Plumas County

Mitigated Negative Declaration Number 682

For

Plumas Hospital District

Special Use Permit for Skilled Nursing Facility consisting of Health service (Plumas County Code Section 9-2.242) with residential living component operated in conjunction with Plumas District Hospital

Quincy, Plumas County, CA

Filed:

Review Period:

From: September 30, 2021 through October 30, 2021

APPROVED/CERTIFIED:

MITIGATED NEGATIVE DECLARATION

It is found, based on this Initial Study, that this project, as mitigated, would not have a significant impact on the environment.

An attached copy of the Initial Study documents reasons supporting the finding.

Determination by: Rebecca Herrin

Title: Assistant Planning Director

Date: September 30, 2021

Prepared by: Rebecca Herrin

Title: Assistant Planning Director

Date: September 30, 2021

Initial Study

1. **Project Title:** Plumas Hospital District Special Use Permit U 4-20/21-15

2. **Date of Initial Study Preparation:** September 2021

3. **Lead Agency Name and Address:** Plumas County Planning and Building Services
   555 Main Street
   Quincy, CA 95971

4. **Prepared By:** Rebecca Herrin, Assistant Planning Director
   (530) 283-6213
   beckyherrin@countyofplumas.com

5. **Project Location:**
   Assessor's Parcel Numbers 115-210-009-000, 115-210-019-000, and 115-210-020-000; 1060 and 1160 Bucks Lake Road, Quincy, unincorporated Plumas County; T24N/R9E/Sec. 15, MDM; Latitude: 39.938760, Longitude: -120.962895

6. **Project Sponsor:** Plumas Hospital District

7. **General Plan Designation:** Multiple-Family Residential, Commercial

8. **Zoning:** Multiple-Family Residential (M-R), Periphery Commercial (C-2), Special Plan Design Review Area (SP-DRA)

9. **Project Description:** The proposed project involves the construction and use of a new Skilled Nursing Facility operated by Plumas Hospital District. In addition, Plumas Hospital District intends to seek financial assistance from USDA, Rural Housing Service (RHS) for the construction. The proposed project includes a ±20,040 square-foot facility that would consist of two one-story buildings joined by a pedestrian bridge, and would include 24 private and semi-private patient rooms with pharmaceutical service/storage space, dietary service space (including food storage, prep., and dining areas), activity programming space, common areas (including lobby and reception, spa and salon, consult/family room, and restrooms), administrative offices, housekeeping, storage, employee dressing rooms, lockers, staff lounge, and necessary parking. An emergency access road would wrap around the entire facility. Other appurtenant improvements would include landscaping, concrete walkways, snow removal areas, one or two above-ground propane storage tanks, and storm water detention and drainage facilities.

   Access to the proposed new skilled nursing facility would be provided from Bucks Lake Road, a county road. The facility will employ up to 20 employees. An on-site surface parking lot containing 27 parking spaces is proposed to serve the needs of the facility as per Plumas County code.

The proposed use of the property as a skilled nursing facility would be complementary to the existing hospital located to the north in order to provide a full spectrum of quality health services for Plumas County residents.

The proposed density in terms of the number of patient rooms is within the comparable allowable residential density of 21.8 dwelling units per acre permitted under the M-R (Multiple Family Residential) zoning regulations.

10. **Surrounding Land Uses and Setting:** The project site is a gently-sloped, approximately 4.13-acre site comprised of Assessor Parcel Numbers 115-210-009-000**,** 115-210-019-000 and 115-210-020-000 on the south side of Bucks Lake Road in Quincy, directly across from the Plumas District Hospital located at 1065 Bucks Lake Road. The Plumas District Hospital dental clinic is located to the east adjacent to the project site.

    To the west of Plumas District Hospital is the Church of Jesus Christ of Latter-Day Saints. To the east towards Quincy proper is residentially zoned and occupied property on both sides of Bucks Lake Road. And located to the south of the project site is timber company property with split use of Timberland Production zone and single-family residential. This property is currently vacant.

    Gansner Creek is located approximately 200 feet east of the project site and a single-family residence is farther to the east.

    The project site has been substantially developed in the past. Plumas District Hospital currently owns and operates a dental clinic on the site. The building housing the dental clinic was constructed in 1964. A paved parking lot is present in front and on the sides of the building, and storage containers are present to the rear. Several cabins accessed by an on-site looped road were constructed in 1934 and remained until the late 1990s or early 2000s.

    Plumas District Hospital is considering construction of a new hospital that will meet seismic standards imposed as required by Senate Bill 1953. Other facilities are being considered as part of the campus master plan such as a base for ambulance response services.

11. **Relationship to Other Projects:** It is anticipated that the proposed use will require the County's approval of a lot line adjustment or parcel merger to locate the facility on one single parcel. Additional special use permits may be required as other buildings and facilities are anticipated.

12. **Other public agencies whose approval is required**: **Entitlements and Approvals:**
    Plumas County
    Construction and operation of the proposed project would require the granting of a special use permit from Plumas County Planning and Building Services for the operation of health service (Plumas County Code section 9-2.242) with residential component in Multiple-Family Residential (M-R) and Periphery Commercial (C-2) zones.

Any proposed food service and food service facilities would require applicable permits and inspections from Plumas County Environmental Health.

Construction of required driveway, drainage and pedestrian access improvements will require review and approval from Plumas County Department of Public Works. Encroachment permits will be required for any work within the road right-of-way of Bucks Lake Road.

State of California
Proposed structures planning and construction falls under the jurisdiction of OSHPD (Office of Statewide Health Planning and Development) under the 2019 California Administrative Code, Chapter 7).

Construction of the proposed project would require the preparation and implementation of a Storm Water Pollution Prevention Plan and General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP) as approved by Regional Water Quality Control Board, Central Valley Region (RWQCB). The extent of state jurisdiction over the wetland area will be determined by staff of the California Regional Water Quality Control Board (Water Board) in accordance with the State Wetland Definition and Procedures for Discharges of Dredged or Fill Materials to Waters of the State.

California Department of Forestry and Fire Protection (CALFIRE) for Timberland Conversion Permit or less-than-three acre conversion exemption permit for harvesting timber.

United States Army Corps of Engineers
The extent of federal jurisdiction will be determined by staff of the Corps in accordance with the Navigable Waters Protection Rule, or other rules that are in effect at the time of determination.

Other Agency Approvals
Alterations of public water system or sewage disposal system improvements fall under the jurisdiction of the American Valley Community Services District.

A Dust Control Plan would be required to be submitted to and approved by the Northern Sierra Air Quality Management District. Any operation of emission-generating equipment such as an on-site generator would require issuance of permits to construct and operate.

13. **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.?** California Native American tribes traditionally and culturally affiliated with the project area have been notified as part of the outreach performed during the Cultural Resources Inventory Report. No tribal cultural resources or sacred sites have been identified on the project site or in the vicinity.

regarding confidentiality, etc.? California Native American tribes traditionally and culturally affiliated with the project area have been notified as part of the outreach performed during the Cultural Resources Inventory Report. No tribal cultural resources or sacred sites have been identified on the project site or in the vicinity.

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" and subject to mitigation as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture and Forestry Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology/Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology/Water Quality**	☐ **Land Use/Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population/Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities/Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

DETERMINATION:
On the basis of this initial evaluation:

☒ 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.

Rebecca K. Herrin

Rebecca Herrin
Assistant Planning Director
September 30, 2021

INITIAL STUDY AND CHECKLIST

Purpose of Initial Study:

An initial study, after a project is determined not exempt from the California Environmental Quality Act (CEQA), is to be prepared and completed according to CEQA Guidelines Section 15063 to determine if the project will have a significant effect on the environment. All phases of project planning, implementation, and operation will be considered within this Initial Study. The information, analysis, and conclusions contained in this Initial Study will be utilized to determine whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration. If the Initial Study reveals that an EIR should be prepared, the information contained in the Initial Study will be used to focus the EIR on the effects determined to be potentially significant.

1. AESTHETICS.

Environmental Setting: Plumas County is located within the Sierra Nevada Mountain Range. The County consists of a variety of aesthetic characteristics; rural, natural, and historic characteristics are predominant throughout the County. The rural, natural, and historic character is due to the County's many valleys, ridgelines, varying types of vegetation, watercourses, travel routes, and historic residential neighborhoods. Scenic resources within the County include mountains, hills, geologic features and formations, rivers, streams, and natural vegetation. Historic and cultural resources also contribute to the aesthetics of the County. Historical and cultural resources are sites, structures, features, objects, and properties being of nationwide, statewide, or local significance and having architectural, engineering, scientific, economic, agricultural, educational, social, political, military, cultural, or other values. Examples of historical and cultural resources are ranch home sites, barns, historic residential neighborhoods, ceremonial and/or sacred sites, quarries, mills, and cemeteries.

The history of the valleys and towns of Plumas County has influenced the built environment and, therefore, contributes to community character. These resources are largely visible from many local scenic roads and designated scenic highways including State Routes 49, 70, 89, and 284. There are no state-designated scenic highways in Plumas County. However, the Plumas County 2035 General Plan designates scenic roads, including some state highways, and applies design standards to those county-designated scenic roads. Bucks Lake Road, which provides access to the project site, is not designated as a Scenic Road in the Plumas County 2035 General Plan.

Scenic areas throughout the County play a major role in the rural, natural character of the County. The Plumas County 2035 General Plan specifically identifies scenic areas. The scenic areas identified by the General Plan are designed to maintain the natural, rural characteristics, preserve historic lifestyles, and attract tourists. In addition, the Plumas County 2035 General Plan also sets forth requirements to protect and preserve cultural and historic resources. The project site is not located within any designated scenic area.

The project site is located within the Quincy Design Review Area and any proposed signage and landscaping will be subject to review under the Quincy Design Review Guidelines, an appendix to the Plumas County 2035 General Plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact Discussion: The proposed project site is located within the Town of Quincy adjacent to existing hospital facilities. The footprint of the hospital campus will be enlarged slightly from existing once buildings are constructed. The proposed facility will not impact any scenic vista, nor degrade the existing visual character or quality of public views of the site and its surroundings.

No significant impacts to scenic resources are anticipated as a result of this project. The project does not propose removal of any scenic resources, including trees, rock outcroppings, or historic buildings. The project site is not located within the boundaries of any designated scenic area. However, the project will be subject to review under the Quincy Design Review Guidelines, which are included in an appendix of the Plumas County 2035 General Plan, as the property is located in the Quincy Design Review Area. All new exterior modifications, commercial landscapes, signage, and streetscape improvements for properties within the Quincy Design Review Area must be reviewed for conformance with the Guidelines.

Future construction would likely include the addition of new light sources (i.e., interior and exterior building lighting) that would introduce additional nighttime lighting to the project site and vicinity. The introduction of light from the new building could be noticeable to viewers in the surrounding area, but this impact can be seen as ***less-than-significant.*** Plumas County Code Section 9-2.411 requires that all lighting be installed to focus away from adjoining properties.

It is anticipated that the project would not have any significant environmental impact to Scenic Resources. Therefore, the project would result in ***less-than-significant impacts*** to **Aesthetic Resources**.

2. AGRICULTURE/FOREST RESOURCES.

Environmental Setting: Agriculture and forest resource lands comprise a major portion of Plumas County. The total acreage dedicated to agriculture and forest lands are approximately 159,200 acres and 1.4 million acres, respectively. Agriculture has been and is a significant part of the economy in Plumas County. Livestock-raising, hay production, and pasture uses comprise a majority of the agricultural land uses, with the remaining land being used for nurseries, apiary, seed, fruit, potatoes, and grains. Of the approximate 159,200 acres used for agriculture, approximately 109,658 acres are under Williamson Act contracts and Important Agriculture Areas. Agricultural areas throughout the state, and those in Plumas County, may be studied by the California Department of Conservation to determine the land classification under the Farmland Mapping and Monitoring Program. Currently, Plumas County is not mapped under the Farmland Mapping and Monitoring program, with the exception of the Sierra Valley.

All lands designated Agricultural Preserve are indicated as Farmland of Local Importance on the Plumas County map prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

Agricultural lands are the second largest land use in the county, with forest resources being the first. The 1.4 million acres of forest lands in the county are comprised of private, State, and federal lands. Of those 1.4 million acres of forest land, approximately 1.0 million acres are National Forest System lands. Timber production is the primary forest product generated on private and public lands. Public lands include the National Forests, such as Plumas, Lassen, Toiyabe, and Tahoe.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on				

agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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 Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for , or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland,	☐	☐	☐	☒

to non-agricultural use or conversion of forest land to non-forest use?

Impact Discussion: Plumas County is not mapped as part of the Farmland Mapping and Monitoring Program with the exception of the Sierra Valley. The closest agricultural use property is located over 1200 feet to the north and is not mapped as it lies within American Valley. The project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. It would not involve changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.

The project would not conflict with existing zoning for, or cause rezoning of, forest land as defined by Public Resources Code 12220(g). The property is zoned for Commercial and Multiple-Family use in the Plumas County 2035 General Plan. There is timber property located to the south and west of the project site but due to the localized nature of the building project, no impacts would occur. Tree removal for construction would undergo the regulatory processes of the California Department of Forestry and Fire Protection (CAL FIRE) due to state laws governing tree removal being under the jurisdiction of CAL FIRE.

Therefore, the project would result in ***no impact*** to **Agriculture and Forest Resources**.

3. AIR QUALITY.

Environmental Setting: Plumas County's topography greatly influences its climate, which results in disproportionate levels of precipitation throughout the County. More commonly known as the rain shadow effect, this condition is created by the Sierra Nevada Crest which acts as a barrier to storm systems between the western and eastern portions of the County. Consequently, while the western side of the Sierra Nevada Range receives over 90 inches of rain annually, areas east of the Sierra Crest receive only 11 inches, with the majority occurring from October to April. Throughout the year, average temperatures, as measured at Portola, can range over 80 degrees Fahrenheit (^{o}F) during the summer months to 18 ^{o}F during the winter months.

Plumas County is located within the Mountain Counties Air Basin, which is a relatively large air basin located entirely within the Sierra Nevada Mountains. The Northern Sierra Air Quality Management District (NSAQMD) regulates air quality conditions within the Mountain Counties Air Basin. Plumas County is in attainment or unclassified for all federal Ambient Air Quality Standards (AAQS). However, the Greater Portola Area has been designated by the United States Environmental Protection Agency (EPA) as a federal "non-attainment" area for $PM_{2.5}$, which consists of dust/particulate matter 2.5 microns in diameter or smaller. This means that air pollution exceeds National Ambient Air Quality Standards (NAAQS) for fine particulate matter ($PM_{2.5}$). As a result, the Northern Sierra Air Quality Management District issues both outdoor and indoor wood burning prohibitions, which includes wood stoves, fireplaces, fire pits and cookstoves. EPA certified wood burning devices are exempt from this prohibition. The City of Portola also has an ordinance prohibiting open burning of yard waste within the city limits. The nonattainment area covers approximately 13% of Plumas County's area.

