant*.

Mitigation: None required.

12. MINERAL RESOURCES

Existing Setting: The project area is not mapped within a Mineral Resource Zone (MRZ), or area of known valuable mineral deposits.

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

Impact Discussion:

12a-b The proposed project is not mapped within a known Mineral Resource Area nor would it change existing or potential mineral resource type land uses on the project site. Therefore, the project would have *no impact* on mineral resources.

Mitigation: None Required.

13. NOISE

Existing Setting: The proposed site is located roughly 700-feet from Interstate 80 which, according to the General Plan, provides an ambient level of noise at approximately 60 dBA. Properties surrounding the lot include commercial and medium density residential zoning. Residential structures are located on the easterly and northerly adjacent parcels as well as on the other side of Donner Pass Road.

The Nevada County General Plan establishes noise standards in the C2 zoning district at 70 dB Leq (average decibels) and 90 dB Lmax (maximum decibels) from 7 a.m. to 7 p.m.; 65 dB Leq and 75 dB Lmax from 7 p.m. to 7 a.m. (Nevada County 1995 with revisions through October 2014). However, Nevada County Land Use & Development Code includes provisions for when two different zoning districts abut, requiring the more restrictive standard plus 5 dBA to apply. With Medium Density Residential (R2) adjacent at the northerly property line, the resultant standard is: 60 dB Leq and 80 dB Lmax from 7 a.m. to 7 p.m.; 55 dB Leq and 70 dB Lmax from 7 p.m. to 10 p.m.; and 50 dB Leq and 65 dB Lmax from 10 p.m. to 7 a.m.

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

Impact Discussion:

13a-b The proposed relocation of the Soda Springs General Store is not expected to generate significant noise impacts. Review of the project is two-fold, including potential impacts relative to the vacancy and/or re-use of the existing Store along with the potential impacts relative to the construction and operation of the new Store location. Relocation of the Soda Springs General Store will leave the current space within an existing mixed-use building vacant. This building, approximately 150-feet to the southeast of the proposed new Store site, also fronts on Donner Pass Road and is similarly situated roughly 700-feet from Interstate 80. Along with the Store, the building includes a post office, a real estate office, a vacation rental office and three upstairs apartments. Use of the existing Store space by a new commercial tenant is not expected to exceed noise standards because as a commercial space with no approved outdoor use area, noises will be within the existing building. Further, while not anticipated, if a change in occupancy is deemed to be more intensive than the current market use such that noises generated could exceed standards, a new permit with project specific information and review of an Acoustical Noise Analysis and would likely be triggered.

The proposed new location of the Soda Springs General Store is not expected to generate significant noise impacts. Nearby Interstate 80 and Donner Pass Road generate the majority of the ambient noise in the area. The Store would generally be open 8:00 a.m. to 8:00 p.m. every day of the week. Along with typical corner market groceries, the Store plans to continue to offer sundries geared toward outdoor enthusiasts, ski and snowboard rental equipment, clothing and a small deli with a variety of fresh foods, wine, beer and coffee. The covered porch would provide customers a place to sit and enjoy their deli purchase. Occasional small customer appreciation offerings are planned on weekends such as wine and coffee tastings, BBQ's and a produce stand. Most of these activities would be inside the Store, not generating noticeable noises that would be heard on adjacent properties. Occasional weekend activities as described above, and porch/picnic table use would include noises associated with people conversing which are insignificant relative to road generated noises from travelers on the nearby roadways. The site is located on a major collector road roughly 700-feet from Interstate 80 which provides an ambient level of noise at approximately 60 dBA. Therefore, it is anticipated that this commercial use would have a *less than significant impact* as a contributor to permanent noise levels in the vicinity.

However, the exception to this would be noises and potential vibration generated during construction of the store and associated improvements, similar to that which could be expected for

development of adjacent and nearby properties. Vibration is typically sensed at nearby properties when it causes objects within the structures to vibrate such as rattling windows. No blasting is expected that could cause substantial vibration. Construction noises and construction related vibration are not an ongoing land use and as they are short term in nature, they are exempt from the County noise standards. While the County’s Zoning Code does not apply its noise standards to temporary construction (Nevada County 2012), nonetheless there could be a temporary exposure of nearby uses to noise in excess of County thresholds. Therefore, Mitigation Measure 13A is recommended to limit construction work to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. Given these steps to limit the hours of construction, exposure of persons to noise levels in excess of the County’s adopted standards is expected to be *less than significant with mitigation*.

