

**NEVADA COUNTY, CALIFORNIA
INITIAL STUDY**

TO: Building Department
Department of Public Works – Hankins
Department of Public Works – Surveyor
Department of Public Works – Transit
Environmental Health Department
Ag Commissioner
Nevada County Transportation Commission
Northern Sierra Air Quality Management
Nevada Irrigation District
Barbara Price, COB Office
Jeff Thorsby, COB Office
Penn Valley Fire District
Superintendent of Schools
Fire Protection Planner
Western Gateway Rec & Park District
Penn Valley Community Foundation
Nevada County Economic Resource Council
Penn Valley Chamber of Commerce
Penn Valley MAC
Sanctuary Ranch HOA
Kevin Johnston
Maureen Collins
CEO, Alison Lehman
*County Counsel
**receives full report, others receive NOA only with report available online*

State Clearinghouse
Native American Heritage Commission
CA Native Plant Society Redbud
Nevada County Realtors Association
Nevada County Contractors Association
Shingle Springs Band of Miwok Indians
FREED
Lake Wildwood HOA
Sierra Nevada Group/Sierra Club
Federation of Neighborhoods
Nevada City Rancheria
United Auburn Indian Community
Bear Yuba Land Trust
Alta Sierra POA – Bessee
Friends of Nevada City
General Plan Defense Fund
Glenwood HOA
Mountain Meadow Road Association
PG&E
Wildwood Heights HOA
Commissioner Johansen, District IV
Supervisor Hoek, District IV
Principal Planner, Tyler Barrington

Date: August 21, 2020

Prepared by: Janeane Martin, Associate Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
(530) 265-1610 / email: janeane.martin@co.nevada.ca.us

File Number(s): PLN19-0022; GPA19-0001; RZN19-0001; CUP19-0002; EIS19-0003

Assessor's Parcel Numbers: 050-020-032 & 050-020-072

Applicant/Owner: Penn Valley Community Church

Representative: Nevada City Engineering, Inc.
505 Coyote Street, Suite B
Nevada City, CA 95959
(530) 265-6911

Existing Zoning District: Public (P) **Existing General Plan:** Public (PUB)

Proposed Zoning District: Office-Professional
Recreation **Proposed General Plan:** Office-Professional
Recreation

Project Location: Located at the north side of the Lake Wildwood community at 14685 Pleasant Valley Road.

Project Description: A General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus by the Penn Valley Community Church who proposes to occupy portions of the site and, as the owner, will also serve as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. Currently, both the Zoning and General Plan designations are Public. The project proposes both a General Plan Amendment and Zone Change with two Zoning and General Plan designations proposed: Recreation; and Office-Professional. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP).

Nevada County Land Use & Development Code Section L-II 5.17 requires Comprehensive Master Plans to be processed and adopted through a Use Permit (UP). The Site Performance Combining District, through the proposed CMP/UP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP designates both potentially allowable future uses of the site and seeks approval of specific uses now, through the proposed Use Permit.

Specific uses proposed for approval with the current CMP/UP include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker's unit. The church is proposed to serve a variety of functions including regular church services on Sunday mornings, weddings, funerals and other community type activities such as occasional food distribution for the Nevada County Food Bank or 4-H Club meetings. Although these activities can vary, typical weekly use is anticipated to include: Sunday morning and evening church services; weekday office hours for staff and volunteers; small group Bible Study sessions for approximately 10 to 25 people Monday through Friday with times varying; children and teen ministry programs in the evenings several times per week and weekly music practice. Board and other similar type meetings are anticipated to be held either monthly or quarterly on a weekday evening. Monthly Saturday group meetings of approximately 50 people are anticipated. Vacation Bible School is anticipated annually. The project also proposes social functions that would vary throughout the year according to holidays. Church use areas would occupy several parts of the site to include a sanctuary, office, Sunday School classrooms, storage building and multi-purpose room. Outdoor playfield areas may be used by church members and may also be leased to sports leagues. League use would be required to be located within specified areas and to cease at 7:00 p.m. to maintain compliance with Nevada County Noise Standards. Office and professional uses considered for approval with the CMP/UP include such things as non-profit offices, financial institutions, insurance and real estate offices, business services such as duplicating, mailing, blueprinting and photocopying, janitorial services, and employment agencies. Elementary and junior-high schools are also considered with this CMP/UP. Other uses not considered with the current project may be allowable through a future Development or Use Permit, as outlined in the CMP Land Use Table.

Nevada Irrigation District provides treated water to the site, sewage disposal is provided by Nevada County Sanitation District #1. PG&E provides electricity to the site. Minor extensions and restriping of existing parking is proposed which would result in 130 parking spaces prior to church occupancy of the site. Full proposed uses trigger the need for 215 parking spaces. Parking improvements, related in-parking landscaping and required lighting modifications will be incrementally implemented, required as tenant improvements for building and playfield usage. Paved parking will be implemented first for all in-building land uses. Gravel parking will be used for the playfields and to meet any other parking requirements that cannot be met on existing paved or concrete surfaces through striping of the areas. As parking spaces are

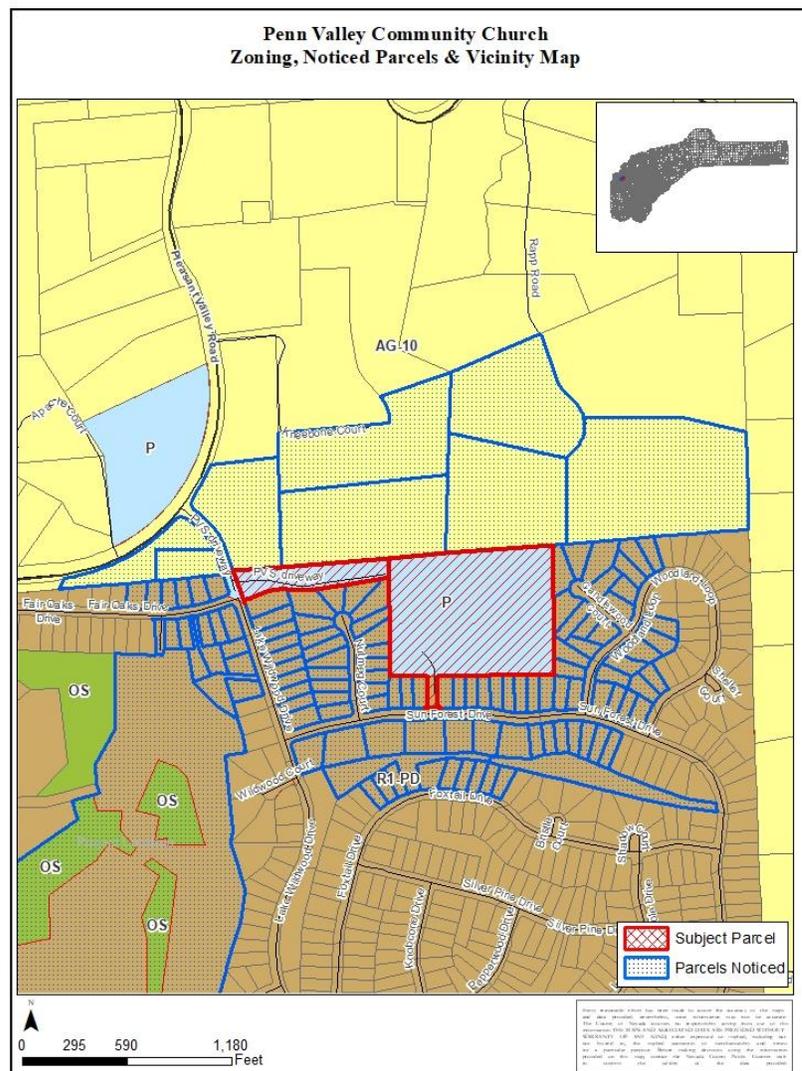
created to meet increased needs for each site user, parking lot landscaping for each new parking area will be added in compliance with a final approved landscaping plan.

Project Location Description and Surrounding Land Zoning & Uses: The subject property is made up of two parcels totaling 17.47-acres located in western Nevada County, at the north side of the Lake Wildwood community. This property is the former Pleasant Valley Elementary School campus. The property's General Plan and zoning designations are Public as was appropriate for the public school. The site takes direct access from Lake Wildwood Drive a private roadway, via Pleasant Valley Road, a county-maintained roadway. This portion of Lake Wildwood Drive is outside of the gated Lake Wildwood Community, though the majority of Lake Wildwood Drive is within the gated community. Emergency access to Sun Forest Drive, also a private roadway, would remain gated as Sun Forest Drive is solely within the Lake Wildwood community and would not be available for daily use of the project site. The site is developed with eight buildings, an access drive, parking lot, sports/play fields and landscaped areas. There is little undisturbed native vegetation, although there is an oak woodland located along the access road at the northwest side of the property. The topography of the site is fairly flat, with an elevation of approximately 1,340 feet mean sea level.

Figure 1

Figure 1, right, shows the zoning and configuration of the subject properties and surrounding parcels. Northerly adjacent properties are zoned General Agricultural with density at one primary unit per 10 acres (AG-10). The General Plan of the northerly adjacent properties is Rural (RUR-10). These parcels range in size, being roughly 1.2 to 15-acres; they are developed with residential and/or agricultural improvements and uses.

Easterly, southerly and westerly adjacent properties are within the Lake Wildwood community. These properties are zoned Single-Family Residential with a Planned Development Combining District (R1-PD). The General Plan designation for these properties is Planned Residential Community (PRC). All of these adjacent properties are developed with single-family residential improvements and uses.



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 - Building Permits

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; United Auburn Indian Community (UAIC); and the Nevada City Rancheria Nisenan Tribe. UAIC requested consultation for the project with no site visit required at this time. UAIC also recommended mitigation measures relative to awareness training and inadvertent discoveries, both of which have been included in this document. The measure pertinent to inadvertent discoveries includes a plan for consultation should a discovery be made including a significance assessment and recommendations for potential appropriate treatment methods.

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.

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

Summary of Impacts and Recommended Mitigation Measures:

- AESTHETICS:** To offset the potential aesthetic impacts associated with the project, the following mitigation measures shall be required:

Mitigation Measure 1A: Comply with Landscaping Standards. The Final Landscaping Plan shall be consistent with the approved preliminary landscape plan and shall comply with the requirements of Sec. L-II 4.2.7 of the Land Use and Development Code. Landscaping shall be provided in accordance with County standards with phased implementation as outlined herein. Prior to issuance of any grading or building permits, the applicant shall submit a Final Landscape Plan, prepared, signed and stamped by a licensed landscape architect, to the Planning Department for review and approval, including the following:

- All details depicted on the preliminary plans; and
- The location of all required plant materials, evenly dispersed within each required planting area (interior parking lot landscaping and residential buffers); and;
- A legend listing the type, number and size of plant materials, indicating both the both the required number and the provided number of each plant type. List plants for each required landscaped area. Include a listing of water usage type, or hydrozone, for each plant type. List plant materials in groupings of trees, shrubs, and ground cover plants. Show both common

- names and botanical names. Native vegetation must shall be included in all required plantings pursuant to subsection L-II 4.2.7.E.2.b of the Land Use and Development Code; and
- d. Irrigation plan per subsection L-II 4.2.7.E.3.c of the Land Use and Development Code; and
 - e. A note that “All plantings and irrigation shall be maintained by the property owner and in any case where a required planting has not survived the property owner shall be responsible for replacement with equal or better plant materials.”