Plumas County is currently designated as non-attainment for $PM_{2.5}$ and PM_{10} based on state standards administered by the California Air Resources Board (CARB). Recorded trends are

likely to continue because the primary causes of PM_{10}, such as road dust and wildfires, are not expected to decrease. These designations are based on annually collected data from three air quality monitoring stations located in the County; in Chester, Quincy and Portola. The County's largest sources of particulate matter are unpaved road dust, prescribed burning and residential fuel. Primary activities contributing to these pollutant emissions include wildfires, use of woodstoves, forestry management burns, residential open burning, vehicle traffic, and windblown dust. The varying topography of the air basin also contributes to localized air quality issues within the valley areas.

The Northern Sierra Air Quality Management District (NSAQMD) is responsible for the preparation of plans for the attainment and maintenance of Ambient Air Quality Standards (AAQS), adoption and enforcement of rules and regulations for sources of air pollution, and issuance of permits for stationary sources of air pollution. The NSAQMD enforces the *Rules and Regulations of Northern Sierra Air Quality Management District* (Rules and Regulations). The clean air strategy of the NSAQMD includes developing and implementing air quality plans that identify the amount of pollution in the air, its source(s), and ways to control pollution. Further, the NSAQMD conducts preliminary review of proposed projects in Plumas County, to identify potential concerns regarding project effects on air quality.

Sensitive receptors are locations where individuals are more sensitive to the adverse effects of pollutants. The sensitivity to air pollution can be caused by health problems, prolonged exposure to air pollutants, or an increased susceptibility due to factors such as age. Sensitive receptors are considered residences, day care providers, hospitals, schools, elderly housing, and convalescent facilities. Both the proposed skilled nursing facility and the existing hospital are considered sensitive receptors.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an	☐	☐	☐	☒

	applicable federal or state ambient air quality standard?				
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Impact Discussion: The project would not obstruct or conflict with the implementation of any known applicable air quality plan. Emissions would be indirectly affected from an increase in vehicle traffic during facility construction and maintenance and from visitors accessing the facility site, but this impact is minimal.

The dry, windy climate throughout the County during the summer months creates a potential generation of dust when soil is disturbed. Dust caused by soil disturbance during construction would potentially contribute to the levels of $PM_{2.5}$ for which Plumas County is non-attainment, based on state standards administered by the California Air Resources Board (CARB) and federal standards administered by the Environmental Protection Agency (EPA).

Based on preliminary review of the project application by the NSAQMD and review of the Rules and Regulations, Melissa Klundby, APCS, Northern Sierra Air Quality Management District, responded by email on May 5, 2021 (see Exhibit 5):

"We have reviewed the attached information and a dust control plan is required pursuant to NSAQMD Rule 226 (Dust Control). If any source of air contaminants (such as a diesel generator or an ethylene oxide sterilizer) is proposed as part of this project, the applicant should contact the NSAQMD to find out if an Authority to Construct/Permit to Operate is needed. Also if this is in an area where burning is allowed, due to the project's proximity to sensitive receptors (the hospital), the NSAQMD recommends that alternatives to open burning be used for vegetation disposal and management."

Pollutant concentrations would minimally and temporarily increase during the construction and occasional maintenance of the facility. Increase in vehicle trips may increase emissions slightly from current usage. However, the project applicant and its contractors would be subject to and comply with all statewide regulations regarding diesel equipment and vehicles, which control for construction vehicle emissions. Given the scope of project construction, conformance with applicable requirements for diesel equipment and vehicles would be anticipated to be sufficient to limit short-term air quality impacts from project construction on sensitive receptors. In addition, operation of the facility would not expose sensitive receptors to substantial pollutant concentrations.

The 2035 Plumas County General Plan includes policies designed to address air quality issues. The proposed project would comply with the NSAQMD requirements and conditions which would satisfy the County's goal of coordinating with relevant agencies for the improvement of air quality (Policy COS-7.9.1). A dust control plan will be made a condition of approval of the special use permit. Open burning is not permitted in the American Valley.

Therefore, the project would result in ***no impact*** to **Air Quality**.

4. BIOLOGICAL RESOURCES.

Environmental Setting: Plumas County encompasses a range of habitat types, many of which influence the water quality and quantity of the Feather River Watershed. These habitats, or vegetation communities, provide food, shelter, movement corridors, and breeding opportunities for a variety of wildlife species, many unique to the Feather River Watershed and the larger Sierra Mountain region. Conifer, including Mixed Conifer, habitat types comprise approximately 72% of land coverage in the County and are habitats commonly found at higher elevations. Plants characteristic of this habitat include a variety of pines and firs. The common pines and firs begin to disappear as distance is increased from the higher elevation Sierra region. The greater distances from the higher elevation Sierra region gives rise to sagebrush, annual grasslands, and the freshwater emergent wetland habitat types more common at lower elevations.

Plumas County and the larger Feather River Watershed area contain aquatic habitats such as small alpine streams, natural ponds, lakes, reservoirs, and rivers. Two types of fisheries found within the County are cold water river/stream species and warm water lake/reservoir species.

Special-status species are plants or animals that are legally protected under the State and/or federal Endangered Species Acts (ESAs) or other regulations, and species that are considered by the scientific community to be sufficiently rare to qualify for such listing. The California Department of Fish and Game has documented habitat for over 90 different species of special concern in the County. These include several amphibians, such as the red-legged frog, bald eagles, osprey, several mammals, and plant/wildlife species associated with the wetland habitats.

A *Biological Study Report* (Exhibit 6) and *Aquatic Resource Delineation Report* (Exhibit 7) were prepared for the project by ENPLAN.

Records reviewed for the *Biological Study Report* evaluation included the California Natural Diversity Data Base (CNDDB, 2021) records for special status plants, animals, and natural communities, the California Native Plant Society (CNPS, 2021) Inventory of Rare and Endangered Plants, United States Fish and Wildlife Service (USFWS, 2021) records for federally listed, proposed, and Candidate plant and animal species under jurisdiction of the USFWS, USFS records for migratory birds of conservation concern, and the National Wetlands Inventory (NWI) maps (USFWS, NWI, 2021). To determine the presence or absence of special-status plant and animal species, biological field studies were completed by an ENPLAN biologist on May 7, June 4, and June16, 2021. Some of the special-status species potentially occurring in the general project area would not have been evident at the time the fieldwork was conducted. However, determination of their potential presence could readily be made based on observed habitat characteristics.

The methodology used for preparation of the *Aquatic Resource Delineation Report* included review of the National Wetlands Inventory maps (USFWS, 2021) to determine if any waters have been previously mapped on the study site. No wetland or stream features were mapped within the boundary of the proposed project. The nearest mapped feature is Gansner Creek, a perennial stream located approximately 200 feet east of the project site. Gansner Creek is ultimately tributary to Spanish Creek. In addition, a field survey was conducted on May 7 and June 4, 2021.

Field indicators were sufficient to identify the presence or absence of wetlands and other waters. The field investigation was conducted in accordance with technical methods outlined in the *Corps of Engineers Wetlands Delineation Manual* (US Department of the Army Corps of Engineers, 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (US Department of the Army Corps of Engineers, 2010). Wetland determination forms were completed.

Scientific nomenclature for plants cited in the Report is in accordance with *The Jepson Manual* (Baldwin *et al*., 2012). The indicator status of plants in this report is in accordance with the National Wetland Plant List (US Department of the Army Corps of Engineers, 2018).

The wetland boundary was flagged in the field. The flagged boundary was then surveyed by a licensed land surveyor. The surveyed boundary coordinates were then downloaded for mapping an acreage calculations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☐
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?	☐	☒	☐	☐
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?				
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Impact Discussion:

The following Plumas County 2035 General Plan policies apply to the project:

COS

7.2.1 Habitat Protection

The County shall protect areas that have significant habitat and wetland values, including riparian corridors, wetlands, grasslands, and creeks and rivers, from incompatible rural development. The County shall also support their protection as a method to provide carbon sequestration for GHG emissions under applicable State programs.

COS

7.2.2 Species and Habitat Avoidance

The County shall require new development projects to avoid or minimize adverse impacts to threatened, rare, or endangered species and critical, sensitive habitat, as defined by appropriate local, state, and federal agencies, through proper project location and design. In the event that avoidance is not feasible, the County shall require a "no-net-loss" of these sensitive natural plant or habitat communities. Wildlife habitat will be preserved and managed in a manner that will not lead to the listing of additional species as threatened and endangered or negatively impact listed threatened or endangered species.

COS

7.2.6 No Net-Loss of Wetland Habitats

The County shall require new development that is subject to review under the California Environmental Quality Act to achieve a "no-net-loss" of wetland habitat through avoidance or appropriate mitigation in consultation with the appropriate resource protection agencies.

The project would not have a substantial adverse impact, directly or indirectly, on any species, habitat, or community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. According to conclusions in the *Biological Study Report* (Exhibit 6), no special status plant species would be directly or indirectly affected by project implementation. With the possible exception of bats,

project implementation has no potential for significant adverse impacts to special-status wildlife species. **Implementation of Mitigation Measure 4.1 would result in avoidance of the potential for adverse effects to special-status bat species.**

Mitigation Measure 4.1. Avoid Impacts to Roosting Bats.
In order to avoid impacts to the pallid bat and Townsend's big-eared bat, the following shall be implemented:

a. A qualified bat biologist, who holds a current scientific collecting permit for bats issued by the California Department of Fish and Wildlife, shall conduct a survey to identify the presence or absence of bats in the onsite buildings (dental clinic and shed) prior to demolition. If bats are present, California Department of Fish and Wildlife shall be notified and appropriate steps for humane eviction shall be implemented by the qualified bat biologist.
b. Trees greater than 12 inches in diameter at breast height (DBH) shall be removed using a two-step process to allow bats the opportunity to abandon the roost prior to removal. The two-step process shall be as follows:
    - Day 1: Remove small-diameter trees, brush, and non-habitat features of large trees (branches without cavities, crevices, or exfoliating bark), using chainsaws for cutting, and chippers wherever possible to cause a level of noise and vibration disturbance sufficient to cause bats to choose not to return to the tree for a few days after they emerge to forage.
    - Day 2: Remove the remainder of the trimmed tree.

    Tree removal shall occur only during the following time frames and subject to the following weather conditions, or as otherwise approved or recommended by a qualified bat biologist:
    - Between March 1st (or after evening temperatures rise above 45 degrees F, and/or no more than ½ inch of rainfall within 24 hours occurs), and April 15th; and
    - Between September 1st and October 15th (or before evening temperatures fall below 45 degrees F, and/or more than ½ inch of rainfall within 24 hours occurs).

The project site has a moderate potential to support nesting birds. **Implementation of Mitigation Measure 4.2 would ensure that nesting birds are not adversely affected.**

Mitigation Measure 4.2. Avoid Impacts to Nesting Birds.
In order to avoid impacts to nesting birds and/or raptors protected under the federal Migratory Bird Treaty Act and California Fish and Game Code sections 3503 and 3503.5, including their nest and eggs, one of the following shall be implemented:

a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1st and January 31st when birds are not nesting; or
b. If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area.

    The survey shall take into account acoustic impacts and line-of-sight disturbances occurring as a result of the project in order to determine a sufficient survey radius to avoid nesting birds.

At a minimum, the survey report shall include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed in the area, a description of any active nests observed, any evidence of breeding behaviors, such as courtship, carrying nest materials or food, etc., and a description of any outstanding conditions that may have impacted the survey results, such as weather conditions, excess noise, the presence of predators, etc.

The results of the survey shall be submitted to the California Department of Fish and Wildlife upon completion. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction survey, the site shall be resurveyed.

If active nests are found, California Department of Fish and Wildlife and the United States Fish and Wildlife Service will be consulted regarding appropriate action to comply with the Migratory Bird Treaty Act and California Fish and Game Code section 3503. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

As a result of the field delineation effort documented in the *Aquatic Resource Delineation Report* (Exhibit 7), two features were identified: a riparian scrub wetland and a roadside ditch. A wetland is a sensitive natural community. The 0.22 acre wetland is a perennial, or near perennial, spring-fed feature. The spring originates just south of the study area boundary and flows to the north. During the 2021 field visits, surface water was observed in the approximate upper 75 percent of the 290-foot-long feature. All water appears to percolate back into the ground. A low berm is present at the northern end of the feature; moist soil and evidence of ponding was observed upslope of the berm, but there was no evidence of a surface connection, or a subsurface connection, to the roadside ditch about 50 feet north of the wetland. The wetland supports both herbaceous and shrubby plant species, including big-leafed sedge, green-sheath sedge, fragile-sheath sedge, Baltic rush, willow, Douglas' spiraea, common camas and others.

The 0.03-acre roadside ditch is a constructed feature that intercepts sheet-flow runoff from abutting uplands to the south of the ditch. The ditch flows to the west-northwest along Bucks Lake Road. About 30 feet west of the project site, flow enters a culvert under Bucks Lake Road and enters another constructed ditch on the opposite side of the road. This ditch flows west and north around the Church of Jesus Christ of Latter-Day Saints and then dissipates into uplands. Under flood conditions, Gansner Creek overflows its banks, and the excess flow enters the roadside ditch. Due to limited culvert capacity at the dental clinic driveway, some of the flood water crosses Bucks Lake Road near the main entrance to the hospital.

Neither the on-site riparian wetland nor the roadside ditch appears to be subject to federal jurisdiction under the Navigable Waters Protection Rule. Neither feature has direct connectivity to federally regulated waters. The ditch is constructed wholly in uplands and, except during infrequent floods, receives only sheet-flow from adjoining uplands. The State of California

claims jurisdiction over all surface waters, which would include both the wetland and the roadside ditch.

The extent of federal jurisdiction will be determined by Corps staff in accordance with the Navigable Waters Protection Rule, or other rules that are in effect at the time of determination. The extent of state jurisdiction will be determined by staff of the California Regional Water Quality Control Board (Water Board) in accordance with the State Wetland Definition and Procedures for Discharges of Dredged or Fill Materials to Waters of the State.

Site plans have been amended to fully avoid the wetland. Potential indirect effects on the wetland would be avoided by the implementation of a Storm Water Pollution Prevention Plan, which would specify site-specific measures to reduce erosion and minimize the potential for spills of hazardous materials. A pedestrian bridge is proposed to span the wetland area thus avoiding impacts. If any future onsite activities affect the wetland, resource agency permits may be needed.