13c Neither the existing or proposed Soda Springs General Store locations are within an airport land use plan; they are both over 12-miles from the Truckee-Tahoe Airport. Given the distance to the airport, the project would result in *no impacts* related to airport noise.

Mitigation: To offset potential construction related noises, the following mitigation measures shall be required and shall be included as notes on all future grading/drainage/improvement plans:

- Mitigation Measure 13A: Limit construction work hours to 7:00 AM to 7:00 PM.** During grading and construction, work hours shall be limited from 7:00 AM to 7:00 PM each day. Prior to issuance of grading and building permits, improvement plans shall reflect hours of construction.
- Timing:** *Prior to issuance of grading and building permits*
- Reporting:** *Agency approval of permits or plans*
- Responsible Agency:** *Nevada County Planning Department*

14. POPULATION / HOUSING

Existing Setting: The project area is characterized by commercial and residential uses. There are scattered single-family residences on adjacent medium-density and on commercial zoned lots. The existing Soda Springs General Store, also in the C2-RC zone, is located approximately 150-feet to the southeast in a mixed-use building that is also home to three upstairs apartments, a post office, real estate office and a vacation rental office. The lot proposed as the new store location is a vacant lot.

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

Impact Discussion:

14a-b The proposed relocation of the existing Soda Springs General Store would not result in an inducement of unplanned population growth or displace existing people or housing. The project does not trigger the need for infrastructure extensions as existing roadways and infrastructure will provide sewer, treated water and electricity. The existing Store provides goods and employment

opportunities to local residents and to travelers in the area. The proposed new Store will continue to do so. As a commercially zoned site, the existing Store location is anticipated to have a new commercial tenant in the future. This new tenant would benefit from the existing infrastructure and is expected to provide similar goods and/or services as prescribed by the zoning designation. Therefore, the proposed project would have *no impact* related to these issues.

Mitigation: None required.

15. PUBLIC SERVICES

Existing Setting: The following public services are provided to both the existing Store and proposed new Store location:

Fire: The Truckee Fire District provides fire protection services for the area.

Police: The Nevada County Sheriff provides law enforcement services for the area.

Schools: Tahoe/Truckee Unified School District provides education for the area.

Parks: The Truckee Donner Benefit Zone provides recreational facilities and opportunities in the area.

Water & Sewer: Donner Summit Public Utility District provides treated water and sewer to the area.

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

Impact Discussion:

15a (1-5) The proposed relocation of the Soda Springs General Store is not expected to result in significant impacts to existing public services. The proposed use would not result in a new substantial need for additional schools, parks, and police protection because it is a relocation of an existing nearby business and would not result in an increase in population. The project would include standard requirements from CalFire and the Truckee Fire Protection District relative to structural fire-prevention needs, such as a fire sprinkler system, a smoke detection system, fire protection fees, and fire flow requirements as part of standard conditions of approval and/or building permit issuance. Further, vacancy of the current Soda Springs General Store location is not anticipated to result in negative impacts to existing public services as the space is small (roughly 2,500 square foot) and located in a multi-tenant building that is occupied by many other existing tenants including upstairs apartments and businesses such that it is not anticipated to become an unattended site that could lead to vagrancy or vandalism. Eventual re-use of the commercial space is expected

to be a minor change from existing conditions. Therefore, the proposed project would have a *less than significant* impact related to these issues.

Mitigation: No mitigation is required.

16. RECREATION

Existing Setting: The project site is located within the Truckee Donner Recreation Benefit Zone. The general area is used by many recreationists. Soda Springs Mountain Resort and Van Norden recreation areas are nearby to the south. Additionally, Nevada County plans a bicycle lane that would connect Cisco Grove, through Soda Springs, to Donner Lake, increasing the recreational opportunities in the area. The existing Store, currently located approximately 150-feet to the southeast also on Donner Pass Road, caters to nearby residents and tourists in the area for skiing or other activities.

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

Impact Discussion:

16a-c The relocation of the existing Store is not expected to increase the use of nearby recreational features as it does not increase the population of the area or attract new people to the area, rather it will serve those already in the area. The project does not include construction/expansion of recreational facilities that could impact the environment. There are no existing recreational uses on either site or situated nearby that could conflict or otherwise be negatively affected by the project, rather the Store is intended to continue to provide items and services convenient to those who are already enjoying the rich recreational opportunities of the area at large. Therefore, this project will have *no impact* on the local recreation services in this area.