Timing

- f. Prior to final church occupancy of the site, the landscape architect shall verify that all screening plant materials pursuant to the approved plan have been established.
- g. Prior to final church occupancy of the site, the landscape architect shall verify that all plant materials associated with the paved parking lot (130 parking spaces) pursuant to the approved plan have been established.
- h. Prior to occupancy by future additional tenants of the site, including both buildings and sports/playfields, the landscape architect shall verify that all plant materials relative to new interior parking lot landscaping areas as required for each additional tenant have been established pursuant to the approved plan.
- i. Irrigation shall be maintained as needed to ensure plant survival.

Timing: Prior to building permit issuance for final occupancy of each as outlined above

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

Mitigation Measure 1B: Comply with Lighting Standards. All outdoor light fixtures shall be modified and/or replaced to meet all requirements of LUDC Section L-II 4.2.8 including being fully shielded to eliminate glare and prevent light trespass onto neighboring properties, Building/improvement plans shall include specific detail to depict the location, height, and positioning of all light fixtures, and shall provide a description of the type and style of lighting proposed. Fixtures shall have high efficiency lamps. High pressure sodium and mercury vapor light fixtures are prohibited. Standards are allowed a maximum height of 15-feet.

- a. All existing parking lot standards shall be modified in compliance with these standards prior to final Church occupancy of the site.
- b. Exterior building lighting shall be modified prior to use of each building by the church or any tenant.
- c. Signage lighting, if any, shall be top-mounted, shining light downward.

Timing: Prior to building permit issuance for final occupancy of each as outlined above

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

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 as notes on future construction/building plans.

Mitigation Measure 3A: Prepare a Dust Control Plan. Prior to issuance of improvement plan or grading permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal.

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

Reporting: Approval for future permit issuance
Responsible Agency: Planning Department

Mitigation Measure 3B: Reduce emissions during construction. The following measures are 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 3 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." Clear signage shall be provided for construction workers at all access points.
4. 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 building permit issuance for final occupancy of each as outlined above

Reporting: Approval for future permit issuance

Responsible Agency: Planning Department / NSAQMD

Mitigation Measure 3C: Provide energy-efficient utilities. Tenant improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on all future building plans:

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.
3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: Prior to building permit issuance for final occupancy of each as outlined above

Reporting: Approval of building permits

Responsible Agency: Planning Department / Building

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

Mitigation Measure 4A: Disturbance Prohibited within Oak Grove & Protection Measures Required. Disturbance is prohibited within the oak grove located at the north side of the access drive except as may be needed to eliminate dead, diseased or dying trees and as needed to maintain fire safety. To ensure contractors and their employees are aware of these requirements, all construction plans and specifications including disturbance within 30-feet of the grove must include the following:

Prior to the start of disturbance activity:

- a) Delineate the dripline of trees along the edge of the grove in any construction area within 30-feet of the grove with temporary orange construction fencing.

During the Construction Phase:

- b) Contractors shall stay within designated work areas, outside of the protected area.
- c) No vehicles, construction equipment, mobile offices, or materials shall be parked or located within the oak grove.
- d) Soil surface removal greater than one foot shall not occur within the oak grove dripline.
- e) Earthen fill greater than one foot deep shall not be placed within the dripline of landmark oak grove.
- f) Paving shall not be placed within the dripline of oak grove.
- g) Underground utility line trenching shall not occur within the dripline of the oak grove.
- h) Any oak tree within the grove that is damaged or removed due to construction activities shall be replaced at a 3:1 ratio. A Nevada County Pre-qualified biological consultant shall be hired by the applicant to determine the best location for replacement trees and prescribe appropriate planting, fencing, watering of the trees. The biologist shall submit an annual letter with photos to Nevada County assessing the success for a period of five (5) years. Should the trees die, additional replacements and monitoring as described above shall be required.

Timing: Prior to issuance of grading/improvement/building permits for any work within 30-feet of the oak grove.

Reporting: Future permit issuance

Responsible Agency: Planning Department

5. **CULTURAL RESOURCES:** To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measures 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:

- a. A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation has been developed in coordination with interested Native American Tribes. This brochure shall be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. 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.
- b. 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 5B.
8. **GREENHOUSE GAS EMISSIONS:** See Mitigation Measures 1A, 3B and 3C.
13. **NOISE:** To reduce potentially significant impacts associated with construction noise, the following measures are required:

Mitigation Measure 13A: Limit Field Use. Use of the fields for groups of 100 or more people shall be limited to those areas delineated in the Environmental Noise Analysis prepared by J.C. Brennan and Associates which will be retained in the project file with Nevada County. League use shall also be limited to those areas delineated in the Environmental Noise Analysis prepared by J.C. Brennan and Associates which will be retained in the project file with Nevada County. Prior

to league use of the project site the following items must be submitted to the Nevada County Planning Department as a Design Review application for approval;

- a. The league shall submit a scaled drawing of the play area, demonstrating that the center of the play area will be approximately 180-feet from the nearest property lines and be located within the area delineated within the Environmental Noise Analysis.
- b. The submittal shall include an acknowledgement that the use of amplification is prohibited.
- c. The submittal shall include an acknowledgement that hours of use are limited to the hours of 7:00 a.m. to 7:00 p.m.

Timing: *Prior to league/organized sports use of the fields*

Reporting: *Agency approval for league use*

Responsible Agency: *Planning Department*

18. TRIBAL CULTURAL RESOURCES: See Mitigation Measure 5A.

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 Solid Waste. Industrial toxic waste (petroleum and other chemical products) are not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.

Timing: *Prior to issuance of building permits for tenant improvements*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Department*

20. WILDFIRE: See Mitigation Measures 1A and 4A.

Mitigation Monitoring Matrix:

| MEASURE # | MONITORING AUTHORITY | IMPLEMENTATION TIMING |
|-----------|----------------------|--|
| 1A | Planning Department | Prior to issuance of occupancy permits |
| 1B | Planning Department | Prior to issuance of occupancy permits |
| 3A | Planning Department | Prior to issuance of grading/ improvement/building permits |
| 3B | Planning Department | Prior to building permit issuance for final occupancy of each tenant |
| 3C | Planning Department | Prior to building permit issuance for final occupancy of each tenant |
| 4A | Planning Department | Prior to issuance of grading or improvement plan permit/building permits for any work within 30-feet of the oak grove |
| 5A | Planning Department | Prior to issuance of building/grading permits |
| 13A | Planning Department | Prior to league/organized sports use of the fields |
| 19A | Planning Department | Prior to issuance of tenant improvement building 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 subject property, the former Pleasant Valley Elementary School campus, is made up of two parcels totaling 17.47-acres, and is in western Nevada County, at the north side of the Lake Wildwood community. Currently the property’s General Plan and zoning designations are Public as was appropriate for the public school. The site is a developed school campus with eight buildings, access drive, parking, landscaping and sports/playfields. Existing buildings have muted earth-tone colors, doors and windows that provide interest and break up large expanses of walls, large overhangs that provide shade and protection from weather as people walk from one space to the next, and mechanical equipment is roof mounted and shielded from view. Existing landscaping at project boundaries and within the interior to the property provides filtered views into the site.

Northerly adjacent properties range in size, being roughly 1.2-acres to 15-acres and are developed with residential and/or agricultural improvements and uses. Easterly, southerly and westerly adjacent properties are within the Lake Wildwood community and are developed with single-family residential improvements and uses.

| 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 |
| 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-d The project is not anticipated to result in negative aesthetic impacts to scenic resources, such as trees, rock outcroppings, and historic buildings within a state scenic highway. Neither is the project anticipated to substantially degrade the visual character or quality of the site or its surroundings, nor is it anticipated to create a new source of substantial light or glare such that day or nighttime views would be negatively impacted. The project seeks approval for a General Plan Amendment and a Re-zone to change the Public designation in order to allow private uses of the site. Proposed General Plan and zoning designations are Office-Professional and Recreation. The project includes a Comprehensive Master Plan/Use Permit for the Penn Valley Community Church to use the former Pleasant Valley Elementary School campus occupying portions of the site for church uses and, as the owner, the church will also serve as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. As a former elementary school campus, the property has eight buildings, an existing access route, parking facilities, sports/playfields and landscaping. No new buildings are proposed with the

project with the exception of a potential watchman/caretaker's unit and therefore, any distant views into the property from higher vantage points are anticipated to remain largely the same as under existing conditions.

While much of the site is already landscaped, additional landscaping is proposed to meet Nevada County screening requirements. This includes additional trees and shrubs along property lines which will provide the required buffer between the subject site and adjacent properties and will further filter views of the site from adjoining properties. Proposed Mitigation Measure 1A requires landscaping for screening purposes of the site as a whole prior to final occupancy of the church, the first occupant anticipated at the site. As the owner and an occupant that will utilize many areas of the property, it is appropriate to require screening completion as part of their final occupancy requirements.

The project includes incremental parking lot improvements. In keeping with Nevada County landscaping standards, each new area of parking will be required to provide trees and shrubs in parking areas that will further soften views of the site from nearby properties and will also address parking lot shading requirements. Paved parking will be implemented first for all in-building land uses with church occupancy of the site triggering the requirement for 130 parking spaces. While there is an existing paved parking lot, minor modifications will be made to the existing parking lot to achieve the required 130 spaces triggered by church uses and to provide space for required parking lot landscaping islands/beds. Gravel parking will be added to the site through Design Review approval for use of the fields as provided for in the project Comprehensive Master Plan (CMP) and allowed by the Nevada County Land Use & Development Code (LUDC Section L-II 5.3) to ensure the project remains in compliance with the approval as development progresses. Parking spaces will also be added or formalized on existing surfaced areas to accommodate the required number of spaces for each building as part of required tenant improvement building permits, with a total of 215 spaces anticipated at full, highest use occupancy of the site. Therefore, Mitigation Measure 1A includes a requirement to add parking lot landscaping with each new area of parking to ensure compliance with parking lot landscaping requirements and to ensure aesthetic impacts are minimized. All site landscaping shall be in compliance with a final approved landscaping plan. These landscaping requirements will further ensure that the project parcel does not result in negative aesthetic impacts.

As a developed elementary school campus, the site has parking lot lighting and existing exterior building lighting. Many of these lights do not meet County standards, potentially exceeding height limits in the parking lot, and/or having inefficient and/or unshielded lamps. Proposed Mitigation Measure 1B will require all outdoor light fixtures to be modified and/or replaced to meet all requirements of LUDC Section L-II 4.2.8 including being fully shielded to eliminate glare and prevent light trespass onto neighboring properties, with high efficiency bulbs and with a maximum height of 15-feet. Proposed Mitigation Measure 1B requires existing parking lot lighting to be modified prior to final building occupancy for the church but allows building lighting to be modified prior to occupancy of each building, allowing incremental modification as tenants of the site complete individual tenant improvement permits through the Nevada County Building Department. Additional outdoor lighting is not proposed as part of this project. Modifications to existing lighting as required by proposed Mitigation Measure 1B will ensure that the project does not result in substantial light or glare that could adversely affect day or nighttime views.

The project proposes a 3' tall by 4' wide monument sign on two 2' tall stone pedestals with a total height of 5' at the southwest side of the onsite access road. A 3'9" tall by 7' wide directory

monument sign on a low-profile concrete base is proposed at the north side of the existing parking lot, westerly of Building A. The size, height and locations of the signs are compliant with the sign standards found in the Nevada County Land Use & Development Code. However, the proposed lettering size must be changed from 4" to 2" to meet the Code requirements. A standard condition of approval will require installed signage to be in substantial compliance with the proposed signs with the exception of the lettering height which will be required to be reduced accordingly.

With the implementation of proposed Mitigation Measures 1A and 1B, the project is anticipated to have *less than significant impacts with mitigation* relative to aesthetics.