The project has a moderate potential to result in the introduction and/or spread of noxious weeds. **Implementation of Mitigation Measure 4.3 would adequately minimize the potential impact.**

Mitigation Measure 4.3. Minimize the Potential for Introduction and Spread of Noxious Weeds.
The following measures shall be implemented to minimize the potential for the introduction and spread of noxious weeds:

a. Use only certified weed-free erosion control materials, mulch, and seed.
b. Limit any import or export of fill material to material that is known to be weed free.
c. The construction contractor shall thoroughly wash all equipment at a commercial wash facility prior to entering and upon leaving the work site.

The project is not expected to interfere substantially with any migratory fish or wildlife species, wildlife migration corridors, or native wildlife nursery sites due to the location and nature of the project.

The project is not expected to conflict with any local policies or ordinances protecting biological resources, or with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan due to none of those plans existing on or near the project site.

With the incorporation of **Mitigation Measures 4.1, 4.2, and 4.3**, impacts to **Biological Resources** can be seen to be ***less-than-significant.***

5. CULTURAL RESOURCES.

Environmental Setting: The cultural resources located throughout Plumas County can be attributed to the rich history of the county. The history of Plumas County begins from the time that the glaciers began to recede from the Sierra Nevada and Cascade Mountain ranges. Due to the

glacial recession, for thousands of years, humans have been utilizing the Sierra and Cascade ranges.

The primary inhabitants of the county prior to European settlement were the Mountain Maidu. The Mountain Maidu people have lived in Plumas County from hundreds to thousands of years ago, and still live here. Other tribes, such as the Washoe and the Paiute most likely utilized the area while not settling permanently. It is likely that the Mountain Maidu people existed in small, scattered, familial groups in the valleys of Plumas County. While maintaining permanent villages in the lower elevations of the glacial valleys, during spring and fall, smaller groups traveled to the higher elevations, such as the to the ridge tops and valleys of the Sierras, setting up open brush shelters. During the winter months, villages remained occupied and relied mostly on stored and preserved food.

In the spring of 1850, gold-seeking miners poured into the region in search of the fabled "Gold" Lake. Mining camps throughout the County were quickly established. Rivers were turned from their beds, ditches were dug to bring water from distant sources to the diggings, and the land was turned upside down.

The Mountain Maidu adapted to the changing environment by living on portions of ranch properties. In some cases the Mountain Maidu adopted the name of the ranching family associated with the ranch on which they resided. European settlers brought illnesses the Maidu had never been exposed to, causing a significant decline of the Maidu population.

One of the larger groups to settle in Plumas County during the Gold Rush years were the Chinese. After the decline of the mining industry in Plumas County around the 1900s, most of the Chinese population left the area.

The North, Middle, and South forks of the Feather River were named in 1821 by Captain Luis Arguello as the Rio de las Plumas ("River of Feathers") after the Spanish explorer saw what looked like bird feathers floating in the water. "Plumas", the Spanish word for "feathers", later became the name for the county. The river and its forks were the primary sites of early mining activity, with many smaller camps located on their tributaries. Over the next five decades, gold mining remained the main industry of the county.

Ranching operations in the area also began during the Gold Rush years, with several large ranches established in the valleys of Plumas County. Dairies provided milk, butter, and cheese to the gold fields and later provided dairy products to the silver mining operations in northern Nevada. Many of the Swiss and Italian families who settled and worked the local meadows and valleys have third and fourth generations living and ranching their agricultural lands in the county today.

In 1850, the famous mountain man James P. Beckwourth, discovered the lowest pass across the Sierra Nevada and the following year navigated a wagon trail for California-bound emigrants from western Nevada, through Plumas County, to the Sacramento Valley.

In March of 1854, Plumas County was formed from the eastern portion of Butte County. After a heated election, the town of Quincy was selected as the county seat. In 1864, a large part of

northern Plumas County was split off to form Lassen County. Shortly after, a portion of Sierra County was annexed to Plumas County, which included the mining town of La Porte.

After the construction of the Western Pacific Railroad in 1910, the timber industry emerged as the primary economic force in the county. Before the railroad, lumber was milled for local use. The completion of the railroad gave the ability for local mills to distribute their lumber nationwide. In March, 1905, President Theodore Roosevelt established the Plumas National Forest, with boundaries roughly encompassing the branches of the Feather River.

Along with the railroad's construction, up the Feather River Canyon came some of the earliest tourists to the county. Resorts and lodges popped up at intervals along the "Feather River Route" to accommodate fishermen, hikers, and sightseers. The last passenger train ran in 1970, and the line is now devoted to freight traffic only. In 1937, the Feather River Highway, touted as an "all weather route," was completed through the Feather River Canyon from Oroville to Quincy, linking Plumas County year-round to the Sacramento Valley. The railroads that were once utilized as a main source of transportation in the county have left a legacy of notable bridges and other railway features throughout the county.

Evan Wiant BS, of ENPLAN prepared a Cultural Resources Inventory Report (reviewed by Wayne Wiant, MA). The Cultural Resources Inventory Report was conducted to satisfy requirements of Section 106 of the National Historic Preservation Act of 1966, implementing regulations of 36 CFR Part 800, and the California Environmental Quality Act (CEQA) of 1970, all as amended. The purpose of the effort was to identify any cultural resources that might exist within the Area of Potential Effects (APE). The Inventory Report is confidential and not included with this document.

The developable parcel(s) total approximately 3.26 acres in size; with inclusion of the Bucks Lake Road right-of-way, the study area consists of approximately 3.45 acres. The project area includes a dental facility that is part of the hospital complex.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Impact Discussion:
Prior to the archaeological survey, a records search was performed by the Northeast Information Center at Chico State University and communication and consultation were conducted with local Native Americans, as per the list provided by the Native American Heritage Commission.

The records and literature search revealed that thirteen cultural resources studies have been conducted within a half-mile radius of the Area of Potential Effects (APE). One of these surveys addressed portions of the APE. The records search also revealed that five sites, all historic, are located within a half-mile radius of the APE. There are no previously recorded archaeological resources within the APE.

A pedestrian archaeological survey was conducted on June 19, 2021, in which the entire APE was surveyed. Two cultural resources were identified during the survey. Neither resource appears to meet any of the criteria for listing on the National or California historic registers. In addition, there is no Historic Building designation applied to the property in the Plumas County 2035 General Plan.

As per California Health and Safety Codes Section 7050.5 and 5097.98, as amended by AB 2641, of the Public Resources Code, in the event human remains are encountered during construction certain requirements are triggered. ENPLAN recommends that the following be made conditions of approval of the special use permit and that these all be included on project construction and design plans:

a. *If any human remains are encountered during any phase of construction, all earth-disturbing work shall stop within 50 feet of the find. The county coroner shall be contacted to determine whether investigation of the cause of death is required as well as to determine whether the remains may be Native American in origin. Should Native American remains be discovered, the county coroner must contact the Native American Heritage Commission (NAHC). The NAHC will then determine those persons it believes to be most likely descended from the deceased Native American(s). Together with representatives of the people of most likely descent, a qualified archaeologist can make an assessment of the discovery and recommend/implement mitigation measures as necessary.*
b. *If any previously unevaluated cultural resources (i.e., burnt animal bone, midden soils, projectile points or other humanly-modified lithics, historic artifacts, etc.) are encountered, all earth-disturbing work shall stop within 50 feet of the find until a qualified archaeologist can make an assessment of the discovery and recommend/implement mitigation measures as necessary. Depending on the type and significance of the find, subsequent monitoring by an archaeologist or Native American may be warranted. This stipulation does not apply to those cultural resources evaluated and determined not Historical Resources/Historic Properties in the Cultural Resources Inventory Report prepared for the project (ENPLAN, 2021).*

c. In the event that project plans change to include areas not surveyed, additional archaeological reconnaissance may be required. If cultural resources are encountered, the archaeologist shall recommend/implement additional mitigation measures as necessary, which may include subsequent monitoring by an archaeologist or Native American.

As currently planned, the proposed skilled nursing facility project would not affect any sites or structures on or eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). An additional cultural resources survey is recommended to be required should the project change to include areas not previously surveyed. Therefore, there would be ***no impact*** to **Cultural Resources.**

6. ENERGY

Environmental Setting: The main source of energy production and use in Plumas County is for electricity. Depending upon the location in Plumas County, electricity may be provided by Pacific Gas & Electric (PG&E), Plumas-Sierra Rural Electric Cooperative, Liberty Utilities, or Sierra-Pacific Power.

Located within Plumas County are 13 power plants, which produce about 666 megawatts (MW) of electricity as of September 2009. The facilities include one biomass plant, one oil/gas plant, and eleven hydroelectric plants. Energy consumption in Plumas County is almost entirely electricity use because there are no natural gas service lines within the County, although some residents and businesses use propane tank services. In 2007, the total non-residential consumption was 109 megawatt-hours (MWh) and residential consumption equaled 105 MWh for a total of 214 MWhs. This is a decrease from 2006 when the total electricity consumption in the County was 224 MWhs. The lower consumption in 2007 was driven by a fall in nonresidential consumption. Therefore, in Plumas County the total supply of electricity produced in the County exceeds the demand for electricity. Potential for additional hydroelectric power generation in Plumas County may be limited because of the 30 megawatt capacity limit for "small" hydroelectric plants and the requirement that the water travel through existing man-made conduits. The County does have potential for additional solar energy production. According to the California Energy Commission staff paper California Solar Resources, the photovoltaic potential of Plumas County is estimated to be 71,626 megawatts.

A report from the Center for Economic Development indicates that Plumas County has very little potential for large scale geothermal production. Plumas County's greatest asset for renewable energy production lies in the County's forests, where bio-fuels proliferate and where vegetation management for forest fire hazard reduction has potential to create an ongoing source of fuel for power generation plants.

Other types of energy consumption in Plumas County are through the use of propane, heating oils, and other petroleum fuels. Propane and heating oils are used as a significant source of heat and are provided by companies such as Suburban Propane, High Sierra Propane, and Hunt & Sons, Inc. Other petroleum fuels include gasoline and diesel used for the operation of equipment and vehicles.

	Potentially Significant Impact	**Less Than Significant with**	**Less Than Significant Impact**	**No Impact**

Would the project:			Mitigation Incorporation	
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Impact Discussion: The project consists of the establishment of a Skilled Nursing Facility in conjunction with Plumas District Hospital. Minimal construction and development is proposed. Therefore, there would be ***no impact*** to **Energy.**

7. GEOLOGY AND SOILS

Environmental Setting: Geologic hazards pose a potential danger to property and human safety and are present due to the risk of naturally occurring geologic events and processes affecting human development. The Lake Almanor Fault, Butt Creek Fault Zone, Indian Valley Fault, and the Mohawk Valley Fault are four of the several faults mapped by the California Geologic Survey in Plumas County. In addition, the County is surrounded by faults; two of the closer, more active faults are the Honey Lake and Fort Sage Faults. Although the County is surrounded by and contains faults, the County is not located within a delineated Alquist-Priolo Earthquake Fault Zone. Although the faults located within and around the county have the potential to result in seismic activity causing an impact on County residents and property, seismic hazard mapping indicates a low seismic hazard potential for Plumas County.

While Plumas County contains varying soils types, the majority of the County consists of denser granular soils and bedrock at shallow depths, therefore, liquefaction potential is considered low.

The County is located in an area with varying topography and slopes. Areas with steep slopes in the County could be prone to landslides, mud slides, and avalanches. Landslides are dependent on slope, geology, rainfall, excavation, or seismic activity. Mud slides are often caused by heavy rainfall. Areas that have recently been subject to wildfire are susceptible to mudslides. Avalanches consist of a rapid flow of snow down a slope. They often reoccur in the same areas and can be triggered by varying weather patterns and human activity. The volcanic soils in the eastern portion of the Plumas National Forest and the areas along the North and Middle Forks of the Feather River are susceptible to landslides.

The rate of erosion is influenced by a myriad of variables, such as rainfall, runoff, slope gradient, vegetation, physical soil characteristics, and human activity. Human activities, such as timber

harvesting, water diversion, irrigation practices, road and railroad construction, grazing, and mining have all contributed to in-stream water quality issues, such as sediment transport, that impact aquatic life and riparian vegetation. Approximately 70% of the County is considered as having a moderate potential for soil erosion, while less than 1% is considered a high potential for soil erosion. The remaining portion of the county is either considered low erosion potential or is not mapped. High erosion potential occurs at higher elevations in the County.

Expansive soils change due to the moisture content within the soil. Expansive soils shrink when dry and expand or swell when wet. The swelling and shrinking can cause damage to homes, foundations, roads, utilities, and other structures. The California Building Code and Uniform Building Code (1994) Table 18-1-B both set forth the classifications of expansive soils. The expansion index ranges from 0 to 130, with 0-20 being a very low potential expansion, 91-130 being a high expansion potential, and greater than 130 being a very high expansion potential. Highly expansive soils are undesirable for use as engineered fill or subgrade directly underneath foundations or pavement and must be replaced with non-expansive engineered fill or require treatment to mitigate their expansion potential.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Discussion:
The project consists of the establishment of a skilled nursing facility in conjunction with Plumas District Hospital. Minimal construction and development is proposed at the project site.

The proposed project would not expose people or structures to substantial adverse effects due to impacts from earthquakes or seismic shaking. Like most of California, the project site can be expected to be subjected to seismic ground shaking at some future time. However, according to the Alquist-Priolo Earthquake Fault Zoning Map, the project is not located near active faults. Plumas County is considered to have a low seismic and liquefaction hazard potential, which renders geologic impacts a less than significant risk to people and structures. The proposed

skilled nursing facility would be designed and installed in accordance with the California Building Standards Code requirements, including seismic standards.

The proposed project would not expose people or structures to significant risk due to seismic-related ground failure, including liquefaction. Liquefaction is a phenomenon where loose, saturated, granular soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Factors that contribute to the potential for liquefaction include a low relative density of granular materials, a shallow groundwater table, and a long duration and high acceleration of seismic shaking. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction potential is greatest where the groundwater level is shallow, and submerged loose, fine sands occur within a depth of approximately 50 feet or less. Only localized amplification of ground motion would be expected during an earthquake. Liquefaction potential in the general vicinity of the project exists in the low-lying areas and meadows that are composed of loose-medium-dense sandy soils. The likelihood of liquefaction is lessened by the enforcement of the California Building Standards Code.