Mitigation: None required.

17. TRANSPORTATION

Existing Setting: The project is located on Donner Pass Road approximately 1/3 mile east of Highway 80. Donner Pass Road is a major collector and has a capacity of 6,600 daily trips to maintain Level of Service (LOS) Class A, the highest LOS. According to the latest count from September 2018, Donner Pass Road has a volume of 1,677 average daily trips. Nevada County General Plan policy LU-4.1.1 identifies LOS Class C at 8,800 as the minimum Level of Service allowable for this two-lane major collector. Donner Pass Road can accommodate another 7,123 daily trips before being downgraded below LOS C.

The project proposes 14 parking spaces including one ADA accessible space. Facilities for alternatives to automobile transportation are required in the form of bicycle racks per the California Green Building

Standards Code. During the winter season (roughly December through March), the Town of Truckee provides public transportation to the area ski resorts including Soda Springs Mountain Resort.

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

Impact Discussion:

17a,b The proposed relocation of the Soda Springs General Store would not conflict with any policies regarding transit, roadway, bicycle or pedestrian facilities, or with review of traffic impacts. Pursuant to the CEQA Guidelines Section 15064.3, consideration for evaluating a project’s transportation impacts generally should be measured in Vehicle Miles Traveled. “Vehicle Miles Traveled”, or VMT, refers to the amount and distance of automobile travel attributed to a project. In addition, pursuant to Section 15061.3(b)(1), the criteria for analyzing land use projects indicates that generally projects with one-half mile on existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, the section also goes on to say that if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project’s vehicle miles travel qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. The County does not yet have thresholds determined for measuring VMT. However, it is noted that both the proposed Store and a future commercial tenant within the current space are expected to provide goods and/or services to locals and those already in the area. The expanded selection of available items proposed by the Store along with a potential future commercial tenant in the existing space that may also provide goods or services are expected to increase convenience to these groups. Without these businesses, locals would be required to make trips to areas such as Truckee, roughly 15-miles away to obtain similar items/services. Therefore, project resultant Vehicle Miles Traveled are anticipated to be similar to, or reduced from, existing conditions.

Further, the Nevada County Department of Public Works determined that the addition of a new Store, including the potential for a new tenant to occupy the 2,500 square foot (±) existing Store space does not meet the threshold to require a traffic study as outlined in County guidelines. Additionally, Nevada County has planned the Donner Pass Road Improvement Project for construction starting in 2020. This project will include improvements in front of both the existing and proposed Store locations. The encroachment for the new Store has been tentatively reviewed and will go through final Department of Public Works review as part of the construction permitting such that no hazardous geometric design feature or other increase in traffic hazard is expected. Similarly, CalFire and Truckee Fire have tentatively reviewed, and provide final review, as part of

the construction permitting such that the project is not anticipated to result in inadequate emergency access. The Department of Public Works also proposes a condition of approval requiring payment of standard Traffic Mitigation Fees as part of the building permit process which are collected to offset roadway and traffic impacts due to project related trips. With the imposition of standard conditions of approval requiring final review and permitting of improvement plans and encroachment permit materials and payment of traffic fees, the project is anticipated to have *no impacts* relative to conflicts with policies regarding transit, roadway, bicycle or pedestrian facilities, or with traffic impact review and *less than significant impacts* relative to increased hazards.

Mitigation: None required.

18. TRIBAL CULTURAL RESOURCES

Existing Setting: The North Central Information Center (NCIC) Records Search Results (10/14/19) describes the region as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. While permanent settlements were situated along rivers in the foothills and Sacramento Valley, these peoples periodically traveled to higher elevations such as the project region. However, the Records Search Results show that within the ¼-mile radius of the project site there are no prehistoric-period in the area as determined by eleven cultural resources reports covering this search ring on file at the NCIC. Two historic-period cultural resources are found within the ¼-mile radius of the project site: the historic-era railroad and road.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓			J, 21

Impact Discussion:

18a The proposed relocation of the Soda Springs General Store is not anticipated to result in an adverse change in a tribal cultural resource. Project details were provided to several tribal organizations including: Native American Heritage Commission; Washoe Tribe of Nevada and California; United Auburn Indian Community (UAIC); Shingle Springs Band of Miwok Indians (SSMI); and

the Nevada City Rancheria Nisenan Tribe in late Summer and Fall 2019. Both UAIC and SSMI requested consultation, with no site visit requirements. While there are no known tribal cultural resources on, or associated with the property, as evidenced by the NCIC records results, because the project anticipates land disturbance, the UAIC recommended Inadvertent Discovery Mitigation Measure language is included as Mitigation Measure 5A. The measure requires work to halt and requires tribes to be notified for proper assessment and consultation. With this protection in place, impacts to Tribal Cultural Resources would be *less than significant with mitigation*.