Mitigation: To offset the potential aesthetic impacts associated with the project

Mitigation Measure 1A: Comply with Landscaping Standards. The Final Landscaping Plan shall be consistent with the approved preliminary landscape plan and shall comply with the requirements of Sec. L-II 4.2.7 of the Land Use and Development Code. Landscaping shall be provided in accordance with County standards with phased implementation as outlined herein. Prior to issuance of any grading or building permits, the applicant shall submit a Final Landscape Plan, prepared, signed and stamped by a licensed landscape architect, to the Planning Department for review and approval, including the following:

- a. All details depicted on the preliminary plans; and
- b. The location of all required plant materials, evenly dispersed within each required planting area (interior parking lot landscaping and residential buffers); and;
- c. A legend listing the type, number and size of plant materials, indicating both the both the required number and the provided number of each plant type. List plants for each required landscaped area. Include a listing of water usage type, or hydrozone, for each plant type. List plant materials in groupings of trees, shrubs, and ground cover plants. Show both common names and botanical names. Native vegetation must shall be included in all required plantings pursuant to subsection L-II 4.2.7.E.2.b of the Land Use and Development Code; and
- d. Irrigation plan per subsection L-II 4.2.7.E.3.c of the Land Use and Development Code; and
- e. A note that "All plantings and irrigation shall be maintained by the property owner and in any case where a required planting has not survived the property owner shall be responsible for replacement with equal or better plant materials."
- f. Plant varieties shall be drought tolerant and fire-wise choices as determined by the landscape architect.

Timing

- g. Prior to final church occupancy of the site, the landscape architect shall verify that all screening plant materials pursuant to the approved plan have been established.
- h. Prior to final church occupancy of the site, the landscape architect shall verify that all plant materials associated with the paved parking lot (130 parking spaces) pursuant to the approved plan have been established.
- i. Prior to occupancy by future additional tenants of the site, including both buildings and sports/playfields, the landscape architect shall verify that all plant materials relative to new interior parking lot landscaping areas as required for each additional tenant have been established pursuant to the approved plan.
- j. Irrigation shall be maintained as needed to ensure plant survival.

Timing: *Prior to building permit issuance for final occupancy of each as outlined above*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Department*

Mitigation Measure 1B: Comply with Lighting Standards. All outdoor light fixtures shall be modified and/or replaced to meet all requirements of LUDC Section L-II 4.2.8 including being fully shielded to eliminate glare and prevent light trespass onto neighboring properties, Building/improvement plans shall include specific detail to depict the location, height, and positioning of all light fixtures, and shall provide a description of the type and style of lighting proposed. Fixtures shall have high efficiency lamps. High pressure sodium and mercury vapor light fixtures are prohibited. Standards are allowed a maximum height of 15-feet.

- a. All existing parking lot standards shall be modified in compliance with these standards prior to final Church occupancy of the site.
- b. Exterior building lighting shall be modified prior to use of each building by the church or any tenant.
- c. Signage lighting, if any, shall be top-mounted, shining light downward.

Timing: Prior to building permit issuance for final occupancy of each as outlined above

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: The project is a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus for use as a church facility, office/professional and recreational complex. The site is developed with eight buildings, an access drive and parking lot, and sports/playfields and landscaped areas. The project site is not located in an area mapped as important farmland; it is designated as Urban & Built-Up Land.

Northerly adjacent properties are designated Grazing Lands with General Agricultural zoning and Rural General Plan designations. These parcels range in size, being roughly 1.2 to 15-acres and are developed with residential and/or agricultural improvements and uses. Easterly, southerly and westerly adjacent properties are within the Lake Wildwood community. These properties are designated Urban & Built Up Land with Single-Family Residential/Planned Development zoning and Planned Residential Community General Plan designations. Adjacent properties are developed with single-family residential improvements and uses.

| 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 | | | ✓ | | A, L, 7 |

| Would the proposed project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | | | | | |

Impact Discussion:

2a-e The proposed Penn Valley Community Church project is not anticipated to result in negative impacts to agricultural or forestry resources onsite or on adjacent parcels. The project would not result in a conversion of important farm- or forest-lands, nor would it conflict with the existing or proposed zoning or with a Williamson Act Contract. The property is not part of a Williamson Act contract nor is the property considered farmlands. The project requests a General Plan Amendment and Zone Change to re-designate the developed school site from Public, to Recreation and Office-Professional. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP). The Site Performance Combining District, through the proposed CMP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP/UP seeks approval of specific uses now, and also designates potentially allowable future uses of the site.

Specific uses proposed for approval with the current project include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker’s unit. The proposed General Plan/zoning designations and uses of the site are appropriate for the existing development/improvements found on the site which will be suitable for occupancy by the aforementioned user types with little or no modification to existing improvements.

The Lake Wildwood community, a single-family residential subdivision, surrounds the subject site on the easterly, southerly and westerly sides of the property. These properties range from roughly one-quarter to three-quarter acres in size. Northerly adjacent properties are zoned General Agricultural with density at one primary unit per 10 acres (AG-10). The General Plan of the northerly adjacent properties is Rural (RUR-10). These parcels range in size, being roughly 1.2 to 15-acres and are developed with residential and/or agricultural improvements and uses. The project site is an existing fully developed site, with established access, parking, utilities and buildings as it was previously used as an elementary school. As discussed above, the proposed Office-Professional and Recreation designations of the site could be accommodated onsite with very little or no modifications required such that the project is not anticipated to result in changes that could negatively affect an existing or proposed farming operation on northerly adjacent Grazing Land parcels and therefore, impacts relative to agriculture resources are anticipated to be *less than significant*.

Mitigation: None required.

3. AIR QUALITY

Existing Setting: Nevada County is located in the Mountain Counties Air Basin. The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State and Federal air quality standards have been established for specific “criteria” air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. 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.

Western Nevada County is classified as a Serious Nonattainment Area for the 2008 ozone NAAQS and Moderate Nonattainment for the 2015 ozone NAAQS. It is also Nonattainment for the ozone CAAQS. The area is also Marginal Nonattainment for the 2008 ozone NAAQS and is Nonattainment for the ozone CAAQS. Most of western Nevada County’s ozone is transported to the area by wind from the Sacramento area and, to a lesser extent, the San Francisco Bay Area. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours.

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

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of western Nevada County; however, the area of the project site is not mapped as an area that is likely to contain natural occurrences of asbestos (California Department of Conservation, 2000). Soils found on the 17.47-acre property are comprised of three types: Shenandoah Sandy Loam (SdC) 2 to 15 percent slopes are present in the bulk of the site; Alluvial Land Clayey (Ao) is present in several narrow bands across the site; and the southeast corner of the property has Trabuco Loam (TrC) 5 to 15 percent slopes.

An evaluation of project impacts related to greenhouse gas emissions is provided in Section 8 of this Initial Study.

| 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, G |
| b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard? | | ✓ | | | A, 14 |
| c. Expose sensitive receptors to substantial pollutant concentrations? | | ✓ | | | A, L |

| Would the proposed project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| 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 The proposed Penn Valley Community Church project is not anticipated to conflict with or obstruct implementation of an applicable air quality plan. Further, the project is not anticipated to result in a cumulatively considerable net increase of criteria pollutants. Western Nevada County is in non-attainment for the Federal 8-hour ozone standard, and the entirety of Nevada County is in non-attainment for the State 1- and 8-hour ozone standards and PM10 standards. While most of the ozone in the County is transported from urban areas to the southwest, PM10 sources primarily come from within the County. PM10 violations in winter are largely due to wood smoke from the use of woodstoves and fireplaces, while summer and fall violations often occur during forest fires or periods of open burning. The project does not include or propose wood stoves, fireplaces or other burning activities that could exacerbate PM10 conditions.

The project requests a General Plan Amendment and Zone Change of the former Pleasant Valley Elementary School campus property. The project includes a Comprehensive Master Plan/Use Permit (CMP/UP) for the Penn Valley Community Church to use the former Pleasant Valley Elementary School campus occupying portions of the site for church uses and, as the owner, also serving as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. As a former elementary school campus, the property has existing buildings, an access route, parking facilities, sports/playfields and landscaping.

Use of the sports fields and/or the gymnasium may provide additional space for existing recreational activities for the area, supplementing the facilities at nearby Western Gateway Park in order to help meet the demands of the community. Office and professional uses considered for approval with the CP/UP include such things as non-profit offices, financial institutions, insurance and real estate type offices, business services such as duplicating, mailing, blueprinting and photocopying, janitorial services, and employment agencies. Similar to the recreation aspect of the project, the complex is anticipated to provide an opportunity to satisfy some of the needs of the existing surrounding homes which may reduce the need to drive to town and thus potentially result in a minimal overall reduction in vehicle emissions of the general area.

The Penn Valley Community Church project is not anticipated to expose sensitive receptors to substantial pollutant concentrations or to result in significant impacts relative to dust, smoke or ash. There is no hospital located near the project site, however, Williams Ranch Elementary School, an elementary school is located within ¼-mile of the project site. No new buildings are proposed with the project with the exception of a possible watchman/caretaker’s unit and only minor modifications to the site would be needed to accommodate proposed uses of the existing facilities, such that the project is anticipated to result in only minimal and temporary construction related traffic or emissions therefrom. These minor project related improvements would include adding parking to accommodate full occupancy of the site, adding landscaping, and potentially work on the existing sports/play fields to accommodate regulation size fields. Also, a port-cochere is proposed on Building D, the proposed church sanctuary. Therefore, while likely to be minor in

scope, there is a potential for temporary, localized impacts on air quality associated with fugitive dust and engine emissions during construction activities. Therefore, Mitigation Measure 3A requires a Dust Control Plan for all projects involving disturbance of one or more acres, approved by the Northern Sierra Air Quality Management District (NSAQMD), reducing impacts from emissions and dust to less than significant levels. Additionally, all projects that trigger the need for a grading permit are subject to standard dust control measures, even if it involves less than one acre of disturbance.

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated with both construction and operation of land use projects. Construction impacts were estimated using proposed project details and conservative CalEEMod defaults (CalEEMod Version 2016.3.1 2016). These projected emissions are compared to the established thresholds of significance for assessing and mitigating air quality impacts of land use projects as determined by Northern Sierra Air Quality Management District (NSAQMD) in the table below. The Level A threshold requires the most basic mitigations, projects falling within the Level B range require more extensive mitigation and Level C requires the most extensive mitigations. Table 1, below, shows that estimated project construction related pollution levels fall within NSAQMD Level A and B thresholds.

| Table 1. Project Construction Air Quality Impacts | | |
|---|--------------------------|-----------------------|
| Pollutant | NSAQMD Threshold* | Project Impact |
| NOx | < 24 lbs/day | 24.86 lbs/day |
| ROG | < 24 lbs/day | 2.13 lbs/day |
| PM10 | < 79 lbs/day | 7.32 lbs/day |
| CO | N/A | 25.39 lbs/day |
| *These thresholds are “Levels A & B” in NSAQMD’s <i>Guidelines</i> . CalEEMod Version 2016.3.1 2016 | | |

In accordance with Level A & B thresholds, several mitigation measures are prescribed to reduce emissions during project construction (increased particulate matter from diesel and dust and increase hydrocarbon release for the synthesis of ozone) from construction equipment that may be used. In addition to the requirement for a Dust Control Plan (Mitigation Measure 3A), Mitigation Measure 3B is designed to help reduce construction emissions by requiring clean engines on at least 50% of mobile off-road equipment, includes minimum standards for architectural coatings, and minimized idling times.