The project would not be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code. Although it is not anticipated that the project would be located on expansive soils, the proposed facilities will be installed under building permits and required to meet all the applicable requirements of the California Building Code as adopted.

The proposed project would not expose people or structures to significant risk due to landslides. There is no evidence of landslides in the project area, nor are there steep slopes located in the project area. The project is not susceptible to seismically-induced landslides or mudflows due to the granular soils and bedrock at the site.

Typical development of this scale results in soil disturbance from access road construction, building pad preparations, drainage improvements, and landscaping. If project construction activities disturb more than one acre of the site, the project will be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program. This program requires implementation of erosion control measures during an immediately after construction that are designed to avoid significant erosion during the construction period. In addition, the project operation is subject to State Water Resources Control Board if the project results in a disturbance, including clearing, excavation, filling and grading, of one or more acres. Construction activities that result in a land disturbance of less than one acre, but which are part of a larger common plan of development, must obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP). The Permit must be obtained from the State Water Resources Control Board prior to construction (Exhibit 8).

An email was received from the American Valley Community Services District (Exhibit 9) indicating that wastewater collection improvements to accommodate the project will be required.

There are no significant adverse impacts to **Geology and Soils**, and all applicable local, state and federal statutory permitting requirements will be followed with implementation of the project. Therefore, the project would result in ***no impacts*** to **Geology and Soils**.

8. GREENHOUSE GAS EMISSIONS.

Environmental Setting: Greenhouse gases (GHGs) are comprised of a variety of gases. Greenhouse gases are: carbon dioxide (CO_2), Methane (CH_4), Nitrous Oxide (N_2O), and fluorinated gases. According to the Environmental Protection Agency (EPA), the greenhouse gases emitted are approximately 81% carbon dioxide, 10% methane, 6% nitrous oxide, and 3% fluorinated gases. Greenhouse gases, along with other naturally occurring processes, have been shown to have a significant impact on the warming of the Earth. The rise in temperature is due to the greenhouse gases being similar to an adiabatic process or blanket around the Earth. Some of the solar radiation reflected from Earth's surface is absorbed by the gases causing the rate at which radiation is emitted from Earth to decrease.

Greenhouse gases are expelled from a variety of sources. The three largest sources are electricity generation, transportation, and industrial processes. The main emissions that electricity generation, transportation, and industrial processes emit are greenhouse gases, such as CO_2, through the combustion of fossil fuels. According to the EPA, CO_2 emissions, which are the largest portion of greenhouse gases, is emitted by transportation processes and contributes approximately 34% of the carbon dioxide emissions.

To combat greater increases in greenhouse gases, various forms of legislation have been implemented. Some of the major legislative changes were Executive Orders S-3-05 and B-30-15, Assembly Bill (AB) 32, and Senate Bill (SB) 32. The first major piece of legislation that set emissions reduction targets was Executive Order (EO) S-3-05 signed by Governor Arnold Schwarzenegger. EO S-3-05 established the target to reduce greenhouse gas emissions to below 2000 levels by 2010, 1990 levels by 2020, and 80% below 1990 levels by 2050. On September 27, 2006, Governor Arnold Schwarzenegger signed into law AB 32, also known as the California Global Warming Solutions Act. AB 32 gave authority to the California Air Resources Board (CARB) to implement and enforce the targets set forth in EO S-3-05. More recently, in 2015, Governor Brown signed EO B-30-15, which was an expansion of AB 32. The expansion set the goal to have a 40% reduction in greenhouse gases by 2030. On September 8, 2016, to further empower CARB to institute regulations to meet the aggressive target set by EO B-30-15, SB 32, also known as the California Global Warming Solutions Act of 2006, was signed into law. To ensure the goals of EO S-3-05 and EO B-30-15 are met, AB 32 established mandatory greenhouse gas emissions reporting, verification, and other requirements for operators of certain facilities that directly emit greenhouse gases.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Impact Discussion: Plumas County is under the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD). As discussed in the Air Quality section of this Initial Study, the purpose of the district is to monitor air quality levels and set rules and regulations to limit air pollution. Implementation of the applicable rules and regulations set forth by NSAQMD would limit air pollution to below levels of significance. The proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions, nor does it conflict with any General Plan policy or goal designed to reduce greenhouse gas emissions.

Therefore, the project would result in ***no impact*** to **Greenhouse Gas Emissions**.

9. HAZARDS AND HAZARDOUS MATERIALS.

Environmental Setting: Throughout Plumas County, a variety of hazardous wastes may exist and can be transported in a variety of ways. Hazardous wastes can be liquids, solids, or gases. The Environmental Protection Agency (EPA) defines hazardous wastes as hazardous materials that are discarded, abandoned, or recycled. The EPA groups hazardous wastes in three categories: Listed Wastes, Characteristic Wastes, and Mixed Radiological and Hazardous Wastes. Examples of the most common types of hazardous materials that are routinely transported and used throughout the County are diesel, gasoline, oils, cleaning materials, and propane.

Transportation-related public health and safety issues have the potential to occur along the major thoroughfares of the County. The highest potential for transportation-related incidents exists along the County's main east-west thoroughfare, State Route 70, and along State Routes 36 and 89. The majority of hazardous materials shipped through and within the County consists primarily of petroleum products, such as heating fuels, gasoline, diesel, and propane. The County's railroad corridors, both Union Pacific Railroad and Burlington Northern Santa Fe Railway, are an additional public safety concern since freight trains also carry bulk containers of hazardous materials such as petroleum.

Locally, the Plumas County Environmental Health Division (EHD) manages the County's hazardous materials management program. The EHD maintains the Hazardous Materials Business Plan and Inventory Program. The program enforces the State "right-to-know" laws passed in 1984 and requires local businesses to provide public access to information about the types and amounts of chemicals being used on their property. Businesses must plan and prepare for a chemical emergency through the preparation of a Hazardous Materials Inventory that is certified annually and an inventory of hazardous updates annually. EHD also regulates the use, storage, and treatment of hazardous wastes and above-ground storage tanks.

Wildland fires are a major hazard in Plumas County. Wind, steepness of terrain, and naturally volatile or hot-burning vegetation contribute to wildland fire hazard potential. The principal ingredients of wildland fires - fuel, topography, and weather - combine to make highly hazardous fire conditions throughout much of the county. Fire protection is categorized in three ways, Local Responsibility Areas (LRA), State Responsibility Areas (SRA), or Wildland Urban Interface Fire Areas (WUIFA). Applicable building standards serve to address potential health and safety impacts within the LRA. Wildland Urban Interface Building Standards (WUIBS) serve to address potential health and safety impacts within a SRA, Local Agency Very-High Fire Hazard Severity Zone, or WUIFA.

Structural fire protection service is provided b the Quincy Fire Protection District as the property lies within District boundaries.

Located within Plumas County are three public-use airports: Nervino Airport in Beckwourth, Rogers Field Airport in Chester, and Gansner Airport in Quincy. The airports serve approximately 44,000 operations (takeoffs plus landings) annually. Potential safety issues associated with airports include aircraft accidents and noise impacts to surrounding land uses. Airport operation hazards include the development of incompatible land uses, power transmission lines, wildlife hazards, such as bird strikes, existing obstructions such as timbered hillsides, and tall structures in the vicinity of these airports. Airport safety zones are established to minimize the number of people subjected to noise and potential aircraft accidents through limitations on the type of development allowed around airports. Local Airport Land Use Compatibility Plan zoning regulations provide specific details for the established airport safety zones.

In addition to the airports, the Plumas District Hospital in Quincy, the Indian Valley Health Care District in Greenville, and the Eastern Plumas Hospital in Portola have heliports.

The closest commercial airport is Reno/Tahoe International Airport in Reno, Nevada.

The Plumas County Office of Emergency Services (OES) is responsible for coordinating the County government's role in preparation and response to a disaster or large-scale emergency within Plumas County. The Office of Emergency Services works closely with other emergency management operations in the City of Portola and various special districts, authorities and joint-power authorities within County boundaries. In the event of an emergency, the Office of Emergency Services is charged with responding to the unincorporated areas of Plumas County, providing support to jurisdictions within Plumas County.

Emergency evacuation is an integral component of the County emergency management system. The Office of Emergency Services also conducts ongoing evaluation of potential evacuation routes, including capacity and condition of roadways and potential barriers to the use of roadways, such as flooding. There are no set evacuation routes; rather, they are established for particular events based on circumstances existing at the time. The main focus is on three operational concerns: 1) Local/community evacuation; 2) Area-wide evacuation; and 3) Large-scale traffic management during regional evacuations. Primary state and local arterial and secondary ground transportation routes have been identified and are included in general preparedness and response planning efforts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of existing or proposed school?	☐	☐	☐	☒
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, would it create a significant	☐	☐	☐	☒

	hazard to the public or the environment?				
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Impact Discussion: Due to the nature of construction and operation of the facility, the routine transport, disposal, or use of hazardous materials is not expected, nor is the facility expected to cause a reasonable foreseeable upset or accident releasing hazardous materials.

There are no schools, existing or proposed, within one-quarter mile of the proposed project site.

Plumas County has a minimal amount of sites considered to be hazardous materials sites pursuant to Government Code Section 65962.5. The Preserve is not on a site considered to be a hazardous materials site pursuant to Government Code Section 65962.5.

The closest airport to the project site is Quincy-Gansner Field Airport. According the Plumas County Airport Land Use Compatibility Plan (ALUCP), the project site is located in Zone 6: Traffic Pattern Zone. *"Risk Factors/Runway Proximity: Generally low likelihood of accident occurrence at most airports; risk concern primarily is with uses for which potential consequences are severe. Zone includes all other portions of regular traffic patterns and pattern entry routes." "Basic Compatibility Qualities: Allow residential uses; allow most nonresidential uses; prohibit outdoor stadiums and similar uses with very high intensities,* ***avoid*** *children's schools, large day care centers,* ***hospitals, nursing homes****."*

"Avoid" is defined in the Airport Land Use Compatibility Plan (ALUCP) as "Use generally should not be permitted unless no feasible alternative is available."

In order to obtain licensing as a Distinct Part Skilled Nursing Facility, the building must be located within 250 yards of the acute care hospital. The California Department of Public Health has given preliminary approval for the permit based in part on the proposed location.

There is no other feasible location adjacent to Plumas District Hospital that would not also be located in Zone 6. Zone 6 has a generally low likelihood of accident occurrence. The project's impact is ***less-than-significant*** as a safety hazard. The special use permit must be found to be a compatible use as part of approval.

Due to the nature and location of the project, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. All public access areas are served by adequate County roadways that connect with the State highway.

The project would be subject to all applicable building and electrical standards, which would help protect the public's health, safety, and welfare.

The project site is located within the State Responsibility Area (SRA) for fires, indicating the site is in a region where there are a disproportionately high number of fires per unit of population. This fact is characteristic of foothill and mountain regions. This is due to the more hazardous natural combination of dense vegetation, dry weather, and steep topography which encourages rapid fire spread.

The project site is designated as a Very High Fire Hazard Severity Zone on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Maps. Risk can be reduced through the use of defensible space, non-flammable roofs, and ignition resistant construction. The Wildland Urban Interface Building Standards (WUI BS) are applicable to the property.

"No Comment" was received from Joel Goldman of the California Department of Forestry and Fire Protection (CALFIRE) –Exhibit 10.

Therefore, the project would result in ***less-than-significant impact*** to **Hazards and Hazardous Materials**.

10. <u>HYDROLOGY AND WATER QUALITY.</u>

Environmental Setting: Water quality may be impacted by a variety of factors; one factor is erosion of the earth's soil by natural, physical forces. Erosion is due to, and may be accelerated by, precipitation, running water, and wind. The rate of erosion is influenced by a myriad of variables, such as rainfall, runoff, slope gradient, vegetation, physical soil characteristics, and human activity. Human activities, such as timber harvesting, water diversion, irrigation practices, road and railroad construction, grazing, and mining have all contributed to in-stream water quality issues, such as sediment transport, that impact aquatic life and riparian vegetation. Approximately 70% of the County is considered as having a moderate potential for soil erosion, while less than 1% is considered a high potential for soil erosion. The remaining portion of the county is either considered low erosion potential or is not mapped. High erosion potential occurs at higher elevations in the County.

Flooding can occur in two fashions, the first being naturally due to excessive amounts of water in flood zones and the second is due to inundation by water due to dam or levee failure. Plumas County has been mapped by the Federal Emergency Management Agency (FEMA) to determine the locations of the Special Flood Hazard Areas, such as the 100-year flood hazard area. FEMA has identified the seven areas located in, or in the vicinity of, Chester, Greenville, Crescent Mills, Taylorsville, Quincy, Vinton, and the City of Portola as being in the 100-year flood hazard area.

The second means of flooding can occur due to a partial or complete failure of a levee or dam, causing an inundation of water to flood the adjoining regions. There are approximately 28 dams with the smallest being 50 acre-feet and the largest being 1,208,000 acre feet. The dams located within Plumas County that FEMA has identified as having inundation areas are along the North and Middle Forks of the Feather River, Indian Creek between Taylorsville and Antelope Lake, Sierra Valley, and Indian Valley. The inundation areas also closely coincide with the flood zones identified by FEMA.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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 which 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 off-site;	☐	☐	☐	☒
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 runoff; or	☐	☐	☐	☒
iv.	impede or redirect flood flows?	☐	☐	☐	☒
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Impact Discussion: Typical development of this scale results in soil disturbance from access road construction, building pad preparations, drainage improvements, and landscaping. If project construction activities disturb more than one acre of the site, the project will be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program. This program requires implementation of erosion control measures during an immediately after construction that are designed to avoid significant erosion during the construction period. In addition, the project operation is subject to State Water Resources Control Board if the project results in a disturbance, including clearing, excavation, filling and grading, of one or more acres. Construction activities that result in a land disturbance of less than one acre, but which are part of a larger common plan of development, must obtain

coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP). The Permit must be obtained from the State Water Resources Control Board prior to construction (Exhibit 8).

There is a possibility that site preparation and grading would expose bare soil to the elements causing erosion and stormwater runoff. Construction buffers and appropriate Best Management Practices (BMPs) would serve to address possible impacts. If the project disturbs more than one acre, a Storm Water Pollution Prevention Plan (SWPPP) would be required to be prepared. The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. A letter outlining these requirements was received from the California Water Board, Central Valley Regional Water Quality Control Board (Exhibit 8).