Mitigation: See Mitigation Measure 5A.

19. UTILITIES / SERVICE SYSTEMS

Existing Setting: The existing and proposed new location of the Soda Springs General Store are within roughly 150-feet of each other on Donner Pass Road. Donner Summit Public Utility District provides treated water and sewer services to this region of Nevada County. PG&E provides electricity to the area. Natural gas is not available in this area, but several private propane companies do serve eastern Nevada County. Tahoe Truckee Sierra Disposal provides for the collection and transportation of solid waste to the dump/transfer station located at Highway 89 and Cabin Creek Road in Truckee.

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

Impact Discussion:

19a,b The development of a new Soda Springs General Store is not anticipated to result in significant environmental effects relative to the relocation/construction/expansion of utilities. Donner Summit Public Utility District provides treated water and sewer services via existing facilities along Donner Pass Road. The District provided a will-serve letter to the County indicating that they are able and prepared to provide these services to the proposed Store. PG&E provides electricity to the area via existing power lines with overhead lines at the south and east sides of the property boundary. Development onsite will include installation of a 1,000-gallon propane tank which will be served by one of the many existing providers in the area. Further, any new tenant that may move into the existing Store location would benefit from existing utilities and services that currently serve the building and other tenants therein thus no environmental impacts due to relocation or construction or expansion of utilities are anticipated with a potential new tenant in the existing Store location.

The project is not anticipated to trigger the need for expanded stormwater drainage facilities. The project includes design and installation of snow storage areas, infiltration trenches and dry wells to contain the large amount of snowfall typical for this location and to capture and direct runoff caused by adding impervious coverage to the property. The drainage will be directed to the existing roadside ditch which will be improved as part of the Donner Pass Road Improvement Project planned for Summer 2020 construction, a County project. The Department of Public Works proposes a typical condition of approval that will require a drainage study to ensure run-on and run-off are properly addressed in the final construction documents. This condition is only triggered if changes are made to the site design shown represented by the Site Plan dated 10/23/2019, otherwise DPW has determined that the information on file is adequate to show compliance with requirements that the project result in no net increase of run-off due to post-project conditions. Therefore, the proposed Soda Springs General Store project is anticipated to have *less than significant* environmental impacts relative to the relocation/construction/expansion of utilities.

- 19c,d The proposed relocation of the Soda Springs General Store would not result in an increase in solid waste that would be in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste goals. The operational phase of the Store would result in the production of a similar amount of solid waste typical of small stores. The Soda Springs Area Plan requires that trash and garbage facilities are secured against bears and other wild life. The dumpster is proposed at the west side of the Store, to be easily accessed by the waste management provider. A typical condition of approval will require the dumpster to be within a secure enclosure constructed of materials and colors compatible with the building. Solid waste generated by the project would be disposed of at the Eastern Regional Landfill Materials Recovery Facility located on Highway 89 between Truckee and Squaw Valley. Construction activities, however, typically produce solid waste in the form of construction materials, vegetation chippings, or industrial toxic waste like glues, paint, and petroleum products. Construction of the proposed project could thus result in potentially adverse landfill and solid waste disposal impacts. Impacts would be *less than significant with mitigation* as identified in Mitigation Measure 19A below, which prescribes proper disposal of vegetative and toxic waste.

Mitigation: To offset potentially adverse impacts related to construction waste, the following mitigation measure is recommended:

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the Eastern Regional Landfill Materials Recovery Facility and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all grading and improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of the grading permits or improvement plans*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Nevada County Planning Department*

20. WILDFIRE

Existing Setting: The Truckee Fire District provides fire protection services to the area. Both the existing and proposed Store locations are mapped by CalFire in a Very High Fire Hazard Severity Zone. Both properties take access directly from Donner Pass Road. The proposed new Store location is vacant cleared land that has been unoccupied since roughly 1969. The existing Store is located approximately 150-feet

southeast of the proposed new location, within a mixed-use building that includes a post office, a real estate office, a vacation rental office and three upstairs apartments. Both properties are fairly flat with sparse vegetation near property boundaries, though the existing Store location has considerably more large conifers.