In addition to potential construction related impacts, the proposed project could result in operational impacts. These emissions are associated with energy use, landscape equipment (stationary sources) and mobile sources associated with vehicle use. Table 2, below, shows resultant operational impacts are within NSAQMD Level A.

| Table 2. Project Operational Air Quality Impacts | | |
|---|--------------------------|-----------------------|
| Pollutant | NSAQMD Threshold* | Project Impact |
| NOx | < 24 lbs/day | 11.68 lbs/day |
| ROG | < 24 lbs/day | 3.27 lbs/day |

| | | |
|--|--------------|---------------|
| PM10 | < 79 lbs/day | 3.46 lbs/day |
| CO | N/A | 19.89 lbs/day |
| *These thresholds are “Level A” in NSAQMD’s Guidelines. CalEEMod Version 2016.3.1 2016 | | |

In order to ensure the project remains within the Level A threshold operational levels identified above, and to ensure that it does not contribute cumulatively considerable net increases in criteria pollutants that would substantially deteriorate ambient air quality or violate air quality standards, Mitigation Measure 3C will reduce operational emissions over time as fixtures are upgraded, minimizing impacts through energy-efficiency requirements. Therefore, with implementation of these mitigation measures, the potential for this project to violate any air quality standards and/or result in a cumulatively considerable net increase in pollutants during either the construction or the operational phases would be *less than significant with mitigation*.

Mitigation Measures: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required and shall be included as notes on future construction/building plans.

Mitigation Measure 3A: Prepare a Dust Control Plan. Prior to issuance of improvement plan or grading permits, submit a Dust Control Plan to Northern Sierra Air Quality Management District, if more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed, and gain their approval. The disturbance of natural surface area includes any clearing or grading. Include the approved Dust Control Plan on the project plans using clear phrasing and enforceable conditions, under its own heading. Provide evidence of NSAQMD approval to Nevada County with permit application submittal.

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

Reporting: *Approval for future permit issuance*

Responsible Agency: *Planning Department*

Mitigation Measure 3B: Reduce emissions during construction. The following measures are 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 3 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.” Clear signage shall be provided for construction workers at all access points.
4. 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 building permit issuance for final occupancy of each tenant*

Reporting: Approval for future permit issuance
Responsible Agency: Planning Department / NSAQMD

Mitigation Measure 3C: Provide energy-efficient utilities. Tenant improvement plans shall include documentation that they comply with the following measures prior to issuance of building permit. This mitigation shall be included as a note on all future building plans:

1. The project shall use energy efficient lighting (includes controls) and process systems beyond Title 24 requirements where practicable (e.g. water heating, furnaces, boiler units, etc.)
2. The project shall utilize water heating featuring low-NOx water heating burners if electric water heating is not used.
3. The project shall use energy efficient, automated controls for air conditioning beyond Title 24 requirements where practicable.

Timing: Prior to building permit issuance for final occupancy of each tenant
Reporting: Approval of building permits
Responsible Agency: Planning Department / Building

4. BIOLOGICAL RESOURCES

Existing Setting: The project requests a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus as a church facility, office/professional and recreational complex. As a former elementary school campus, the site is developed with eight buildings, an access drive and parking lot, sports/play fields and landscaped areas; there is little undisturbed native vegetation. The project Biological Resources Inventory, prepared by Greg Matuzak and dated February 2019, describes an oak woodland as being located near the access road at the northwest side of the property. The topography of the site is fairly flat, with an elevation of approximately 1,340 feet mean sea level. The subject parcel and surrounding parcels are located within the Slacks Ravine-Deer Creek watershed.

Adjacent properties on the easterly, southerly and westerly sides are within the Lake Wildwood subdivision, a single-family residential community with lots ranging from roughly one-quarter to three-quarter acres in size. Similar to the subject property, little native vegetation remains on these residential lots. Northerly properties are larger, with parcels being roughly 1.2 to 15-acres that are developed with residential and/or agricultural improvements and uses.

| 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, |

| Would the proposed project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| 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, 18 |
| 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,c,d,f,g

The Penn Valley Community Church project is not anticipated to result in negative impacts to biological resources. The project requests a General Plan Amendment and Zone Change to eliminate the Public designations in order to allow private use of the developed site as proposed with the Comprehensive Master Plan/Use Permit. Use of the existing developed site would not conflict with any habitat plans. The Penn Valley Community Church proposes to occupy portions of the site for church uses and, as the owner, they will also serve as property manager for the entire site, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. As a former elementary school campus, the site is developed with eight buildings, an access drive and parking lot, sports/play fields and landscaped areas; there is little undisturbed native vegetation, although there is an oak woodland described by the project biological report as being located along the access road at the northwest side of the property. Minor disturbance is anticipated with the proposed project. This disturbance includes that needed to accommodate additional parking for full occupancy of the site, adding landscaping, potential work on the sports/play fields to accommodate regulation size fields, addition a port-cochere onto Building D, the proposed church sanctuary, between the existing parking lot, and Buildings A, D and E, and the possible addition of a watchman/caretaker’s unit. Additional parking will be created in previously disturbed areas of the site, along the existing driveway and as extensions to existing parking areas and/or blacktop areas. Landscaping will be added for screening along several boundary lines and within parking areas. All these areas are highly disturbed both by the original development of the site as a school campus and by the operation of the school.

Further, the project will not introduce new factors that could hinder normal wildlife activities and/or movement. Fencing is existing as it was originally intended to separate the school campus from the private properties surrounding the campus. Lighting, noises, human activity and domesticated animals are present in the properties surrounding the site such that any animals present in the area would be accustomed to these factors due to the surrounding environs.

As a project proposing use of a highly disturbed, developed site, with only minor disturbance anticipated for full use of the site, in an area surrounded by normal human activity, the project is anticipated to have *less than significant impacts* related to biological resources as discussed

above. No wetlands are known to exist onsite, therefore *no impacts* relative to wetlands are anticipated.

- 4b,e 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. The proposed new use of the previous school campus property is not anticipated to conflict with local policies or ordinances protecting biological resources as discussed above, and in part, due to a proposed Mitigation Measure requiring protection of the onsite oak woodland. Nevada County Land Use & Development Code Section L-II 4.3.15 defines protected trees including Landmark Groves. These protected groves are hardwood trees with 33 percent or greater canopy cover. This regulation prohibits disturbance within protected groves unless protection of the resource would preclude development of a project. In the case of this site, the groves are located at the north side of the existing onsite access drive, in a narrow strip between the drive and the northerly adjacent parcel and therefore, no disturbance within this grove is necessary to accommodate the proposed use of this property, however disturbance activities could be conducted near the resource. To ensure its continued protection during disturbance activities on the site, Mitigation Measure 4A is proposed to specifically prohibit disturbance within the grove, except for as may be needed to eliminate dead, diseased or dying trees and as needed to maintain fire safety. Disturbance within 30-feet of the grove, as may be needed to add parking spaces to the property and/or during access road maintenance, will require orange protection fencing to ensure contractors do not accidentally damage the trees. Therefore, with the implementation of proposed Mitigation Measure 4A, potential project conflicts with local ordinances protecting biological resources would be *less than significant with mitigation*.

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

Mitigation Measure 4A: Disturbance Prohibited within Oak Grove & Protection Measures Required. Disturbance is prohibited within the oak grove located at the north side of the access drive except as may be needed to eliminate dead, diseased or dying trees and as needed to maintain fire safety. To ensure contractors and their employees are aware of these requirements, all construction plans and specifications including disturbance within 30-feet of the grove must include the following:

Prior to the start of disturbance activity:

- a. Delineate the dripline of trees along the edge of the grove in any construction area within 30-feet of the grove with temporary orange construction fencing.

During the Construction Phase:

- b. Contractors shall stay within designated work areas, outside of the protected area.
- c. No vehicles, construction equipment, mobile offices, or materials shall be parked or located within the oak grove.
- d. Soil surface removal greater than one foot shall not occur within the oak grove dripline.
- e. Earthen fill greater than one foot deep shall not be placed within the dripline of landmark oak grove.
- f. Paving shall not be placed within the dripline of oak grove.
- g. Underground utility line trenching shall not occur within the dripline of the oak grove.

- h. Any oak tree within the grove that is damaged or removed due to construction activities shall be replaced at a 3:1 ratio. A Nevada County Pre-qualified biological consultant shall be hired by the applicant to determine the best location for replacement trees and prescribe appropriate planting, fencing, watering of the trees. The biologist shall submit an annual letter with photos to Nevada County assessing the success for a period of five (5) years. Should the trees die, additional replacements and monitoring as described above shall be required.

Timing: *Prior to issuance of grading/improvement/building permits for any work within 30-feet of the oak grove.*

Reporting: *Future permit issuance*

Responsible Agency: *Planning Department*

5. CULTURAL RESOURCES

Existing Setting: The project site is located in Penn Valley, in Western Nevada County. Like much of Penn Valley, the project site is a relatively level plane in the Sierra Nevada Foothills. Elevation of the project site is roughly 1,340-feet above mean sea level. The project area is located within territory occupied by the Nisenan or “Southern Maidu” at the time of initial contact with European Americans. Permanent settlements were maintained by these people along major rivers in the foothills and Sacramento Valley, traveling periodically to higher elevations to hunt and gather. The Nisenan had a sophisticated knowledge of uses of local plants and animals as well as the availability of raw material sources that could be used in manufacturing a large array of tools and implements. Like all northern California Indian groups, the Nisenan had an economic life that revolved around fishing, hunting and collecting plants for food.

As a previous elementary school, the majority of the site is highly disturbed, with eight buildings, an access drive and parking lot, sports/play fields and landscaped areas.

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

Impact Discussion:

5a-c The Penn Valley Community Church proposes a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit in order to utilize the previous Pleasant Valley Elementary School campus with minimal changes to existing buildings and infrastructure anticipated to accommodate proposed uses. 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. The Nevada County Planning Department waived the requirement for an archaeological study due to the highly disturbed nature of the site combined with the minimal amount of new ground disturbance anticipated by the project. While consultation for the project with the United Auburn Indian Community of the Auburn Rancheria did not bring to light any tribal cultural resources, nor are there any known historical resources on, or associated with the property and although the project anticipates only minimal ground disturbance, the potential remains 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. With the implementation of the proposed mitigation measure, impacts to tribal cultural resources, unique archaeology or other cultural/historical/paleontological resources should they be present, 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 measures 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:

- a. A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation has been developed in coordination with interested Native American Tribes. This brochure shall be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. 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.
- b. 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 subject property is made up of two parcels totaling 17.47-acres located in western Nevada County, at the north side of the Lake Wildwood community. This property is the former Pleasant Valley Elementary School campus. As a former school campus, the site is developed with eight buildings, an access drive and parking lot, sports/play fields and landscaped areas. As a fully developed school campus, the site is already served by necessary utilities including telephone, broadband, electricity provided by Pacific Gas & Electric, treated water provided by Nevada Irrigation District and sewage disposal provided by Nevada County Sanitation District Number 1.

| 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 Penn Valley Community Church project 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, nor would the project conflict with state or local plans for renewable or efficient energy. Unlike a project proposed on an undeveloped site, very little construction is anticipated with this project, on the contrary it is a re-purposing of an existing fully developed school campus such that site does not become derelict and/or eventually demolished. The proposed Office/Professional General Plan and zoning designations with the Site Performance Combining District that will customize the zoning through the proposed CMP/UP, allows for a range of potential uses that can be accommodated within existing buildings. Minor tenant type improvements for each structure as they come into use will be reviewed by the Nevada County Building Department as standard procedure, occupancy type changes will trigger upgrades to current energy standards identified in the California Building Code such that operational energy consumption may be reduced over time. Similarly, the proposed Recreational designation would also allow re-use of the play/sports fields and the existing gymnasium. Operationally, the fields will not result in significant energy consumption. Grading to accommodate regulation sized fields, if

needed, is anticipated to be minor such that construction related energy consumption would be less than significant. The gymnasium is anticipated to be used as-is, however, as the bulbs and/or other fixtures fail due to age, replacements will be with higher efficiency models due to limited availability of less efficient options as time goes on. Therefore, the Penn Valley Community Church project as a whole is anticipated to have *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: As is characteristic of much of Penn Valley, the project site is a relatively level plane in the Sierra Nevada Foothills. Elevation of the project site is roughly 1,340-feet above mean sea level. The site is developed with eight buildings, an access drive, parking lot, sports/play fields and landscaped areas. There is little undisturbed native vegetation, although there is an oak woodland located along the access road at the northwest side of the property.