As a result of the field delineation effort documented in the *Aquatic Resource Delineation Report* (Exhibit 7), two features were identified: a riparian scrub wetland and a roadside ditch. A wetland is a sensitive natural community. The 0.22 acre wetland is a perennial, or near perennial, spring-fed feature. The spring originates just south of the study area boundary and flows to the north. During the 2021 field visits, surface water was observed in the approximate upper 75 percent of the 290-foot-long feature. All water appears to percolate back into the ground. A low berm is present at the northern end of the feature; moist soil and evidence of ponding was observed upslope of the berm, but there was no evidence of a surface connection, or a subsurface connection, to the roadside ditch about 50 feet north of the wetland. The wetland supports both herbaceous and shrubby plant species, including big-leafed sedge, green-sheath sedge, fragile-sheath sedge, Baltic rush, willow, Douglas' spiraea, common camas and others.

The 0.03-acre roadside ditch is a constructed feature that intercepts sheet-flow runoff from abutting uplands to the south of the ditch. The ditch flows to the west-northwest along Bucks Lake Road. About 30 feet west of the project site, flow enters a culvert under Bucks Lake Road and enters another constructed ditch on the opposite side of the road. This ditch flows west and north around the Church of Jesus Christ of Latter-Day Saints and then dissipates into uplands. Under flood conditions, Gansner Creek overflows its banks, and the excess flow enters the roadside ditch. Due to limited culvert capacity at the dental clinic driveway, some of the flood water crosses Bucks Lake Road near the main entrance to the hospital.

Neither the on-site riparian wetland nor the roadside ditch appears to be subject to federal jurisdiction under the Navigable Waters Protection Rule. Neither feature has direct connectivity to federally regulated waters. The ditch is constructed wholly in uplands and, except during infrequent floods, receives only sheet-flow from adjoining uplands. The State of California claims jurisdiction over all surface waters, which would include both the wetland and the roadside ditch.

The extent of federal jurisdiction will be determined by Corps staff in accordance with the Navigable Waters Protection Rule, or other rules that are in effect at the time of determination. The extent of state jurisdiction will be determined by staff of the California Regional Water Quality Control Board (Water Board) in accordance with the State Wetland Definition and Procedures for Discharges of Dredged or Fill Materials to Waters of the State.

Site plans have been amended to fully avoid the wetland. Potential indirect effects on the wetland would be avoided by the implementation of a Storm Water Pollution Prevention Plan, which would specify site-specific measures to reduce erosion and minimize the potential for spills of hazardous materials. A pedestrian bridge is proposed to span the wetland area thus avoiding impacts. If any future onsite activities affect the wetland, resource agency permits may be needed.

A Preliminary Drainage and Stormwater Quality Study for the Plumas District Hospital Skilled Nursing Facility from RICK Engineering Company is included in Exhibit 2.

A memo was received from John Mannle, Public Works Director on September 3, 2021 (Exhibit):

"2. Access and drainage facilities are bisected by the north-south property line separating the property to the east. As such, access and drainage easements should be prepared and recorded between the subject property and the property located immediately to the east."

"3. The size of all new culverts should be depicted on the plan set and based on the drainage analysis prepared by the applicant's engineer."

"4. The existing driveway located approximately 50 feet west of the new east side entrance shall be removed and regraded to match the existing flow line."

"5. The new west driveway connects to Bucks Lake Road at the location of an existing culvert that crosses Bucks Lake Road. It is unclear from the plans how this culvert is intended to function. The applicant's engineer shall provide a suitable location based on the drainage analysis provided."

The special use permit will be conditioned to require a final site plan addressing these recommendations be submitted to and approved by the Plumas County Department of Public Works prior to construction.

The facility would not deplete groundwater supplies or interfere with groundwater due to not utilizing substantial amounts of groundwater.

Seiche is a possibility for any body of water; a recreational use facility would not increase the possibility of a seiche.

Due to the location and nature of the project, pollutants are not at risk of release due to inundation of the project and the project is not anticipated to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Panel 06063C0904E, effective March 2, 2005), the proposed skilled nursing facility would not be located within a 100-year flood hazard area. However, a portion of the emergency access road, driveway access, and sidewalk access would occur in the 500-year floodplain of Gansner Creek. The 500-year floodplain is the area subject to inundation from a flood having a 0.2

percent chance of occurring in any given year (minimum floodplain of concern for critical actions). If implemented, the proposed project would convert up to 0.61 acres of the 500-year floodplain.

In the event of a 500-year flood, water depths over the affected emergency access road and Bucks Lake Road would be less than one foot; the depth of flooding would not prevent emergency vehicles from transporting patient to and from the hospital. Thus, construction of the proposed improvements within the 500-year floodplain is not expected to result in loss of life, injury to persons, or damage to property.

Therefore, the project would result in ***no impact*** to **Hydrology and Water Quality**.

11. <u>LAND USE AND PLANNING.</u>

Environmental Setting: The predominate land use within Plumas County consists of open space use with a majority of land, approximately 94% of the total County area, dedicated to timberland or other managed resource uses. Consequently, many of these lands are managed for a combination of resource values, including, but not limited to recreation, mining, timber production, agriculture production, and cultural and historic resources. That leaves approximately 6% of the land area for uses such as residential, commercial, industrial, and public service.

Resources, history, and people have all had a significant role in defining Plumas County. Communities originally developed and evolved on the landscape based on proximity to the resources that provided a livelihood. The Mountain Maidu established villages in the valleys of the County where there was shelter from winter storms and access to good hunting and planting gathering sites. Upon arrival and settlement of Europeans in the mid-1800s, towns first grew up around mining activities, then log mills and later around transportation such as stagecoach and railroad.

The land use pattern across the County today reflects this historical approach to settlement in a time before the automobile. Today many counties and cities across California and the United States are trying to institute smart growth, transient-oriented design, form-based development, and to re-focus their communities into walkable places. Plumas County has, with a few exceptions, maintained its rural character with its compact and walkable communities.

The Land Use Element of the Plumas County 2035 General Plan defines the goals, policies, and implementation measures that will facilitate appropriate growth and development. Between the years of 1981 and 2012, Plumas County encountered an approximate 13% increase in population. In recent years, between 2000 and 2010, Plumas County experienced a 4% decline in population. Although, the California Department of Finance predicts that Plumas County's population growth will be approximately 1% per decade between 2010 and 2050.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Discussion: It is not common or expected to have a medical use facility physically divide an established community. This project is no exception, it will not be located on a parcel that will physically divide an established community.

There are no known land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect relating to this project. The purpose of the special use permit is to evaluate if the proposed use will result in any conflicts. In order to be approved, a special use permit must be found to be socially, environmentally and economically compatible with the surrounding area.

Therefore, the project would result in ***no impact*** to **Land Use and Planning**.

12. <u>MINERAL RESOURCES.</u>

Environmental Setting: Since the 1800s, mineral resources have been a major part of the economy in Plumas County. Gold, copper, aggregate, and silver are some of the mineral resources that have been mined and exported. Although the significance of the mining industry has been declining over the past several decades, gold and copper mining speculation continues to contribute to the County's economy.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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?				
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?	☐	☐	☐	☒

Impact Discussion: The proposed project is not located in an area with known mineral resources and it is not anticipated that any mineral resources will be discovered during construction.

The project would not result in the loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

Therefore, there would be ***no impact*** to **Mineral Resources**.

13. <u>NOISE.</u>

Environmental Setting: The dominant sources of noise in Plumas County are mobile, related to vehicle (including truck traffic), aircraft and train transportation, to a lesser extent. Common stationary sources in the county include lumber mills and aggregate mining and processing facilities. To a lesser extent, construction sites are also considered a stationary source of short-term, or temporary, noise in the County. Common noise sources within Plumas County are the main roadways, railroads, some stationary activities, and airports.

Traffic contributes to the noise within the County. The primary factors that determine roadway noise levels are traffic volumes, a percentage of heavy trucks and buses on individual roadways, average vehicle speed, and presence of natural or human-made noise attenuation features such as sound wall and landscaping. Given the predominantly rural nature of the County, roadway noise impacts are those associated with the larger regional, or Statewide, network.

The traffic volumes on County roadways are fairly low, with most roadways experiencing fewer than 3,000 vehicles per year. The 24 hour average decibel (dB) level associated with a majority of the roadways is typically between 65 dB and 70 dB.

The second contributor to noise within the County is the railroad. Plumas County has two active rail lines used by the Union Pacific Railroad (UPRR) and the Burlington Northern Santa Fe Railway (BNSF). While both lines are primarily used for freight and local shipping and receiving, a portion of the UPRR line through the Feather River Canyon is recognized as a scenic route, with occasional chartered passenger trains. Daily traffic on the UPRR and BNSF lines in the County consists of a limited number of trains per day. This volume creates minimal noise impacts in terms of frequency.

Stationary noise sources also contribute to the noise throughout the county. One of the temporary, stationary noise sources is construction. First, construction crew commutes and the transport of

construction equipment and materials to construction sites would incrementally increase noise levels on access roads leading to the sites. Second, noise would be generated during excavation, grading, and erection of structures. Construction typically occurs in discrete steps, each of which has a distinctive mix of equipment and, consequently, distinctive noise characteristics. These various sequential phases would change the character of the noise generated on each site and, therefore, the noise levels surrounding these sites as construction progresses.

Three public use airports are located in the County: Nervino Airport in Beckwourth, Rogers Field Airport in Chester, and Gansner Field Airport in Quincy. Airport noise caused by aircraft depends primarily on the type of aircraft and the frequency and direction of flights, with specific noise events caused by aircraft flyovers, takeoffs, and landings. Noise from aircraft warming up early in the morning can also be a significant noise source from airports. In addition, helicopter related noise is common due to helipads being located at Rogers Field Airport, Gansner Field Airport, in Greenville, and at Plumas District Hospital.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Impact Discussion: Noise is usually defined as unwanted sound. It is an undesirable by-product of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. The definition of noise as unwanted sound implies that it has an adverse effect on people and their environment. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB).

Noise sources occur in two forms: (1) point sources, such as stationary equipment, loudspeakers, or individual motor vehicles; and (2) line sources, such as a roadway with a large number of point sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6.0 dB(A) for each doubling of distance from the source to the receptor at acoustically "hard" sites and 7.5 dB(A) at acoustically "soft" sites. For example, a 60 dB(A) noise level measured at 50 feet from a point source at an acoustically hard site would be 54 dB(A) at 100 feet from the source and 48 dB(A) at 200 feet from the source. Sound generated by a line source typically attenuates at a rate of 3.0 dB(A) and 4.5 dB(A) per doubling of distance from the source to the receptor for hard and soft sites, respectively. Sound levels can also be attenuated by man-made or natural barriers.

Sensitive receptors are facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, schools, playgrounds, child care centers, retirement homes, convalescent homes, hospitals and medical clinics. Plumas District Hospital and the proposed skilled nursing facility are sensitive receptors.

Table 3-1. Inventory of Prominent Noise Sources within the Community areas of Plumas County (General Plan, 2013) identifies the Quincy-Gansner Field Airport and Plumas District Hospital helipad as Stationary Noise sources in the Town of Quincy. Although the helipad is a prominent noise source, it is a temporary impact. The helipad is essential for the operation of the airport.

Any construction noise resulting from construction of the facility would be temporary. Although Plumas County does not have an ordinance in relation to construction noise, the Plumas County 2035 General Plan does contain policies for construction noise and discretionary projects such as a special use permit.

3.1.4 Construction Noise

> The County shall seek to limit the potential noise impacts of construction activities on surrounding land uses. The standards outlined below shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

It is not likely or anticipated that the project will generate or expose people to excessive ground borne vibration and noise levels.

The project is located approximately 0.6 miles from the nearest airport, which would be Quincy-Gansner Field Airport and the project is located within airport land use area (Zone 6). Although persons residing or working in the project area may notice airport noise from takeoffs and landings occasionally, it is not anticipated that the location of the rural county airport creates excessive noise.

Therefore, the impact to **Noise** is considered ***less-than-significant.***

14. <u>POPULATION AND HOUSING.</u>

Environmental Setting: Plumas County is considered one of the most rural counties in California. In 2010, Plumas County had a population of 20,007, comprising only 0.05 percent of the population of California (US Census Bureau). Growth in the County was also below that experienced in the rest of the state. Between 2000 and 2010, Plumas County's population decreased at an average annual rate of 0.4 percent, while the State of California's population increased at an average annual rate of 1.0 percent (US Census Bureau). In 2020, the population dropped to 19,790 (US Census Bureau).

The California Department of Finance's prediction for Plumas County population growth is just shy of 1.0% per decade between 2010 and 2050. Although very slow growth is anticipated, Plumas County's blueprint for the future of land use in the County is an important tool that will facilitate recreation, community or business opportunities on private land in areas best served by infrastructure, in existing communities, and consistent with county residents' values in relation to open space, landscape character, and resource protection on lands adjacent to National Forest lands.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
Would the project:				
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)?	☐	☐	☐	☒
b) Displace a substantial number of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Impact Discussion: The proposed skilled nursing facility would not induce population growth or displace any existing housing.

Therefore, there would be ***no impact*** to **Population and Housing**.

15. PUBLIC SERVICES.

Environmental Setting: Public services are provided by a variety of service providers, including the County, special districts, and state and federal agencies. Special districts include the fire protection districts, school districts, County Service Agencies (CSAs), Community Service Districts (CSDs), and Public Utility Districts (PUDs).

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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 public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒

Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Impact Discussion: Population growth is the driving force behind an increased demand on fire protection, police protection, schools, parks, and other facilities. It is assumed that the clients and residents of the skilled nursing facility would be comprised of existing Plumas County residents and not residents from outside the area. There would be some impact to health services provided by Plumas District Hospital but no evidence that this would be a significant impact.

Therefore, there would be ***no impact*** to **Public Services** such as those listed.

16. <u>RECREATION.</u>

Environmental Setting: People utilize the various areas around Plumas County for recreation. Recreation areas within the County are public parks, trails, forest lands, lakes, waterways, and other open space areas.

The project is located within the boundaries of the Central Plumas Recreation District.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Impact Discussion: The project would not increase the use of existing neighborhood and regional parks or other recreational facilities. The project does not require recreational facilities.

Therefore, there would be ***no impact*** to **Recreation**.

17. TRANSPORTATION.

Environmental Setting: The state highway system provides the key inter-community roadway links within Plumas County. East-west access across Plumas County is provided by State Route (SR) 36 in the northern portion of the county and by SR 70 in the central/southern portions of the county, while SR 89 provides north-south access across the county. SR 147 serves the east side of Lake Almanor, while SR 49 and SR 284 provide access south towards Loyalton and north to Frenchman Reservoir in the far east portion of the county. County roads (and city roads in Portola) also provide important access, as do Forest Service roads. In total, there are 1,823 miles of public roadway in Plumas County, including 935 miles of US Forest Service roads, 674 miles of county roadways and 182 miles of state highways.