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓		A, H, M, 22
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?			✓		A, B, H, M, 17
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓		A, M
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓		A, M, 12

Impact Discussion:

20a-d The construction and operation of a new Soda Springs General Store, and/or use of the existing Store location by a new commercial tenant, are not anticipated to interfere with an adopted emergency response plan or emergency evacuation plan, nor would it expose people or structures to a significant risk of loss, injury or death involving wildland fires. Both the existing and proposed Store locations are mapped by CalFire in a Very High Fire Hazard Severity Zone. The Truckee Fire District provides fire protection services to the area; they provided no comments on the Development Permit, instead they indicated that they will require building components to meet applicable Fire requirements as part of the building permit review process. This review is handled directly between the District and the applicant until the point at which the District provides an approval letter to the Building Department, fees for their review would be collected as part of that process. A standard condition of approval would require the applicant to work with CalFire to prepare a Fire Protection Plan as is a typical requirement for properties within the Very High zone. Additionally, CalFire has provided Staff with typical conditions of approval for the project including fire-wise landscaping and defensible space vegetation management. Given no construction or other physical change to the existing multi-tenant building the Store is currently located within, discontinued use of the space is not expected to result in wildfire related impacts, nor would they result from a new tenants' use of the existing 2,500 square foot (±) space in the building.

The construction and operation of a new 2,560 square foot metal building as proposed for the Store is not anticipated to impair an emergency response/evacuation plan, nor are there factors such as slope that would exacerbate risks or impacts due of wildfire. Both the existing and proposed Store locations are easily accessed directly from Donner Pass Road, a two-way road allowing easy emergency response and evacuation to/from the sites. The relatively flat site will not exacerbate wildfire risks and would allow emergency personnel to easily traverse the small site in the event of a fire.

The 0.41-acre site lot is long and narrow with approximately 195-feet of frontage on Donner Pass Road and a perpendicular depth of approximately 90-feet such that no new infrastructure such as fuel breaks, roads or utilities (utilities are in place at the property line) are needed, thus no environmental impacts due to construction of such new infrastructure would result from the project. Similarly, the project is not expected to expose people or structures to risks such as flooding or landslides due to post-fire conditions as the property is not located in an area prone to flooding or with slopes onsite or nearby that could be prone to post-fire instability.

The project will include standard requirements from CalFire and the Truckee Fire Protection District to provide mitigation for structural fire-prevention needs, such as a fire sprinkler system, a smoke detection system, fire protection fees, fire flow requirements, defensible space vegetation management and fire-wise landscape choices. Additionally, because the property is located in a Very High Fire Hazard Severity Zone, a typical condition of approval will require that the applicant work with the Office of the State Fire Marshal to prepare the required Fire Prevention Plan identifying things such as a fuels management plan, and possible evacuation routes. Therefore, the proposed project is not anticipated result in negative impacts related to wildfires, and therefore is anticipated to have a *less than significant impact*.

Mitigation: None required.

21. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

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

Impact Discussion:

21a,c As discussed in Sections 1 - 20, the proposed relocation of the Soda Springs General Store would comply with all local, state, and federal laws governing general welfare and environmental protection. Construction and operation of the project could result in potentially adverse impacts to air quality, biological and cultural/tribal resources, geology/soils, and utilities/service systems. Mitigation measures are proposed to reduce potential impacts relative to air quality, and due to the

possible impacts to migratory birds and nesting raptors, mitigation has been added to reduce potential impacts if construction occurs during nesting season. Although cultural, tribal cultural, and paleontological resources are not known to be present, mitigation has been added for their protection if resources are found. To minimize the disruption to surrounding parcels during the construction, mitigation would limit construction hours. Lastly, mitigation has been added to reduce potential impacts related to construction waste. Each of the potential adverse impacts are mitigated to levels that are *less than significant with mitigation*, as outlined in each section.

- 21b A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. Reasonably foreseeable projects that could have similar impacts to the proposed project include other anticipated projects within the project vicinity that could be constructed or operated within the same timeframe as the project. All the proposed project's impacts, including operational impacts, can be reduced to a less-than-significant level with implementation of the mitigation measures identified in this Initial Study and compliance with existing federal, state, and local regulations. Therefore, the proposed project would have *less than significant* environmental effects that are individually limited but cumulatively considerable.