The project site, totaling approximately 17.47-acres, is underlain with three soils types: Shenandoah Sandy Loam (SdC) 2 to 15 percent slopes which are present in the bulk of the site; Alluvial Land Clayey (Ao) which is present in several narrow bands across the site; and Trabuco Loam (TrC) 5 to 15 percent slopes which are located within the southeast corner of the property. SdC soils are described by the Soils Survey of Nevada County as having medium runoff potential and slight to moderate potential for erosion, with slow subsurface permeability. The Soils Survey of Nevada County describes (Ao) as a miscellaneous land type consisting of narrow areas of alluvial material deposited along small stream channels and drainage ways. Ao is described as having moderately slow to very slow permeability, with slow runoff. TrC soils are described by the Soils Survey of Nevada County as having medium runoff, with moderate to high hazard of erosion depending upon slope.

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; it is located approximately 4.5-miles westerly of a Pre-Quaternary fault. Pre-Quaternary faults are those older than 1.6 million years (California Department of Conservation). The County’s Master Environmental Inventory shows the project site as located within Seismic Zone I—the Low Intensity Zone of the Modified Mercalli scale—meaning the site has a low risk for strong ground motion.

| 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? | | | | ✓ | A, L, 12 |

| Would the proposed project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| iii. Seismic-related ground failure including liquefaction? iv. Landslides? | | | | | |
| b. Result in substantial soil erosion or the loss of topsoil? | | | ✓ | | A, B, D |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | ✓ | A, 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, C |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | ✓ | | | A, J |
| g. Result in substantial grading on slopes over 30 percent? | | | | ✓ | A, L, 9 |

Impact Discussion:

7a The proposed Penn Valley Community Church project is not anticipated to cause adverse effects due to earthquake related impacts. The project site is not within an Alquist-Priolo Earthquake Fault Zone; it is located approximately 4.5-miles westerly of a Pre-Quaternary fault which are faults older than 1.6 million years. The County’s Master Environmental Inventory shows the project site as located within Seismic Zone I, the Low Intensity Zone of the Modified Mercalli scale, meaning the site has a low risk for strong ground motion. Use of existing facilities of the site is not anticipated to cause direct or indirect effects that could result in rupture of a fault, strong seismic shaking or seismic related ground failure; therefore, the project is anticipated to result in *no impacts* relative to earthquake effects.

7b The project is not anticipated to result in substantial soil erosion or the loss of topsoil because very little site disturbance will be needed for the proposed project and overall the site soils are not considered to have high potential for erosion based on the soil type and due to the relatively level nature of the site. The project proposes Office/Professional General Plan and zoning designations with the Site Performance Combining District customizing the zoning through the proposed CMP to allow a range of potential uses that can be accommodated within existing buildings of the previous school campus. Similarly, the proposed Recreational General Plan and zoning designations would also allow re-use of the play/sports fields and the existing gymnasium. However, while there is an existing parking lot, minor grading is anticipated to accommodate additional parking that is required for the church use, and as individual tenants seek to occupy the site. The addition of parking spaces and related in-parking landscaping will be incrementally implemented concurrently with proposed uses of the buildings and playfields. As parking is increased for each building or sports league occupant, parking lot landscaping for each new parking area will be added in compliance with a final approved landscaping plan. A new port-cochere on Building D, the proposed sanctuary will also trigger minor grading. Likewise, grading to accommodate regulation sized fields, if any, is anticipated to be minor such that construction related erosion or loss of topsoil would be less than significant. The potential addition of a

watchman/caretaker's unit is also anticipated to result in little to no need for grading. With only minor grading required to accommodate the proposed project on this highly disturbed, relatively level site, project impacts relative to topsoil loss and erosion are anticipated to be *less than significant*.

- 7c,d,g The Soils Survey of Nevada County does not describe project soils as being expansive soils, nor are they described as having high liquefaction, rock slide, landslide or debris flow potential. The project is a fairly level plane with no slopes over 30%. Therefore, the proposed re-use of the previous school campus as a church, office/professional and recreational complex is not anticipated to result in soils instability, nor is it anticipated to result in direct or indirect risks to persons due to expansive soils, nor would it result in substantial grading on steep slopes; therefore, *no impacts* relative to these soil issues are anticipated.
- 7e The project site is served by Nevada County Sanitation District # 1. The site has 15 EDUs, twelve connected and three as standby with no plans or need for onsite sewage disposal; therefore, the project is anticipated to 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 re-use of the previous school campus or due to minor modifications to accommodate additional parking or other minor improvements such as landscaping, addition of a port-cochere or a watchman/caretaker's unit. However, while minor, 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. Therefore, 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 emission. 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. Project materials were routed to the Northern Sierra Air Quality Management District (NSAQMD) for review and comment; the district provided a ‘No Comment’ memo for the project.

The proposed Penn Valley Community Church project is anticipated to at least partially serve existing nearby community members, not acting as a major attractor that would bring significant traffic from out of the area. The project requests a General Plan Amendment and Zone Change to re-designate the developed previous school site from Public, to Recreation and Office-Professional. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP). The Site Performance Combining District, through the proposed CMP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP seeks approval of specific uses now, and also designates potentially allowable future uses of the site through the approval of the proposed Use Permit.

Specific uses proposed for approval with the current Use Permit include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker’s unit. The proposed General Plan and zoning designations and uses of the site are compatible with the existing development/improvements found on the site which will be suitable for occupancy by the aforementioned user types with little or no modification to existing improvements. Use of the play/sports fields and the gymnasium is anticipated to include both home and away teams as is typical of sports however, this use is anticipated to be supplemental to existing league use of the facilities at nearby Western Gateway Park. With limited onsite space to accommodate games, it is not anticipated to result in a substantial increase in teams or leagues, it is anticipated to provide more flexibility for scheduling games. Similar to the recreation aspect of the project, the complex is anticipated to both serve the existing church membership but also to provide an opportunity to satisfy some of the needs of the existing surrounding homes in a more convenient, nearby location which may reduce the need to drive to

town and thus potentially result in a minimal overall reduction in vehicle emissions of the general area via a reduction in overall vehicle miles traveled.

Using conservative defaults, it is anticipated that the proposed project could potentially result in the addition of 737 metric tons per year of CO₂e related to the consumption of operational energy (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 locations are such that they benefit from solar access for passive lighting, heating, and cooling options. Additionally, when a change in occupancy type and/or a proposed tenant improvement is proposed that includes changes to the existing lighting, plumbing or electrical, it would trigger a Building Department requirement to bring existing features up to current Building Code standards, increasing the energy efficiency of the existing spaces. Further, water-wise planting and irrigation systems will be required by Mitigation Measure 1A. With the potential for a positive effect on overall vehicle miles traveled due to a reduction in needed trips to town resulting from new church/recreation/office and professional options in a location close to existing residences, and the trigger for energy efficient updates to existing buildings/features the project is anticipated to have *less than significant* impacts related to greenhouse gas emissions. Further, with implementation of water-wise landscaping proposed by Mitigation Measure 1A; the requirement for emission reductions during project construction proposed by Mitigation Measure 3B; and replacements of existing fixtures over time with energy efficient utilities due to Mitigation Measure 3C, the resultant determination relative to potential conflicts with greenhouse gas plans, policies, or regulations, is *less than significant with mitigation*.

Mitigation: See Mitigation Measures 1A, 3B and 3C.

9. HAZARDS/HAZARDOUS MATERIALS

Existing Setting: The Penn Valley Community Church proposes a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit in order to utilize the previous Pleasant Valley Elementary School campus. Minimal changes to existing buildings and infrastructure are anticipated to accommodate proposed uses.

The property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control, 2020). The project area is in a Moderate and High fire hazard severity zones as designated by CalFire. The closest school, Williams Ranch Elementary School is approximately 1/4 direct miles (as the crow flies) from the project site. The closest airport is the Limberlost Ranch Airport, a private airstrip, which is roughly two direct 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 | | | ✓ | | A, C |

| Would the proposed project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| accident conditions involving the release of hazardous materials into the environment? | | | | | |
| 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, 22 |
| 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-c The Penn Valley Community Church project proposes Office/Professional General Plan and zoning designations over portions of the site. A Site Performance Combining District would be added to customize the zoning through the proposed CMP, allowing for a range of potential uses that can be accommodated within buildings. Similarly, the proposed Recreational General Plan and zoning designation on the remainder of the site would allow re-use of the play/sports fields and the existing gymnasium. The project is not anticipated to result in significant hazards or impacts relative to hazardous materials, to the public, the environment or near schools, although there is a school, Williams Ranch Elementary School, within roughly ¼-mile of the project site.

The proposed Site Performance Combining District, through the proposed CMP, would customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in the Office/Professional and Recreation districts to ensure overall site compatibility between uses. The CMP designates both potentially allowable future uses of the site and seeks approval of specific uses now, through the approval of the proposed Use Permit. Neither church, office, service or other uses outlined in the CMP typically include routine transport, use or disposal of hazardous materials. The church and future tenants of the site are anticipated to include typical retail cleaning agents for routine cleaning. Similarly, an onsite caretaker would be expected to have only similar household type chemicals. Further, the Nevada County Environmental Health Department would review proposed operations of any future tenant improvement permit. If a future tenant of the site, such as a janitorial service, were proposed that may include some level of hazardous material transport, use or disposal, a permit for hazardous materials storage/handling would be required by the Environmental Health Department, and submission of a Hazardous Materials Business Plan to the California Environmental Reporting System (CERS) or other appropriate permit would be required as a standard requirement. Similarly, while it is anticipated that care of the sports/playfields will likely include fertilizers and/or other chemical use, these are anticipated to be those that are readily available at local establishments for typical residential

landscaping maintenance or potentially as used by local landscaping maintenance professionals with typical transportation, handling, application and storage requirements. Based on the discussion above, the project is not anticipated to result in significant hazards to the public, environment or schools relative to hazardous materials and therefore these impacts are anticipated to be *less than significant*.

- 9d The proposed Penn Valley Community Church complex is not proposed on or near a property that is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore *no impact* relative to creating a significant hazard to the public or the environment due to the project site is anticipated.
- 9e The nearest airport is the Limberlost Ranch Airport, a private airstrip, which is roughly two direct miles from the project site. Therefore, the project would present *no impact* to the safety of the public in the project area due to proximity to a public airport.
- 9f,g The proposed Penn Valley Community Church project is not anticipated to interfere with an 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. The proposed project site is partly within a Moderate Fire Hazard Severity Zone and partly within a High Fire Hazard Severity Zone within the State Fire Responsibility Area. Both Penn Valley Fire Protection and/or CalFire crews could be anticipated to respond to an emergency in this area.