Due to the relatively dispersed nature of development in Plumas County, traffic congestion is not an issue, with the exception of "bell times" at some school areas and some locations around Lake Almanor during the summer months. SR 70 in Quincy is the busiest highway in Plumas County, with a peak-month, typically August, Average Daily Traffic (ADT) volume of 12,200. Other relatively busy locations are on SR 36 in Chester (7,900 ADT) and SR 70 in Portola (7,800 ADT). Overall, peak month volumes on Plumas County state highways have declined by 12 percent over the last 10 years. The decline has been seen in all regions of the County. Caltrans counts of all trucks countywide have declined by 15 percent since 1992. However, the number of the largest trucks (5 axle and above) has climbed by 45 percent over this same period, particularly along State Route 70.

Public transit is also provided in the county through several deviated fixed-routes. The service carries approximately 54,000 passenger-trips annually and is available to everyone.

Plumas County does not have passenger rail service, but there are two active freight rail operations. Union Pacific Railroad operates a line connecting Roseville, CA to the west with Salt Lake City, UT to the east. Burlington Northern Santa Fe (BNSF) Railway operates track from Keddie and along Lake Almanor into Lassen County and Oregon.

While there are no commercial airports in Plumas County, there are three publicly owned airports: Gansner Field in Quincy, Rogers Field Airport in Chester, and Nervino Airport in Beckwourth. As a whole, these airports serve approximately 44,000 operations (takeoffs and landings) annually. In addition to the airports, the Plumas District Hospital in Quincy, the Indian Valley Health Care District in Greenville, and the Eastern Plumas Hospital in Portola have heliports.

While there are many hiking trails in Plumas County, bicycle and pedestrian facilities along main travel corridors and in communities are very limited.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Impact Discussion:
The project would not conflict with a program, plan, ordinance or policy addressing the circulation system.

The Trip Generation from the proposed project does not pose a significant environmental impact. The vehicle miles traveled as a result of the project be less than significant as shown in the analysis and the project would not conflict with CEQA Guidelines Section 15064.3 subdivision (b). In addition, the project is located near a transit stop along a transit corridor.

A memo was received from John Mannle, Public Works Director (Exhibit 11):
"The Department of Public Works concurs with the ADT estimate provided by the applicant. The ADT estimate represents an approximately 1.5% increase for this segment of Bucks Lake Road under pre-Covid conditions. The Plumas County Regional Transportation Plan projects an average annual ADT growth of approximately 1%. No further traffic studies are required."

The project does not entail the development of sharp curves or dangerous intersections and would not increase hazards due to a design feature. All access points will be installed under encroachment permits issued by the Department of Public Works. Therefore, the project would not result in inadequate emergency access. The Department of Public Works memo (Exhibit) also provides the following comment:
"Offset intersections have the potential to increase traffic conflicts. Therefore, the access driveway to the Skilled Nursing Facility and the PDH campus north of Bucks Lake Road shall be aligned. In addition, the current intersection alignment does not match the pedestrian crosswalk striping and should either be aligned to the paint or the project should include removal and restriping of the cross walk. The site plan should also show the location and preservation of the illuminated crosswalk signage."

These recommendations will be incorporated into project conditions for the special use permit.

The parking needed to implement the project will be able to be provided on the project site without causing any significant environmental impacts.

Therefore, the project would result in ***no impact*** to **Transportation**.

18. <u>TRIBAL CULTURAL RESOURCES.</u>
Environmental Setting: The cultural resources located throughout Plumas County can be attributed to the rich history of the county. The history of Plumas County begins from the time that the glaciers began to recede from the Sierra Nevada and Cascade Mountain ranges. Due to the glacial recession, for thousands of years, humans have been utilizing the Sierra and Cascade ranges.

The primary inhabitants of the county prior to European settlement were the Mountain Maidu. The Mountain Maidu people have lived in Plumas County from hundreds to thousands of years ago, and still live here. Other tribes, such as the Washoe and the Paiute most likely utilized the area while not settling permanently. It is likely that the Mountain Maidu people existed in small, scattered, familial groups in the valleys of Plumas County. While maintaining permanent villages in the lower elevations of the glacial valleys, during spring and fall, smaller groups traveled to the higher elevations, such as to the ridge tops and valleys of the Sierras, setting up open brush shelters. During the winter months, villages remained occupied and relied mostly on stored and preserved food.

In the spring of 1850, gold-seeking miners poured into the region in search of the fabled "Gold" Lake. Mining camps throughout the County were quickly established. Rivers were turned from their beds, ditches were dug to bring water from distant sources to the diggings, and the land was turned upside down.

The Mountain Maidu adapted to the changing environment by living on portions of ranch properties. In some cases the Mountain Maidu adopted the name of the ranching family associated with the ranch on which they resided. European settlers brought illnesses the Maidu had never been exposed to, causing a significant decline of the Maidu population.

To help preserve the rich Native American history, such as that in Plumas County, on September 25, 2014, Governor Brown signed Assembly Bill No. 52 (AB 52). AB 52 went into effect on July 1, 2015, and added tribal cultural resources to the categories of cultural resources in the California Environmental Quality Act. According to AB 52, a project has an impact on the environment if it has a substantial adverse change in the significance of a tribal cultural resource. A tribal cultural resource is considered significant if it is defined in Public Resources Code Section 21074 as either a site, feature, place, or 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 listed or eligible for listing in the California Register of Historical Resources, in a local register of historical resources, or is a resource determined to be significant pursuant to Public Resources Code Section 5024.1 subdivision (c).

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

Resources Code 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact Discussion: It is not anticipated that tribal cultural resources, as defined by Public Resources Code Section 21074 and listed or eligible for listing in the California Register of Historical Resources, in a local register of historical resources as defined in Public resources Code Section 5020.1(k), or is determined to be significant pursuant to Public Resources Code Section 5024.1 subdivision (c), would be impacted as a result of the construction and use of the facility.

California Native American tribes traditionally and culturally affiliated with the project area have been notified as part of the outreach performed during the Cultural Resources Inventory Report. No tribal cultural resources or sacred sites have been identified on the project site or in the vicinity.

Therefore, the project would result in ***no impact*** to any known **Tribal Cultural Resources**.

19. <u>UTILITIES AND SERVICE SYSTEMS.</u>

Environmental Setting: Utilities that are used within Plumas County are electricity, gas, water, and sewerage. Depending upon the location in Plumas County, electricity may be provided by Pacific Gas & Electric (PG&E), Plumas-Sierra Rural Electric Cooperative, or Liberty Utilities. The two ways that water and sewer treatment is provided to people in Plumas County are individual on-site systems or through special districts, Community Service Districts (CSDs), and County Service Agencies (CSAs). Propane and heating oils are used as a significant source of heat and are provided by companies such as Suburban Propane, High Sierra Propane, and Hunt & Sons, Inc.

Curbside solid waste services are provided throughout the unincorporated areas of the County by Feather River Disposal, a subsidiary of Waste Management, with the City of Portola and Eastern Plumas County being served by Intermountain Disposal through contracts. Solid waste is transferred to a transfer station by two methods, one being through curbside solid waste service and the other is personally by individuals for their benefit. Solid waste from the five transfer stations located in Plumas County is transferred to Lockwood Regional Landfill in Sparks, Nevada.

The American Valley Community Services District provides water and sewage disposal service.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) 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 reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Impact Discussion:
An email was received from the American Valley Community Services District (Exhibit 9) indicating that wastewater collection improvements to accommodate the project will be required. Due to the developed nature of the project site, no significant environmental effects are indicated as a result of the extension of service

Due to the nature of the project, solid waste would be generated. County Code mandates regular disposal of commercial solid waste by contract hauler in this case, Feather River Disposal (Waste Management). There is no indication that this project will generate solid waste in excess of capacity of local infrastructure or will otherwise impair the attainment of solid waste reduction goals.

Therefore, the project would result in ***no impact*** to **Utilities and Service Systems**.

20. <u>WILDFIRE.</u>
Environmental Setting: Suppression of natural fires has allowed the forest understory to become dense, creating the potential for larger and more intense wildland fires. Wind, steepness of terrain, and naturally volatile or hot-burning vegetation contributes to wildland fire hazard potential. In reviewing fire threat mapping data provided by the California Department of Forestry and Fire Protection, it appears that a majority of the County is classified as having a "Moderate" to "High" threat of wildland fire.

The Fire Hazard Severity Zones Map is a result of Government Code Section 51178 which requires the California Department of Forestry and Fire Protection to identify "Very High Fire Hazard Severity Zones."

The "Very High Fire Hazard Severity Zones" map is created based on the following criteria, per the "Fact Sheet: California's Fire Hazard Severity Zones" (Exhibit 14):

1. Vegetation – Fire hazard considers the potential vegetation over a 30- to 50-year time horizon. Vegetation is "fuel" to a wildfire and it changes over time.
2. Topography- Fire typically burns faster up steep slopes.
3. Weather- Fire moves faster under hot, dry, and windy conditions.
4. Crown fire potential – Under extreme conditions, fires burn to the top of trees and tall brush.
5. Ember production and movement – Fire brands are embers blown ahead of the main fire. Fire brands spread the wildfire and they get into buildings and catch the building on fire.
6. Likelihood – Chances of an area burning over a 30- to 50-year time period based on history and other factors.

Among the varying intended uses for the Fire Hazard Severity Zone maps, one is to guide building officials in the implementation and application of the wildland-urban interface standards for new construction.

Furthermore, in 2005, the Plumas County Fire Safe Council created the Plumas County Communities Wildfire Protection Plan to provide mitigations to potential threats from wildfire, such as hazardous fuel reduction, defensible space, land use, and building codes. Since 2005, the Plan was updated in 2013 and 2019.

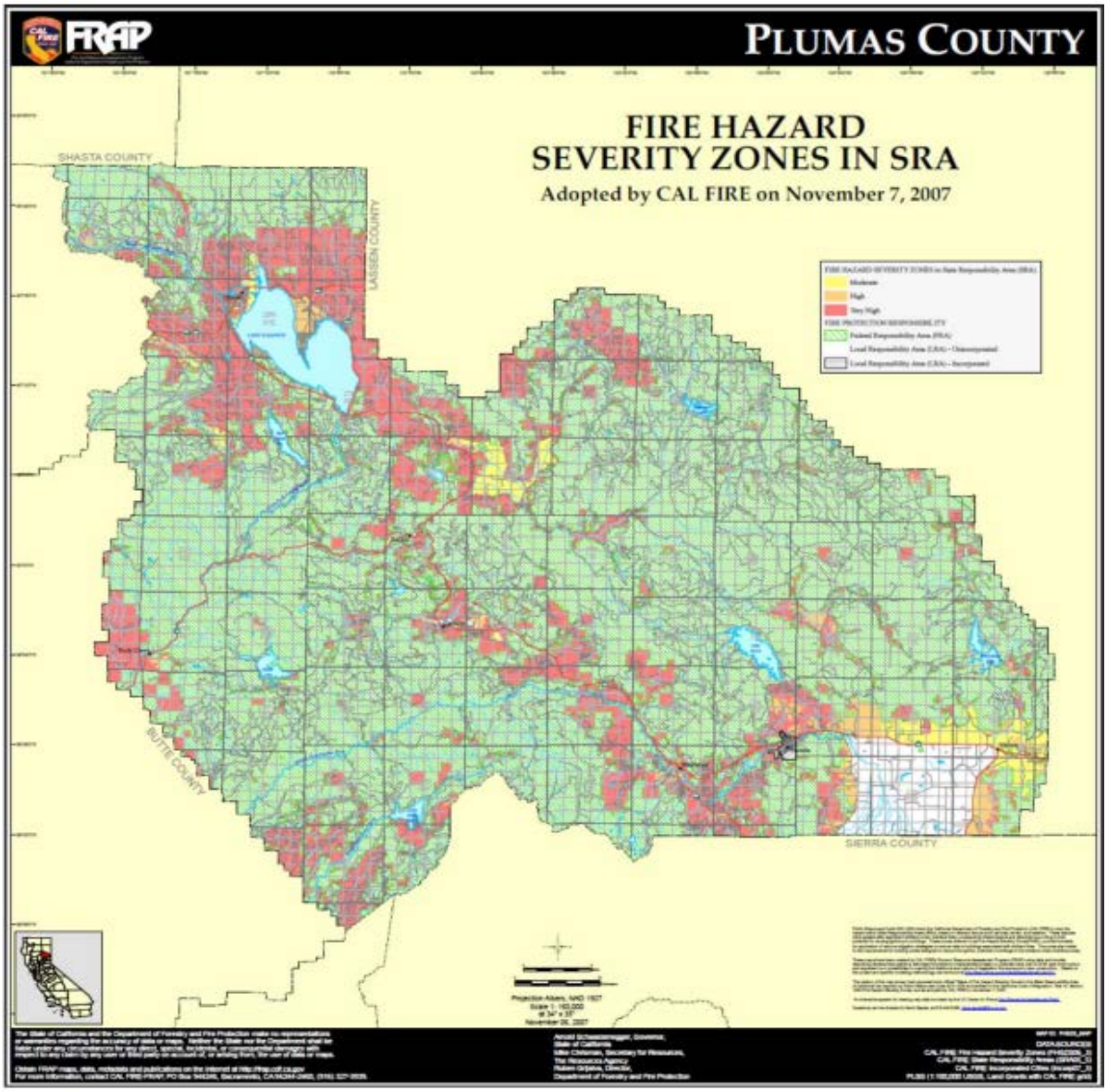


Figure 26. Fire Hazard Severity Zones in Plumas County, CA. Source: Department of Forestry

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Impact Discussion: The project site is located in a state responsibility areas classified as a very high fire hazard severity zone. Applicable construction standards apply.

The project is served by a paved, maintained state highway with adequate provision for access. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

Additionally, the project site topography is fairly level and it is anticipated that maintenance of the property's vegetation would be required to ensure maximum efficiency of the facility. It is not anticipated that wildfire risks would be exacerbated causing the project occupants to be exposed to pollutant concentrations from a wildfire.

The project is located on a site with level topography and the project is located in an overall area that has fairly flat and level topography. As a result, people or structures would not be exposed to significant risks, including downslope or downstream flooding, or landslides as a result of runoff, post-fire slope instability, or drainage changes.

Therefore, the project would result in ***no impact*** to **Wildfire**.

21. <u>MANDATORY FINDINGS OF SIGNIFICANCE.</u>

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that	☐	☐	☐	☒

the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Impact Discussion: The analysis from this Initial Study for the proposed project found the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or threaten to eliminate a plant or animal in compliance with the mitigation measures set forth by the project applicant.