Mitigation: To offset potentially adverse impacts to air quality, biological resources, cultural/tribal resources, geology/soils, and utilities/service systems, see Mitigation Measures 3A, 4A, 5A, 13A and 19A.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

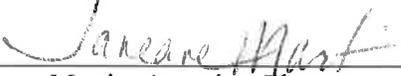
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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


Janeane Martin, Associate Planner


Date

APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Nevada Irrigation District
 - F. Natural Resource Conservation Service/Resource Conservation District
 - G. Northern Sierra Air Quality Management District
 - H. Truckee Fire Protection District
 - I. Regional Water Quality Control Board (*Central Valley Region*)
 - J. North Central Information Service, Anthropology Department, CSU Sacramento
 - K. California Department of Fish & Wildlife
 - L. Nevada County Geographic Information Systems
 - M. California Department of Forestry and Fire Protection (Cal Fire)
 - N. Nevada County Transportation Commission
 - O. Nevada County Agricultural Advisor Commission
 - P. Tahoe/Truckee Unified School District
 - Q. Donner Summit Public Utility District
1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 4. Cal Fire. *Fire Hazard Severity Zone Map for Nevada County*, 2007. Adopted by CalFire on November 7, 2007. Available at: <http://www.fire.ca.gov/wildland_zones_maps.php>.
 5. State Division of Mines and Geology. *Geologic Map of the Chico, California Quadrangle*, 1992.
 6. State Division of Mines and Geology. *Fault Map of California*, 1990.
 7. California Department of Conservation, Division of Land Resource Protection. 2016. *Nevada County Important Farmland Data*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/nev16.pdf>.
 8. State Dept. of Forestry & Fire Protection. *Nevada County Hardwood Rangelands*, 1993.
 9. U.S.G.S, *7.5 Quadrangle Topographic Maps*, as updated.
 10. U.S. Fish and Wildlife Service. *National Wetlands Inventory*, December 1995.
 11. Natural Resources Conservation Service, 2007. *Official Soil Series Descriptions (OSD) with series extent mapping capabilities*. <https://sdmdataaccess.nrcs.usda.gov/>
 12. U.S. Geological Service. *Nevada County Landslide Activity Map*, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3.
 13. Federal Emergency Management Agency. *Flood Insurance Rate Maps*, as updated.
 14. Northern Sierra Air Quality Management District. *Guidelines for Assessing Air Quality Impacts of Land Use Projects*, 2000.
 15. County of Nevada. *Nevada County General Plan Noise Contour Maps*, 1993.
 16. Nevada County. 1991. *Nevada County Master Environmental Inventory*. Prepared by Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 17. Nevada County. 1995. *Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures*. Prepared with the assistance of Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.
 18. Nevada County. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.
 19. California Attorney General's Office. "Addressing Climate Change at the Project Level." Jan 6, 2010.
 20. US Environmental Protection Agency. *Current Nonattainment Counties for All Criteria Pollutants*. January 31, 2015. www.epa.gov/oaqps001/greenbk/ancl.html.

21. North Central Information Center, CHRIS search, 10/14/19
22. Nevada County. *Local Hazard Mitigation Plan Update*. August 2017.
<https://www.mynevadacounty.com/DocumentCenter/View/19365/Nevada-County-LHMP-Update-Complete-PDF?bidId=>
23. CA Dept of Toxic Substances Control. Accessed Jan, 2019:<http://www.envirostor.dtsc.ca.gov/public/>
24. USDA Soil Conservation Service. "Soil Survey of Nevada County Area, California." Soil Survey, Reissued 1993.
25. CA Department of Conservation, Division of Mines & Geology. "Report 2000-19: A General Location Guide for Ultramafic Rocks in California -- Areas More Likely to Contain Naturally Occurring Asbestos." 2000.
26. CA Department of Transportation. *California Scenic Highway Mapping System*. September 7, 2011.
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
27. Nevada County. *Land Use and Development Code Section 5, Article 13, Grading*. Amended December 2016.
28. USDA Web Soil Survey. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Accessed Jan, 2020
<https://maps.conservation.ca.gov/cgs/fam/>
29. AEI Consultants, *Phase 1 Environmental Site Assessment*, September 6, 2018