The site takes direct access from Lake Wildwood Drive a private roadway, via Pleasant Valley Road, a county-maintained roadway. This portion of Lake Wildwood Drive is outside of the gated Lake Wildwood residential community, though the majority of Lake Wildwood Drive is within the gated community. There is an existing gate from the existing parking lot on the subject property at Sun Forest Drive. Sun Forest Drive, also a private roadway, is solely within the Lake Wildwood Community and would not be available for daily project use, however it does provide an emergency access route that could be used by people at the project site and/or by people within the Lake Wildwood community in an emergency as an additional route of egress. This route also provides an additional means of ingress for emergency personnel. The gate will have a Knox Box to allow emergency personnel to open the gate, while securing the gate from daily use. See also Section 20 of this study which provides a full discussion of this *less than significant* impact determination.

Mitigation: None required.

10. HYDROLOGY / WATER QUALITY

Existing Setting: The project is a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus as a church facility, office/professional and recreational complex. As a former elementary school campus, the site is developed with eight buildings, an access drive and parking lot, sports/play fields and landscaped areas; there is little undisturbed native vegetation, although there is an oak woodland located along the access road at the northwest side of the property. The topography of the site is fairly flat, with an elevation of approximately 1,340 feet mean sea level. The subject parcel and surrounding parcels are located within the Slacks Ravine-Deer Creek watershed.

Adjacent properties on the easterly, southerly and westerly sides are within the Lake Wildwood subdivision, a single-family residential community with lots ranging from roughly one-quarter to three-quarter acres in

size. Similar to the subject property, little native vegetation remains on these residential lots. Northerly properties are larger, with parcels being roughly 1.2 to 15-acres that are developed with residential and/or agricultural improvements and uses.

| 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 |
| 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 The proposed Penn Valley Community Church project is not anticipated to result in negative impacts on hydrology or water quality. The project is a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus as a church facility, office/professional and recreational complex. As a former elementary school campus, the site is developed with existing buildings, an access drive, parking lot, sports/play fields and landscaped areas. These existing improvements are anticipated to be converted to the proposed church, office/professional and recreational uses of the site with little modifications overall needed to accommodate the new uses. Other than interior tenant improvement modifications, few physical changes to the site are anticipated. These include an incremental addition of parking spaces, a new port-cochere for the building that will become the church

sanctuary, and landscaping both within parking areas and along property boundaries. The Nevada County Department of Public Works waived the requirement for a drainage study due to the minor nature of proposed changes which are not anticipated to result in changes to existing drainage patterns/conditions that could result in additional runoff or flooding. Further, any grading or activity requiring a permit through the Nevada County Building Department will include standard best management practice requirements to ensure the activity does not result in erosion or other issues that could negatively impact water quality. Therefore, project impacts to hydrology or water quality are anticipated to be *less than significant*.

10b,e The Penn Valley Community Church project is not anticipated to result in a substantial decrease in groundwater supplies. The small amount of increased surface coverage associated with parking lot modifications and the addition of the port-cochere is not anticipated to interfere with groundwater recharge or conflict with water quality/groundwater management plans. The project proposes church and office/professional uses of the existing buildings; these use types are not associated with high water consumption needs. Existing sports/play fields are proposed for recreational uses which will require routine watering of the fields. Proposed landscaping is drought-tolerant, with all irrigation thereof required to be compliant with Model Water Efficient Landscape Ordinance (MWELo) standards as a typical Nevada County Building Department condition of approval. Nevada Irrigation District indicated that an existing two-inch (2") meter provides treated water to the property. Therefore, the project is anticipated to have *less than significant impacts* relative to a decrease in groundwater, groundwater recharge, or to water quality/groundwater management plans.

10d,f,g There is no flood hazard or designated flood zone on or near the Penn Valley Community Church project that could be affected by the development or that could impact the project whether by flood, seiche or tsunami. Therefore, there would be *no impact* associated with these hazards.

Mitigation: None required.

11. LAND USE / PLANNING

Existing Setting: The subject property is made up of two parcels totaling 17.47-acres located in western Nevada County, at the north side of the Lake Wildwood community. This property is the former Pleasant Valley Elementary School campus. The property's General Plan and zoning designations are Public as was appropriate for the public school. The site takes direct access from Lake Wildwood Drive a private roadway, via Pleasant Valley Road, a county-maintained roadway. This portion of Lake Wildwood Drive is outside of the Lake Wildwood community, though the majority of Lake Wildwood Drive is within the gated community. Emergency access to Sun Forest Drive, also a private roadway, would remain gated as Sun Forest Drive is solely within the Lake Wildwood community and would not be available for daily use of the project site. The site is developed with eight buildings, an access drive, parking lot, sports/play fields and landscaped areas.

Northerly adjacent properties are zoned General Agricultural with density at one primary unit per 10 acres (AG-10). The General Plan of the northerly adjacent properties is Rural (RUR-10). These parcels range in size, being roughly 1.2 to 15-acres and are developed with residential and/or agricultural improvements and uses. Easterly, southerly and westerly adjacent properties are within the Lake Wildwood community. These properties are zoned Single-Family Residential with a Planned Development Combining District (R1-PD). The General Plan designation for these properties is Planned Residential Community (PRC). All of these adjacent properties are developed with single-family residential improvements and uses.

| 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 project proposes to re-purpose the Pleasant Valley Elementary School campus which was closed due to low enrollment after the 2015/2016 school year. Attempts by the school district to find another public user to purchase the site were unsuccessful which lead to the sale of the property to the Penn Valley Community Church. In order to allow private use of the campus both a General Plan Amendment and Zone Change are necessary to replace the Public designations. The project includes these components, proposing Office/Professional & Recreation General Plan and zoning designations. The Nevada County Land Use & Development Code (LUDC) describes the OP district as providing areas for the development of professional and administrative offices and related uses and structures that complement other commercial centers and are further described as compatible with adjacent residential and related land uses. The LUDC describes the REC district as providing for a wide range of active and passive recreation uses and supporting services.

These designations are proposed in order to allow church uses onsite and to allow the existing buildings to be used for other office/professional type uses outlined in the LUDC use tables. These uses are anticipated to be compatible with the existing buildings which would require little modification in order to suit each potential tenant and with other existing infrastructure such as parking which will be incrementally increased to meet full site occupancy needs. Similarly, the Recreation zoning district would allow use of the existing gymnasium and sports/play fields with little or no modifications needed. Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP). The Site Performance Combining District, through the proposed CMP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP designates a range of potentially allowable future uses of the site and seeks approval of specific uses now, through the approval of the proposed Use Permit. Existing buildings conform to site development standards of the proposed zoning districts including allowable setbacks, maximum impervious surface coverage and building height. With no willing public user of the site and only minor modifications needed to change the site from a public school to a private church/office/professional/recreational complex with the Penn Valley Community Church as the owner/manager of the property, *no impacts* related to land use policy inconsistency and land use incompatibility are anticipated.

Mitigation: None required.

12. MINERAL RESOURCES

Existing Setting: The project area is not mapped within or near 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 subject property is made up of two parcels totaling 17.47-acres located in western Nevada County, at the north side of the Lake Wildwood community. This property is the former Pleasant Valley Elementary School campus. Northerly adjacent properties are zoned General Agricultural with density at one primary unit per 10 acres (AG-10). The General Plan of the northerly adjacent properties is Rural (RUR-10). These parcels range in size, being roughly 1.2 to 15-acres and are developed with residential and/or agricultural improvements and uses. Easterly, southerly and westerly adjacent properties are within the Lake Wildwood community. These properties are zoned Single-Family Residential with a Planned Development Combining District (R1-PD). The General Plan designation for these properties is Planned Residential Community (PRC). All of these adjacent properties are developed with single-family residential improvements and uses.

| 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 | | | | ✓ | A, L |

| Would the proposed project result in: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| residing or working in the project area to excessive noise levels? | | | | | |

Impact Discussion:

13a-b The project proposes both a General Plan Amendment and Zone Change with two General Plan and zoning designations proposed: Recreation; and Office-Professional. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres of the site), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP). The Site Performance Combining District, through the proposed CMP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP designates both potentially allowable future uses of the site and seeks approval for specific uses now, through the approval of the proposed Use Permit. Specific uses proposed for approval with the current Use Permit include church, office and professional business administrative and service uses, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker’s unit. Indoor office and professional or school type uses as described in the Land Use & Development Code and the project CMP for these zoning districts are not noise intensive to the point that noise levels would be above the Nevada County allowable standard.

A comprehensive noise study was required for the project however, because the application seeks to allow the existing sports/play fields to be used occasionally by church members and also to be leased to sports leagues and because amplified sound is anticipated in both the sanctuary and the gymnasium. The applicant provided an Environmental Noise Assessment prepared by J.C. Brennan & Associates, Inc. which analyzed the project components. Section L-II 4.1.7 of the Nevada County Land Use & Development Code establishes maximum noise levels for projects. When two different zoning districts are next to each other, the more restrictive noise level, plus 5 decibels (dBa) apply. In the case of this project, Single-Family Residential (R1) and General Agricultural (AG) zoning abut the proposed Recreation district where the outdoor use is proposed. However, LUDC Section L-II 4.1.7 also includes a provision that limits new exterior noises to 10 dBa more than the ambient noise level when the ambient noise level of an area is less than that allowed by the standards. In the case of this site, ambient noises are 10 dBa less than the standard. With the application of the

allowed increase of 10 dBA over the ambient, the following noise levels are applicable to the project:

| <u>R1/AG (applicable to all property lines)</u> | | | | |
|---|--------|---|---------|---------|
| 7:00 a.m. to 7 p.m. | 54 Leq | | 71 Lmax | |
| 7:00 p.m. to 10 p.m. | 44 Leq | | 57 Lmax | |
| <u>AG (applicable to North line)</u> | | <u>R1 (applicable to E, S, W lines)</u> | | |
| 10:00 p.m. to 7:00 a.m. | 40 Leq | 55 Lmax | 45 Leq | 60 Lmax |

The noise assessment notes that amplification within the sanctuary and gymnasium would not exceed noise standards at any property line (20 dBA predicted) and therefore no measures are needed for these uses. Similarly, the assessment notes that the LUDC noise standards are not applicable to temporary construction noises. Further, with little modification needed to accommodate proposed uses, no measures are proposed relative to construction noise, however a standard condition of approval will limit construction hours to Monday through Saturday 7:00 a.m. to 7:00 p.m.

The noise assessment did find that league use of the fields could result in noises, measured at the nearest property lines, that would be in excess of allowable standards. The report notes that league use noise generation is analyzed with an anticipated crowd of approximately 100-people. Due to the potential to exceed allowable noise standards, the assessment prescribed several measures to ensure noise levels would remain in compliance with Nevada County noise standards. These are prescribed by Mitigation Measure 13A which includes limiting league and other field uses with large crowds to daytime hours (between 7:00 a.m. and 7:00 p.m.), limiting league use to specific areas delineated in the report (not allowing full use of the existing fields which extend to property lines); and prohibiting outside use of amplified sound. As noted in the project CMP, any change in field area would require approval of a modified Use Permit which would include a new Environmental Noise Analysis prescribing appropriate noise attention measures such as earthen berms or masonry walls to ensure a revised field location would comply with required noise standards. With the implementation of these measures, the project is anticipated to have a *less than significant impact with mitigation* relative to temporary or permanent noise levels.

- 13c The Limberlost Ranch Airport, a private airstrip, is roughly two direct miles to the southwest of the project parcels. Given the distance to the airport, the project would result in *no impacts* related to airport noise.