As discussed throughout this Initial Study, the proposed project was analyzed for cumulatively considerable impacts. This Initial Study found that the project would not have a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects in compliance with the mitigation measures set forth by the project applicant.

The Initial Study found that the project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly in compliance with the mitigation measures set forth by the project applicant.

EXHIBITS:

1. **Special Use Permit application from Plumas District Hospital submitted April 16, 2021**
2. **Supplemental application materials submitted July 30, 2021**
3. **Plumas County 2035 General Plan Land Use Designations map**
4. **Plumas County Zoning map.**
5. **Email from Melissa Klundby, Air Pollution Control Specialist, Northern Sierra Air Quality Management District, May 5, 2021**
6. **Biological Study Report, Quincy Skilled Nursing Facility Report, prepared by Allison Loveless, Qualified Biologist, ENPLAN**
7. **Aquatic Resource Delineation Report, Quincy Skilled Nursing Facility Project, ENPLAN**
8. **Comments from Central Valley Regional Water Quality Control Board dated May 7, 2021**
9. **Email from American Valley Community Services District dated July 6, 2021**
10. **"No Comment" from Joel Goldman, California Department of Forestry and Fire Protection (CALFIRE)**
11. **Memorandum from John Mannle, Public Works Director, dated September 3, 2021**

DEPARTMENTAL USE ONLY
Initial Completeness Verified by _____
Date Recv'd 4/16/21
Receipt No. 107343 $ 1,231.00
File No. ZC 4-20/21-15

DEVELOPMENT PERMIT APPLICATION

SPECIAL USE PERMIT

Instructions to applicant(s):

1. Complete the form and mail or take to: Planning & Building Services
   555 Main Street
   Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee set forth in the fee schedule (attached).
4. Make the check payable to Planning & Building Services.

A. Applicant (s)

Name Plumas District Hospital

Mailing Address 1065 Bucks Lake Road, Quincy, CA 95971

Telephone (530) 283-2121

Interest in Property (Owner, Agent* or Purchaser*) Owner

B. Owner (s)

Name See above

Mailing Address

Telephone

C. Property

Street Address See above

Nearest town Quincy, CA

Assessors Parcel Number(s) 115-210-009 and 115-210-019

Present zoning for 115-210-019 is M-R, Multi-Family Residential. Present zoning for 115-210-009 is C-2, Periphery Commercial

D. Use Applied For

The proposed use is a skilled nursing facility that involves a health services use with a residential component.

*If agent or purchaser is making application, attach letter of authorization signed by the owner.

EXH. 1

E. Description of Proposed Use

Describe below, or on an attached sheet, the proposed use, its operation, the nature and type of buildings, structures, and other facilities to be used and the types of services to be provided.

Please see attached.

F. Applicant's Statement of Justification

The Zoning Ordinance requires that the following condition MUST be established before any permit can be granted: (Explain in detail how your case qualifies)

Granting the permit will not result in material damages to adjacent properties and will not result in establishment of a use which is socially, economically or environmentally incompatible with the surrounding area because:

Please see attached.

G. Plot Plan

Attach to this application seven (7) copies of a plot plan **drawn to scale** which shows the boundaries and dimensions of the property and related improvements for which the permit is requested. To avoid delay in processing your application make sure your plot plan is COMPLETE, delineated correctly, and properly dimensioned.

If this application is for a project within the Sierra Valley Groundwater Management District, attach evidence that the requirements of that district have been met.

H. Signature (s) of Applicant (s)

I certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided hereon.

Robia Crisp
Signature

4-15-21
Date

Signature

Date

Section E. Description of Proposed Use

Describe below, or on an attached sheet, the proposed use, its operation, the nature and type of buildings, structures, and other facilities to be used and the types of services to be provided.

The property is a level, approximately 2.93-acre site comprised of portions of APNs 115-210-019 (zoned Multiple-Family Residential M-R) and 115-020-009 (zoned Periphery Commercial C-2) on the south side of Bucks Lake Road in Quincy, directly across from the Plumas District Hospital located at 1065 Bucks Lake Road to the north.

The proposed project involves the construction and use of an approximately 25,000 square foot single- and two-story building for use as a skilled nursing facility operated by Plumas Hospital District. The proposed use includes a total of 21 private and semi-private patient rooms with 24 beds, and support spaces, including laundry, food preparation and food storage areas, as well as an administrative two-story "chalet" comprised of a lobby and reception area, storage and office space, employee dressing rooms, lockers and staff lounge, a nurses station, pharmaceutical service/storage space, a family consult room, and common dining and activity areas.

Access to the proposed new Skilled Nursing Facility would be provided from Bucks Lake Road, in vicinity of the old Appy Way. Up to 20 employees are anticipated, an on-site surface parking lot containing 27 parking spaces is proposed, thereby satisfying the requirement that each employee has one parking space at the maximum shift. Since there is no relevant standard for guest parking, the proposed parking spaces are adequate to meet the facility needs. It is anticipated that the proposed use will require the County's approval of a lot line adjustment or parcel merger, to locate the project on a single parcel.

Section F. Applicant's Statement of Justification

Granting the permit will not result in material damages to adjacent properties and will not result in establishment of a use which is socially, economically or environmentally incompatible with the surrounding area because:

The proposed use would not negatively affect any adjacent properties, and will not result in establishment of a use which is socially, economically, or environmentally incompatible with the surrounding area. The proposed use of the property as a Skilled Nursing Facility will provide a complimentary use to the existing hospital north, across the street, and the existing dental clinic immediately to the east, to provide a full spectrum of quality health services for Plumas County residents. The proposed density in terms of the number of patient rooms is well within the comparable permitted residential density of 21.8 dwelling units per acre under the M-R zoning regulations.

Parking requirements generally require one parking space per each employee working at any one time, and based on a maximum of 20 employees, the parking requirement will be met with 27 parking spaces. (PCMC 9-2.1406, 19-2.414.) The proposed use by employees and visitors is not associated with high vehicle trips or parking demand.

April 15, 2021

Ms. Rebecca Herrin
Assistant Planning Director
Plumas County
555 Main Street
Quincy, CA 95971

Re: Authorization to File Permit Application

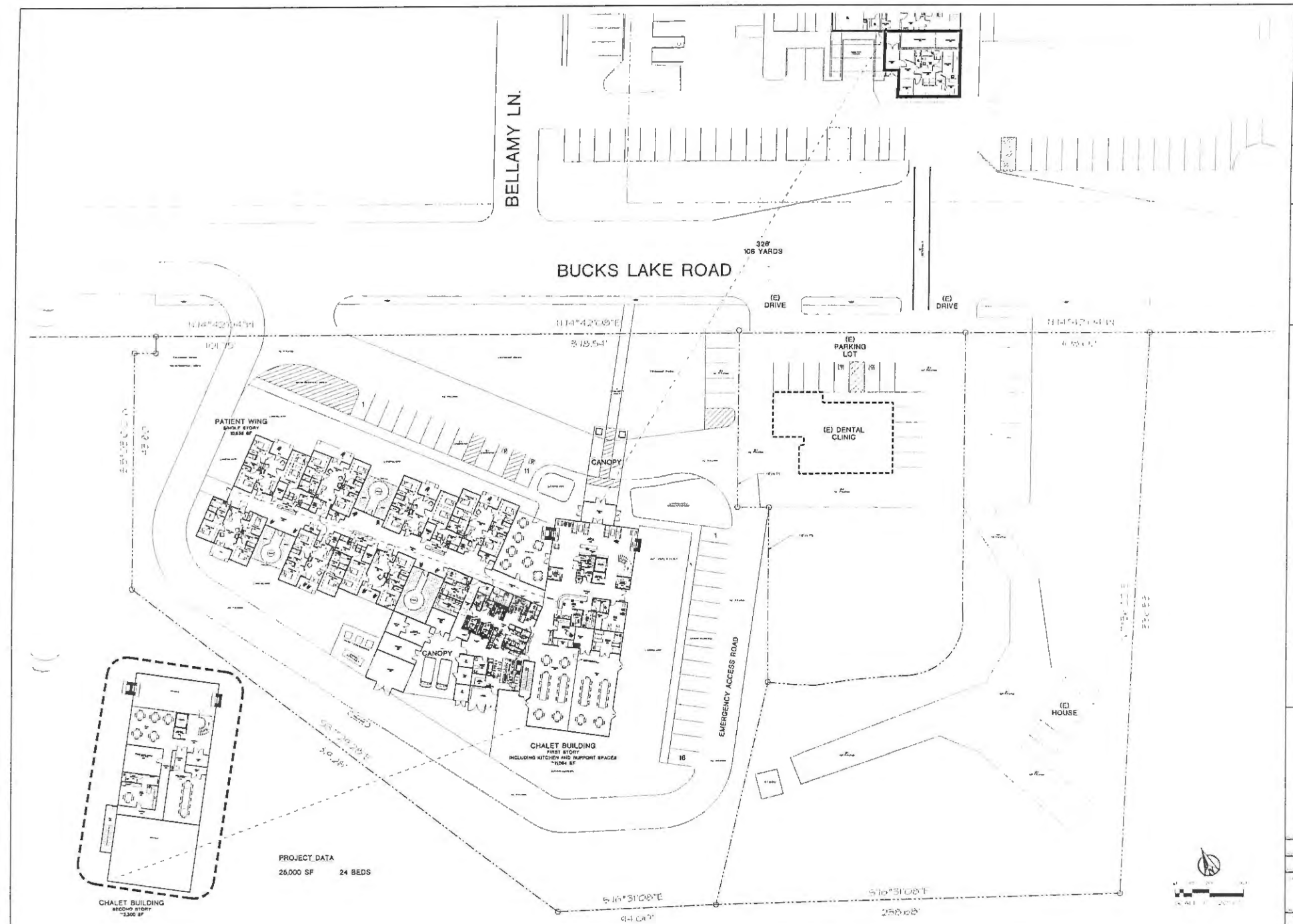
Dear Ms. Herrin:

On behalf of Plumas District Hospital, the owner of Assessor Parcel Numbers 115-210-009 and 115-210-019, I hereby authorize the law firm of Hanson Bridgett LLP to submit a planning application and related materials and information required for the development of the property.

Please feel free to contact me with any questions.

Very truly yours,

JoDee Read, CEO
Plumas District Hospital



ASA
Aspen Street Architects, Inc
Architecture - Planning
Feasibility Studies
180 North Main Street
P.O. Box 370
Angels Camp, CA 95222
T. 209.736.0882 F. 209.736.9011
www.aspenstreetarchitects.com

NOT FOR CONSTRUCTION

Plumas
PLUMAS DISTRICT HOSPITAL
OSHPD 2 SKILLED NURSING FACILITY
QUINCY, CA
BUCKS LAKE ROAD

00-000000
000000.00

A-100

SEAN G. HERMAN
ATTORNEY
DIRECT DIAL (415) 995-5899
DIRECT FAX (415) 995-3429
E-MAIL sherman@hansonbridgett.com

HansonBridgett

July 27, 2021

VIA OVERNIGHT DELIVERY AND E-MAIL

Rebecca Herrin
Assistant Planning Director
Planning Department of Plumas County
555 Main Street
Quincy, California 95971
BeckyHerrin@countyofplumas.com

Re: Plumas District Hospital; Skilled Nursing Facility

Dear Ms. Herrin:

Plumas District Hospital ("District") submits this letter and the enclosed documents in supplement of its April 15, 2021 Special Use Permit Application for the proposed Skilled Nursing Facility ("SNF") on Bucks Lake Road in Quincy (APN Nos. 115-210-009, -019, and -020). The District encloses with this letter the following documents, which includes a revised SNF site plan:

- Attachment "A": Overall Floor Plan and Site Plan;
- Attachment "B": Preliminary Grading Plan;
- Attachment "C": Preliminary Utility Plan; and
- Attachment "D": Preliminary Drainage and Stormwater Quality Study.

The revised Site Plan (Attachment "A") reflects changes addressing wetlands on the property. The wetlands were surveyed and delineated by a wetlands specialist in accordance with the technical methods outlined in the 1987 *Army Corps of Engineers Wetlands Delineation Manual* and the Army Corps' 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region*. The enclosed Site Plan accounts for and avoids impacts to that delineated wetland area.

The District also provides the following information in response to comments that the Plumas County Department of Public Works ("DPW") and the American Valley Community Services District ("CSD") provided in response to the District's April 15th Application.

I. Drainage Analysis

DPW requested that the District provide a drainage analysis and appropriate mitigation, prepared by a registered civil engineer.

Enclosed as Attachment "D" please find a July 2, 2021 Preliminary Drainage and Stormwater Quality Study for the Plumas District Hospital Skilled Nursing Facility. The enclosed study summarizes the District's hydrologic analyses and criteria for designing on-site mitigation, like the detention basin, retention basins, and storm drain system.

This letter also includes a Preliminary Grading Plan (Attachment "B"), also requested by DPW. The Preliminary Grading Plan and revised Site Plan (Attachment "A") each reflect the proposed infrastructure that the Drainage and Stormwater Quality Study assessed. This infrastructure is designed to capture run-off and mitigate the risk of any increased drainage onto adjoining properties that could result from construction of the SNF.

II. Average Daily Trips Calculation

DPW also requested an estimate of Average Daily Traffic (ADT) to determine whether a more in-depth traffic analysis is required. The District estimates that the ADT from the Facility is 48.48 average daily trips.

The District estimated the Facility's ADT based on the Institute of Transportation Engineers' *Trip Generation Manual*, 10th Edition. Under that manual, the land use category that is most relevant to the SNF is Land Use Code 253 – Congregate Care Facility. The daily trip rate under this Code is 2.02 average daily trips per dwelling unit.

To the extent the City municipal code addresses traffic forecasting, it contemplates only commercial and traditional residential "dwelling units" (e.g., single family homes). Given the SNF's intended use as a congregate care facility, the ITE trip generation calculation more accurately portrays the anticipated traffic resulting from the SNF than the Planning and Zoning Code's standard ADT calculation methodology. Under Plumas County Ordinance Code, § 9-4.703(b)(1), predicted traffic volume arising from development within 2 road miles of a United States Post Office is 8 times the number of "dwelling units." Under the City's Code, a dwelling unit consists of living, sleeping, and kitchen facilities. (Plumas County Ordinance Code, § 9-2.228.) Here, the design yields 24 resident bedrooms organized into about 6 "pods," where members of a pod share kitchen and restroom facilities.