Mitigation: To reduce potentially significant impacts associated with construction noise, the following measures are required:

Mitigation Measure 13A: Limit Field Use. Use of the fields for groups of 100 or more people shall be limited to those areas delineated in the Environmental Noise Analysis prepared by J.C. Brennan and Associates which will be retained in the project file with Nevada County. League use shall also be limited to those areas delineated in the Environmental Noise Analysis prepared by J.C. Brennan and Associates which will be retained in the project file with Nevada County. Prior to league use of the project site the following items must be submitted to the Nevada County Planning Department as a Design Review application for approval;

- a. The league shall submit a scaled drawing of the play area, demonstrating that the center of the play area will be approximately 180-feet from the nearest property lines and be located within the area delineated within the Environmental Noise Analysis.
- b. The submittal shall include an acknowledgement that the use of amplification is prohibited.
- c. The submittal shall include an acknowledgement that hours of use are limited to the hours of 7:00 a.m. to 7:00 p.m.

Timing: Prior to league/organized sports use of the fields

Reporting: Agency approval for league use

Responsible Agency: Planning Department

14. POPULATION / HOUSING

Existing Setting: The subject property is located in western Nevada County. Northerly adjacent properties are zoned General Agricultural with density at one primary unit per 10 acres (AG-10). The General Plan of the northerly adjacent properties is Rural (RUR-10). These parcels range in size, being roughly 1.2 to 15-acres and are developed with residential and/or agricultural improvements and uses. Easterly, southerly and westerly adjacent properties are within the Lake Wildwood community. These properties are zoned Single-Family Residential with a Planned Development Combining District (R1-PD). The General Plan designation for these properties is Planned Residential Community (PRC). All of these adjacent properties are developed with single-family residential improvements and uses.

| 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 project is not anticipated to induce unplanned population growth as it does not propose new homes or businesses in an undeveloped part of the county, nor does it extend infrastructure into an undeveloped part of the county. The Penn Valley Community Church project requests a General Plan Amendment and Re-zone to change the site designations from Public to Office/Professional & Recreation; a Comprehensive Master Plan/Use Permit are proposed to allow use of the former Pleasant Valley Elementary School campus as a church facility, office/professional and recreational complex. The project would re-purpose the existing campus which has existing infrastructure and is surrounded by existing development including single-family residential properties within the Lake Wildwood community on three sides of the proposed project and with developed single-family residential/agricultural properties on the fourth side of the property. The church has an established membership that has been meeting in another local church facility nearby since a fire destroyed the original church on Spenceville Road in 2014. Use of the play/sportsfields and the gymnasium is anticipated to supplement league use of the facilities at nearby Western Gateway Park, predominantly serving community, not inducing population growth. Similarly, suites in buildings not occupied by the church are anticipated to provide nearby options for existing community members to have a business, be employed, or to have their business

and service needs met. Therefore, the project is expected to have *less than significant impacts* relative to population/housing.

Mitigation: None required.

15. PUBLIC SERVICES

Existing Setting: The following public services are provided to this area of western Nevada County:

- Fire:** Penn Valley Fire Protection District
- Police:** Nevada County Sheriff
- Schools:** Penn Valley Union School District
- Parks:** Western Gateway Park & Recreation District
- Water:** Nevada Irrigation District
- Sewer:** Nevada County Sanitation District Number 1

| 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 The project is not expected to result in significant impacts to existing public services; no permanent increase in population is anticipated that would increase needs substantially such that new or altered government facilities would be required. The project is an application for a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus by the Penn Valley Community Church. The Church proposes to occupy portions of the site and, as the owner, they will also serve as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. The school was closed due to insufficient enrollment starting in approximately 2013 that ended with the closure after the 2015/16 school year. The project does not include an extension of roads or other infrastructure that would result in an increase in the population of the area, nor is it proposed in an undeveloped part of the county. It is anticipated that the church, office/professional and recreational users of the site would predominantly be local residents taking advantage of nearby options to have a business, be employed, or to have their business and service needs met. With no substantial increase in population the project is not anticipated to result in an increased need for school facilities.

Similarly, existing fire and police protection level of service are anticipated to be adequate as the project would not induce population growth. Further, as a typical condition of approval, the Penn Valley Fire Department will require existing buildings, fire alarm and fire sprinkler systems to be updated as appropriate to comply with current California Fire Code standards. Additionally, a caretaker/watchman’s unit is proposed to allow onsite presence after hours which is anticipated to reduce vandalism that is currently taking place on the vacant site.

The project proposes both a General Plan Amendment and Zone Change with two General Plan and zoning designations proposed: Recreation; and Office-Professional. The Recreation designation will overlay the existing field areas and gymnasium on the site. Specific uses proposed for approval with the current Use Permit include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker’s unit. The gymnasium and play/sports field areas may be used by church members and may also be leased to sports leagues. Use of these areas is expected to supplement the existing recreational facilities in the area, not induce the need for additional/expanded facilities.

Lastly, the project is not anticipated to result in the need for additional sewage disposal facilities or additional water supply needs. The site has 15 equivalent dwelling unit (EDUs) or capacity at the Lake Wildwood Wastewater Treatment Plant, twelve connected and three as standby. The Department of Public Works proposes a standard condition of approval to require each tenant to provide a plan of operations including use area, type(s) and frequency(ies) of use and any other pertinent information as part of a tenant improvement permit to ensure adequate EDU capacity exists for each proposal. Nevada Irrigation District reviewed the project materials and indicated that the District provides treated water to the site via a two-inch (2”) meter; no new water supply systems or upgrades to serve the project were anticipated with the District review. Based on the above discussion, the proposed project would have a *less than significant* impact related to existing public services/facilities.

Mitigation: No mitigation is required.

16. RECREATION

Existing Setting: The project is located within the Western Gateway Park and Recreation District. As the previous Pleasant Valley Elementary School campus, the site contains a gymnasium and sports/playfields. The project is located at the north side of the Lake Wildwood community a planned development subdivision with various private recreational components such as a lake, golf course, tennis and pickle ball courts.

| 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 proposed Penn Valley Community Church project is not anticipated to result in negative physical effects to the environment due to increased use of existing recreational facilities, or the need for construction of new or expanded recreational facilities. The project would not result in an increase in the permanent residential population, nor is the project anticipated to act as a major attractor that would bring attracting significant numbers of people from out of the area. While the project does include a recreational component, the facilities are existing with only minor improvements anticipated to accommodate use of the facilities such that neither minor modifications thereto nor use thereof would cause adverse environmental impacts. No established recreation uses such as trails exist on the site which could conflict with the proposed project.

The project requests a General Plan Amendment and Zone Change with two General Plan and zoning designations proposed: Recreation; and Office-Professional. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP). The Site Performance Combining District, through the proposed CMP, seeks to customize uses within the two proposed zoning districts by prohibiting certain uses that would otherwise be potentially allowable in those districts to ensure overall site compatibility. The CMP designates both potentially allowable future uses of the site and seeks approval of specific uses now, through the approval of the proposed Use Permit.

Specific uses proposed for approval with the current Use Permit include church, office and professional use, elementary and/or junior high school uses, church and sports league use of the fields and gymnasium and a watchman/caretaker's unit. Church use areas would occupy several parts of the site to include a sanctuary, office, Sunday School classrooms, storage building and multi-purpose room. The church serves an existing membership. Outdoor playfield areas may be used by church members and may also be leased to sports leagues. League use would be required to be located within specified areas of the fields and to cease at 7:00 p.m. to maintain compliance with Nevada County Noise Standards. League use of the sports fields and/or the gymnasium may provide additional space for recreational activities for the area, supplementing the existing facilities at nearby Western Gateway Park in order to help meet the recreation demands of the area. With limited onsite space to accommodate games, it is not anticipated to result in a substantial increase in teams or leagues, it is anticipated to provide more flexibility for scheduling games. Office and professional uses considered for approval with the project include such things as non-profit offices, financial institutions, insurance and real estate offices, business services such as duplicating, mailing, blueprinting and photocopying, janitorial services, and employment agencies. Similar to the church which serves an existing membership, these office/professional uses are anticipated, in large part, to serve many individuals of the local community by providing nearby options to have a business, be employed, or to have their business and service needs met. Facilities within the Lake Wildwood subdivision are private and would not be impacted by the proposed project located outside of, but adjacent to, the gated community. Therefore, additional, or new, use of existing recreational facilities by owners/employees or clientele of the project are not anticipated to be at a level that would result in substantial deterioration of, or the need for new recreation facilities. Further, with additional fields and a gymnasium that could supplement existing facilities, the project is anticipated to have *less than significant impacts* relative to recreation.

Mitigation: None required.

17. TRANSPORTATION

Existing Setting: The Penn Valley Community Church project is proposed at the former Pleasant Valley Elementary School campus. The site takes primary access from Lake Wildwood Drive a private roadway, via Pleasant Valley Road, a county-maintained roadway. This portion of Lake Wildwood Drive is outside of the gated Lake Wildwood community, though the majority of Lake Wildwood Drive is within the gated community. Emergency access to Sun Forest Drive, also a private roadway, would remain gated as Sun Forest Drive is solely within the Lake Wildwood community and would not be available for daily use of the project site.

| Would the proposed project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| a. 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: | | | ✓ | | H, 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-d The project is not anticipated to result in negative transportation impacts such as: a conflict with plans, ordinances or policies relative to the circulation system; an inconsistency with CEQA Section 15064.3 (b); an increase of hazards due to a design feature or incompatible uses; an increase of hazards due to increased volume of short- or long-term traffic; nor would it result in inadequate emergency access.

Nevada County Department of Public Works (DPW) reviewed the project materials and determined that the project is anticipated to generate fewer trips than the previous school use of the site and did not exceed thresholds that would trigger the requirement for a traffic analysis. DPW noted that while CEQA case law has established that the baseline condition for review is the existing condition at the start of environmental analysis and though the existing condition does include a built environment, the site is not currently in use and has not recently been in use, and therefore any traffic associated with this project would thus be considered new traffic. DPW found that no traffic impact study was required for the project for several reasons as allowed by the Nevada County Traffic Impact Study Guidelines and the General Plan. The previous use had already been accounted for in past traffic generation models for the County. The last Model Development Report used a base year of 2012. It was adopted in 2014 but calibrated to 2012. The Regional Traffic Mitigation Fee Nexus Study in 2016 utilized the updated model data and compared 2012 to 2035. Data used to look at population and growth assumptions generally went up to 2014 along with some long-range projections. Although the Public Works Department did not have the enrollment numbers for the school use for 2012, it is known that the student population in 2013 resulted in 620 ADT, and that this enrollment number was likely lower than the previous year due

to an evidenced pattern of declining enrollment that had begun prior to 2013 and ultimately resulted in the school's closure. At 487 ADT, as calculated by the Department of Public Works, the proposed use does not generate more traffic than the current Traffic Model for the site of at least 620 ADT. Further, the Department of Public Works found that this project would generate approximately 44 new peak hour trips, not meeting the 100 new peak hour vehicle trips that would trigger the requirement for a traffic study. Additionally, as a project in a Community Region with no nearby intersections functioning at LOS D, E or F that would be impacted by the project the thresholds requiring a traffic study were not exceeded. Based on the discussion above, DPW also determined that the project would not change the off-site transportation system or exacerbate any hazards.

Further, the project is anticipated to be a local serving project which could result in a positive affect relative to Vehicle Miles Traveled (VMT). The project church uses would serve the existing Penn Valley Community Church membership which has been a local community church for many years. Use of the play/sports fields and the gymnasium is anticipated to supplement existing league use of the facilities at nearby Western Gateway Park, predominantly serving the existing sports community. Use of the play/sports fields and the gymnasium is anticipated to include both home and away teams as is typical of sports however, this use is anticipated to be supplemental to existing league use of the facilities at nearby Western Gateway Park especially in light of the limited onsite field space to accommodate games such that it is not anticipated to result in a substantial increase in teams or leagues that are already traveling to and from the area. And, similarly, the complex is anticipated to provide an opportunity to satisfy some of the needs of the existing surrounding homes in a more convenient, nearby location which may reduce the need to drive to town and thus potentially result in a minimal overall reduction of total travel mileage. However, the Nevada County Department of Public Works has proposed a standard condition of approval that would require the project to pay current traffic impact fees, prior to use of the site and/or building permit issuance. While the site is a previously developed and used site, the previous user was a public entity that was not required to pay traffic impact fees.

With the implementation of this standard condition of approval requiring payment of traffic fees, and based on the discussion above, the project is anticipated to have *less than significant impacts* relative to conflicts with policies regarding transit, roadway, bicycle or pedestrian facilities, traffic impact review and increased hazards.

Mitigation: None required.

18. TRIBAL CULTURAL RESOURCES

Existing Setting: The project site is located in Penn Valley, in Western Nevada County. Like much of Penn Valley, the project site is a relatively level plane in the Sierra Nevada Foothills. Elevation of the project site is roughly 1,340-feet above mean sea level. The project area is located within territory occupied by the Nisenan or "Southern Maidu" at the time of initial contact with European Americans. Permanent settlements were maintained by these people along major rivers in the foothills and Sacramento Valley, traveling periodically to higher elevations to hunt and gather. The Nisenan had a sophisticated knowledge of uses of local plants and animals as well as the availability of raw material sources that could be used in manufacturing a large array of tools and implements. Like other northern California Indian groups, the Nisenan had an economic life that revolved around fishing, hunting and collecting plants for food.

As a previous elementary school, the majority of the site is highly disturbed, with eight buildings, an access drive and parking lot, sports/play fields and landscaped areas.

| 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: <ul style="list-style-type: none"> 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 |

Impact Discussion:

18a The proposed Penn Valley Community Church project is not anticipated to result in an adverse change in a tribal cultural resource. Project details were provided to several tribal organizations in March 2019, including: Native American Heritage Commission; United Auburn Indian Community (UAIC); and the Nevada City Rancheria Nisenan Tribe. UAIC requested consultation through project updates but did not require a site visit. While consultation with the United Auburn Indian Community of the Auburn Rancheria did not bring to light any tribal cultural resources on, or associated with the property, because the project anticipates land disturbance, the standard Inadvertent Discovery Mitigation Measure language is included as part of 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 project is a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus as a church facility, office/professional and recreational complex. The site is a developed with eight buildings, an access drive and parking lot, and sports/playfields and landscaped areas. As a fully developed school campus, the site is already served by necessary utilities including telephone, broadband, electricity provided by Pacific Gas & Electric, treated water provided by Nevada Irrigation District and sewage disposal provided by Nevada

County Sanitation District Number 1. Solid waste collection is available at the property through Waste Management.

| 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? | | | ✓ | | A, E |
| 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 proposed Penn Valley Community Church project is not anticipated to result in significant environmental effects relative to the relocation/construction or expansion of utilities. As a previous elementary school campus, the site is fully functioning with existing utilities including telephone, broadband, electricity provided by Pacific Gas & Electric, treated water provided by Nevada Irrigation District and sewage disposal provided by Nevada County Sanitation District Number 1. Solid waste collection is available at the property through Waste Management. Therefore, the project is anticipated to result in *less than significant* environmental impacts relative to the relocation/construction/expansion of utilities.

19c,d The proposed Penn Valley Community Church project is not anticipated to result in an increase in solid waste that would be in excess of the capacity of local infrastructure, or would otherwise impair the attainment of solid waste goals. The Nevada County transfer station located on McCourtney Road has sufficient capacity to accommodate the additional trash generated from the proposed project and which is under contract with a solid waste disposal company to haul material to a permitted sanitary landfill. As a church, office/professional/recreational complex, operational impacts relative to trash generation are anticipated to be minor. Further, as a fully developed site including buildings and other improvements, construction waste is anticipated to be minimal; although modifications are anticipated to allow customization of the buildings to modify them from elementary school uses to church and office/professional type uses. Customization is anticipated to be incremental. The church plans to will work towards their occupation of the site prior to allowing occupation of the site by tenants. Three small buildings shown on the site plan have been demolished already as their condition was rough; these are shown on the project site plan as Building I, Greenhouse and Concessions Stand. Following project approval, the church would modify Building D into a sanctuary suitable for worship with support space. This would include a drop-off lane to the sanctuary front entrance, four disabled parking spaces, and a canopy porte-cochere over the entry, and minor extensions and restriping of existing paved areas to achieve 130 parking spaces. Building E will serve as the church office for the pastor and support staff. Additional buildings intended for church uses would require little to no modification such as the

gymnasium for church member gatherings or Building H which will be used for storage. As the church finds additional tenants for site occupation, each tenant may also require modifications to existing buildings to best suit the building to their needs. While significant amounts of solid waste are not anticipated, due both to the existing improvements on the site such that full new construction is not needed, and as a result of incremental customization of the existing improvements, solid waste will be generated as part of the minimal construction and later during occupation of the site. Therefore, Mitigation Measure 19A is proposed to require that all solid waste generated by the project be properly disposed of at the McCourtney Road Transfer Station. Therefore, potential impacts due to solid waste would be *less than significant with mitigation*.

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

Mitigation Measure 19A: Appropriately Dispose of Solid Waste. Industrial toxic waste (petroleum and other chemical products) are not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.

Timing: Prior to issuance of building permits for tenant improvements

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

20. WILDFIRE

Existing Setting: The Penn Valley Community Church property is mapped by CalFire as partly within Moderate and partly within High Fire Hazard Severity Zones. The site is surrounded by existing development including single-family residential properties within the Lake Wildwood community on three sides of the property and with developed single-family residential/agricultural properties on the other side of the property. Access is via Lake Wildwood Drive via Pleasant Valley Road with gated secondary access via Sun Forest Drive; Lake Wildwood Drive and Sun Forest Drive are both privately maintained roadways.

| 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, 21 |
| 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, 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 Penn Valley Community Church project is not anticipated to interfere with an emergency response plan or emergency evacuation plan, nor is it anticipated to expose people or structures to

significant risks due to post-fire conditions, or to include infrastructure requirements that may either exacerbate fire risk or result in ongoing impacts to the environment. The property is identified in both the Moderate and High Fire Hazard zone. The site takes direct access from Lake Wildwood Drive a private roadway, via Pleasant Valley Road, a county-maintained roadway. This portion of Lake Wildwood Drive is outside of the gated Lake Wildwood residential community, though the majority of Lake Wildwood Drive is within the gated community. There is an existing gate from the existing parking lot on the subject property at Sun Forest Drive. Sun Forest Drive, also a private roadway, is solely within the Lake Wildwood Community and would not be available for daily project use, however it does provide an emergency access route that could be used by people at the project site and/or by members of the Lake Wildwood community in an emergency as an additional route of egress. This route also provides an additional means of ingress for emergency personnel. The gate will have a Knox Box to allow emergency personnel to open the gate, while securing the gate from daily use.

The site itself is relatively open with structures mostly clustered in the southerly center of the parcel; there is limited native vegetation that could be a fire risk. A small oak grove is located at the northerly property line, along the access drive, other onsite vegetation is play/sports field or landscaped areas all with irrigation. In order to comply with Nevada County Landscaping standards relative to screening and to parking lot landscaping requirements, additional plants shall be added to the site in compliance with proposed Mitigation Measure 1A. This measure, among other things, requires drought-tolerant fire-wise plant choices as prescribed by the landscape architect and requires adequate irrigation to maintain healthy plants. Irrigated healthy plants are often less susceptible to fire than native un-irrigated vegetation. Use of fire-wise plant choices and irrigation will help ensure the project does not exacerbate wildfire risks. The project site does include a landmark oak grove. Protection of the oak grove is prescribed by Mitigation Measure 4A. This measure prohibits disturbance within the grove that could damage the grove however, to ensure it does not exacerbate fire risks it specifically allows disturbance as needed to remove dead, dying or diseased specimens and as need to maintain fire safety.

The project proposes use of a developed site, with no new roads, fuel breaks, emergency water sources, power lines or other utilities needed that could exacerbate fire risk or that may result in temporary or ongoing environmental impacts. The gentle topography of the site and general area is such that post-fire instability issues such as downslope or downstream flooding, landslides and significant drainage changes that could expose people onsite to significant risks are not anticipated; no construction or other project related activity would result in changes to slopes or prevailing winds or other factors that would exacerbate wildfire risks from existing conditions. Therefore, with the application of Mitigation Measures 1A and 4A, project impacts related to wildfires are anticipated to be *less than significant with mitigation*.

Mitigation: See Mitigation Measures 1A and 4A.

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, | | ✓ | | | |

| | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact | Reference Source (Appendix A) |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|-------------------------------|
| 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 Penn Valley Community Church project 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 aesthetics, air quality, biological and cultural/tribal resources, geology/soils, greenhouse gas emissions, noise, utilities/service systems and wildfire. Mitigation measures are proposed to reduce potential impacts relative aesthetics through lighting and landscaping requirements. Landscaping requirements are also designed to reduce potential wildfire impacts. Biological resources would be protected through construction requirements. And, while consultation for the project with the United Auburn Indian Community of the Auburn Rancheria did not bring to light any tribal cultural resources, nor are there any known historical resources on, or associated with the property, mitigation has been added for their protection if resources are found. Mitigation has also been added to reduce potential impacts related to solid waste, greenhouse gases and air quality through proposed construction and operational requirements. Mitigation for noise is prescribed by limiting field usage areas and times. 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 Penn Valley Community Church project would have *less than significant* environmental effects that are individually limited but cumulatively considerable.

Mitigation: To offset potentially adverse project impacts to aesthetics, air quality, biological and cultural/tribal resources, geology/soils, greenhouse gas emissions, noise, utilities/service systems and wildfire, see Mitigation Measures 1A, 1B, 3A – 3C, 4A, 5A, 13A and 19A.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

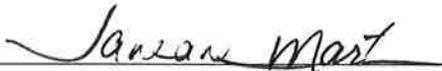
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

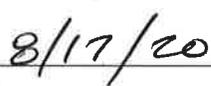
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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. Penn Valley Fire Protection District
 - I. Regional Water Quality Control Board (*Lahontan* 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. Penn Valley Unified School District
-
- 1. State Division of Mines and Geology. *Mineral Classification Map*, 1990.
 - 2. State Department of Fish and Game. *Migratory Deer Ranges*, 1988.
 - 3. State Department of Fish and Game. *Natural Diversity Data Base Maps*, as updated.
 - 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. Nevada County *Local Hazard Mitigation Plan Update* <https://www.mynevadacounty.com/DocumentCenter/View/19365/Nevada-County-LHMP-Update-Complete-PDF?bidId=>
22. CA Dept of Toxic Substances Control. Accessed 4/2020: <http://www.envirostor.dtsc.ca.gov/public/>
23. USDA Soil Conservation Service. "Soil Survey of Nevada County Area, California." Soil Survey, Reissued 1993.
24. 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.
25. 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
26. Nevada County. *Land Use and Development Code Section 5, Article 13, Grading*. Amended December 2016.
27. USDA Web Soil Survey. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Accessed April, 2020 <https://maps.conservation.ca.gov/cgs/fam/>