The concept of the "pod" better fits the Zoning Code's definition for "dwelling unit" than the number of residential beds. (Plumas County Ordinance Code, § 9-2.228.) This calculation produces a predicted traffic volume of 48 average daily trips when considering each "pod" (6) as a dwelling unit. Calculating average daily trips according to section 9-4.703(b)(1), while resulting in an accurate estimate of future trips, does not reflect the SNF's intended use as a congregate care facility.

Therefore, for the sake of clean logic and sound planning, the District suggests that the County rely on 48.48 average daily trips per ITE as it better reflects "actual traffic count or analyses or both of comparable traffic situations yield alternative values." (Plumas County Ordinance Code, § 9-4.703(c).) Adoption of this methodology is permitted under County Ordinance Code section 9-4.703(c).

If the County applies the section 9-4.703(b)(1) ADT calculation method to the SNF, the District recommends that the trip generation should be 48 average daily trips, which best contemplates the number of dwelling units that compose the project insofar as dwelling units must consist of both living, sleeping, cooking, eating, and sanitation spaces.

III. Wastewater Collection Improvements

CSD submitted a comment that there may be a need for wastewater collection improvements to accommodate the Facility.

The SNF design accounts for all necessary wastewater collection improvements. For instance, the enclosed Preliminary Grading Plan (Attachment "B") and Preliminary Utility Plan (Attachment "C") detail the design for all sanitary storm drains and sewer connections, including a sewer lift station, that are necessary to accommodate the SNF. Should CSD have any specific concerns, the District will make itself available to discuss these designed improvements at CSD's convenience.

* * * * * * *

We appreciate the County's consideration of this Application for a Special Use Permit. Please feel free to let our office know if you need any further information to assist the County's review.

Very truly yours,

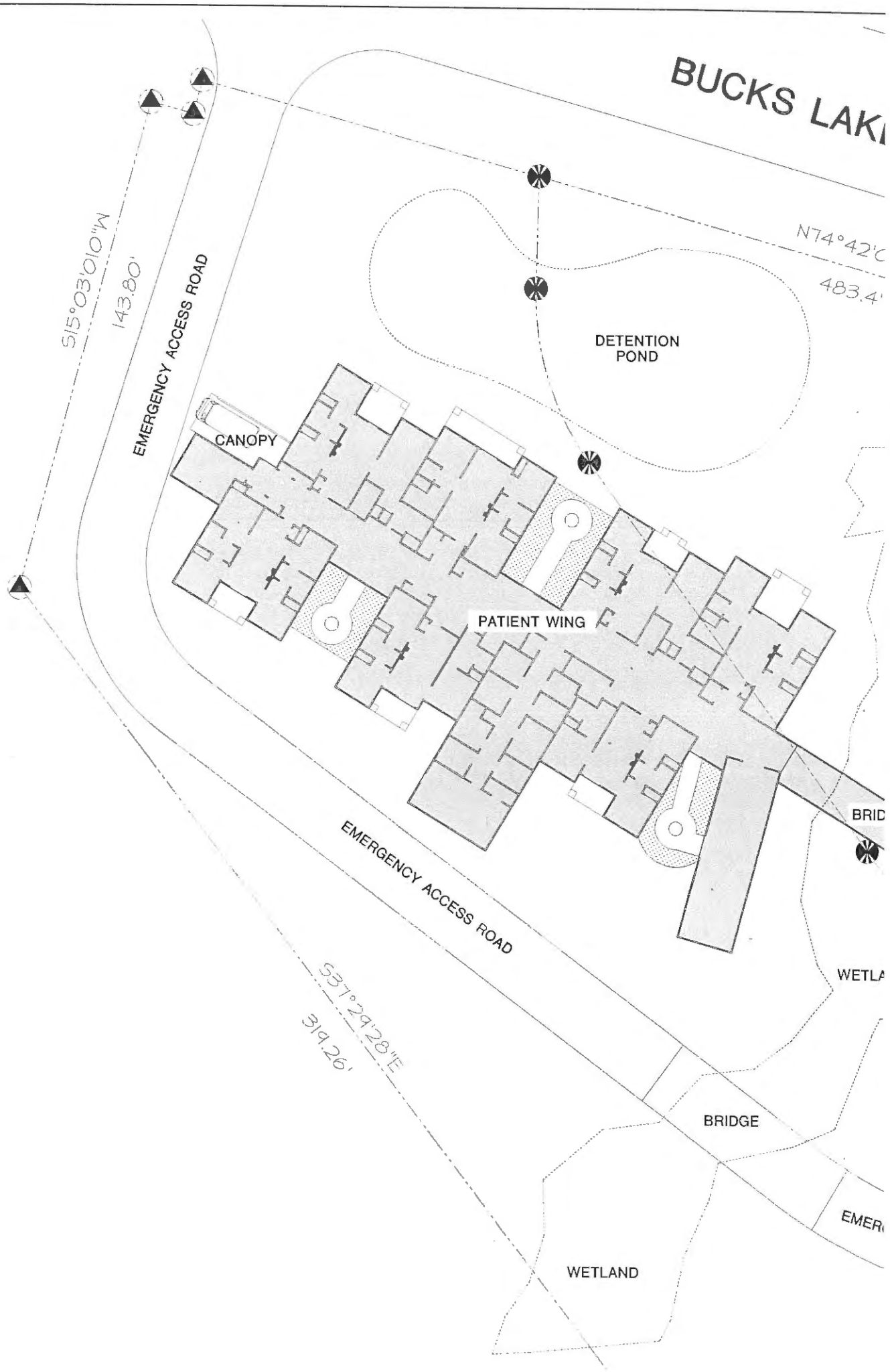
Sean G. Herman
Attorney

Encl.

cc: Plumas District Hospital

ATTACHMENT A

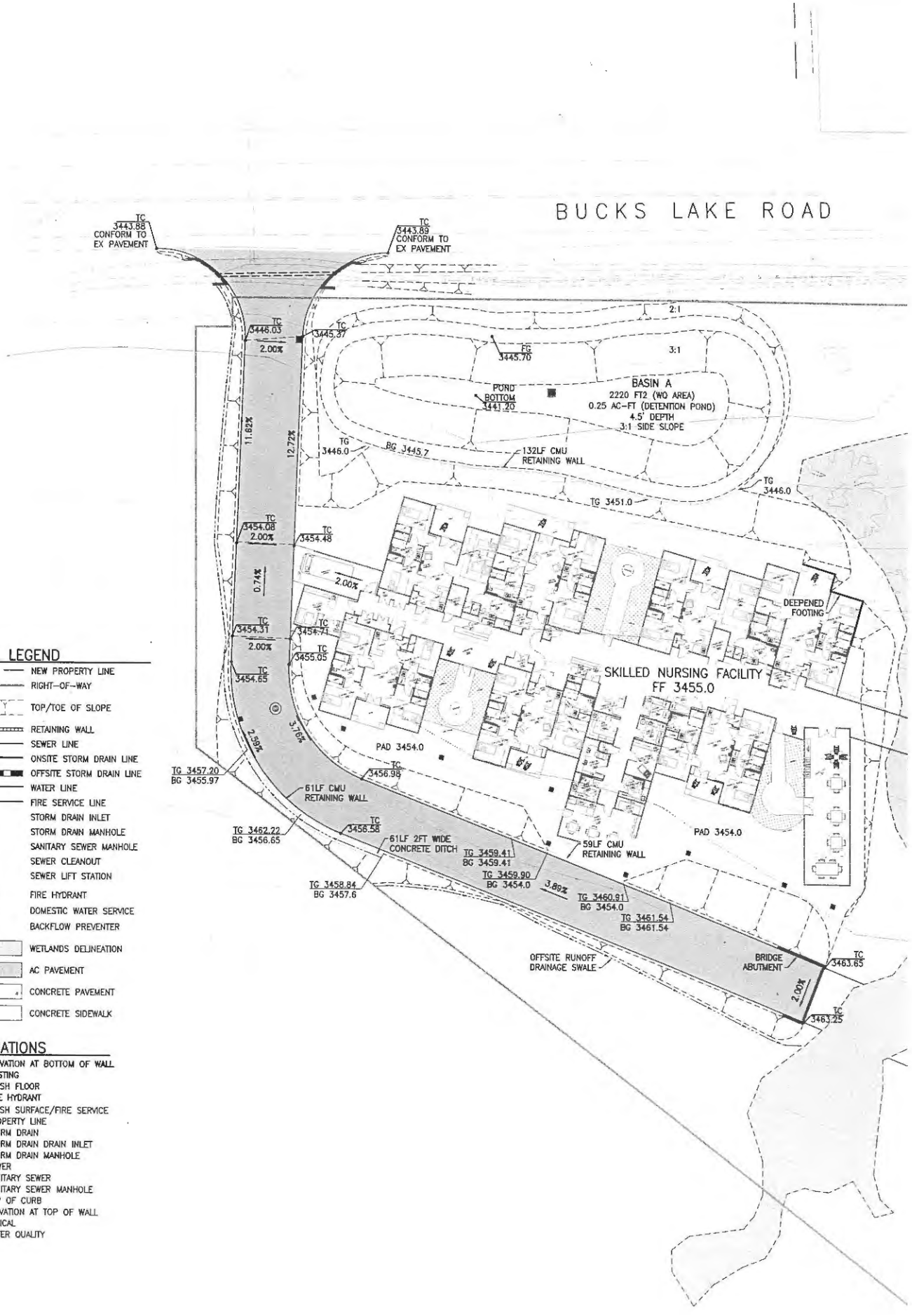
ATTACHMENT A



42". AT ANY OTHER SIZE, DISREGARD REFERENCES TO SCALE

ATTACHMENT B

ATTACHMENT B



SYMBOL LEGEND

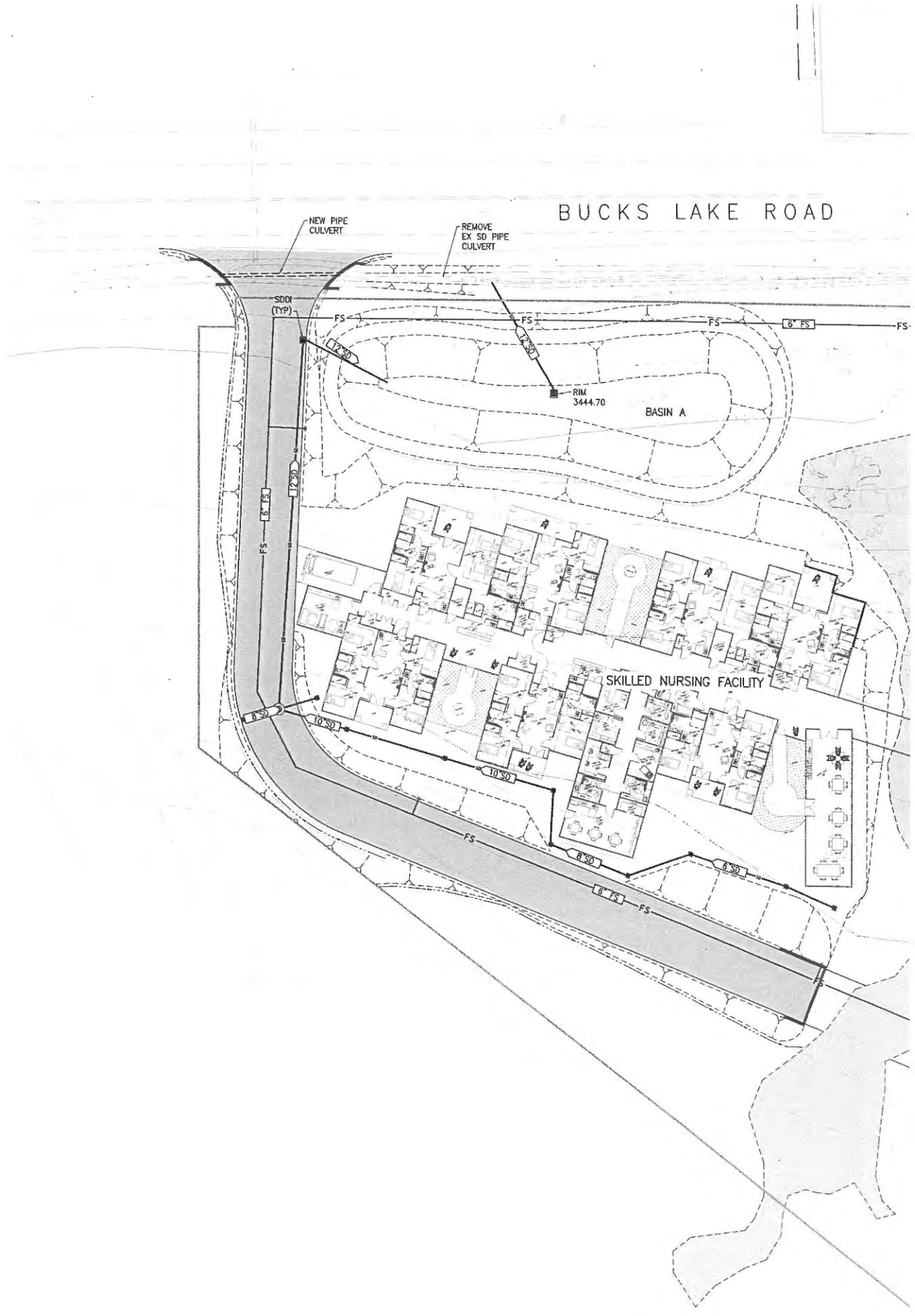
- NEW PROPERTY LINE
- RIGHT-OF-WAY
- TOP/TOE OF SLOPE
- RETAINING WALL
- 6" S — SEWER LINE
- SD — ONSITE STORM DRAIN LINE
- OFFSITE STORM DRAIN LINE
- W — WATER LINE
- FS — FIRE SERVICE LINE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SEWER LIFT STATION
- FIRE HYDRANT
- DOMESTIC WATER SERVICE
- BACKFLOW PREVENTER
- WETLANDS DELINEATION
- AC PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

ABBREVIATIONS

BG	ELEVATION AT BOTTOM OF WALL
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FS	FINISH SURFACE/FIRE SERVICE
PL	PROPERTY LINE
SD	STORM DRAIN
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
S	SEWER
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	ELEVATION AT TOP OF WALL
TYP	TYPICAL
WQ	WATER QUALITY

ATTACHMENT C

ATTACHMENT C


BUCKS LAKE ROAD
NEW PIPE CULVERT
REMOVE EX SD PIPE CULVERT
SDDI (TYP)
FS
6" FS
12" SD
RIM 3444.70
BASIN A
SKILLED NURSING FACILITY
8" SD
10" SD
6" SD

ATTACHMENT D

ATTACHMENT D

RICK
ENGINEERING COMPANY

July 2, 2021

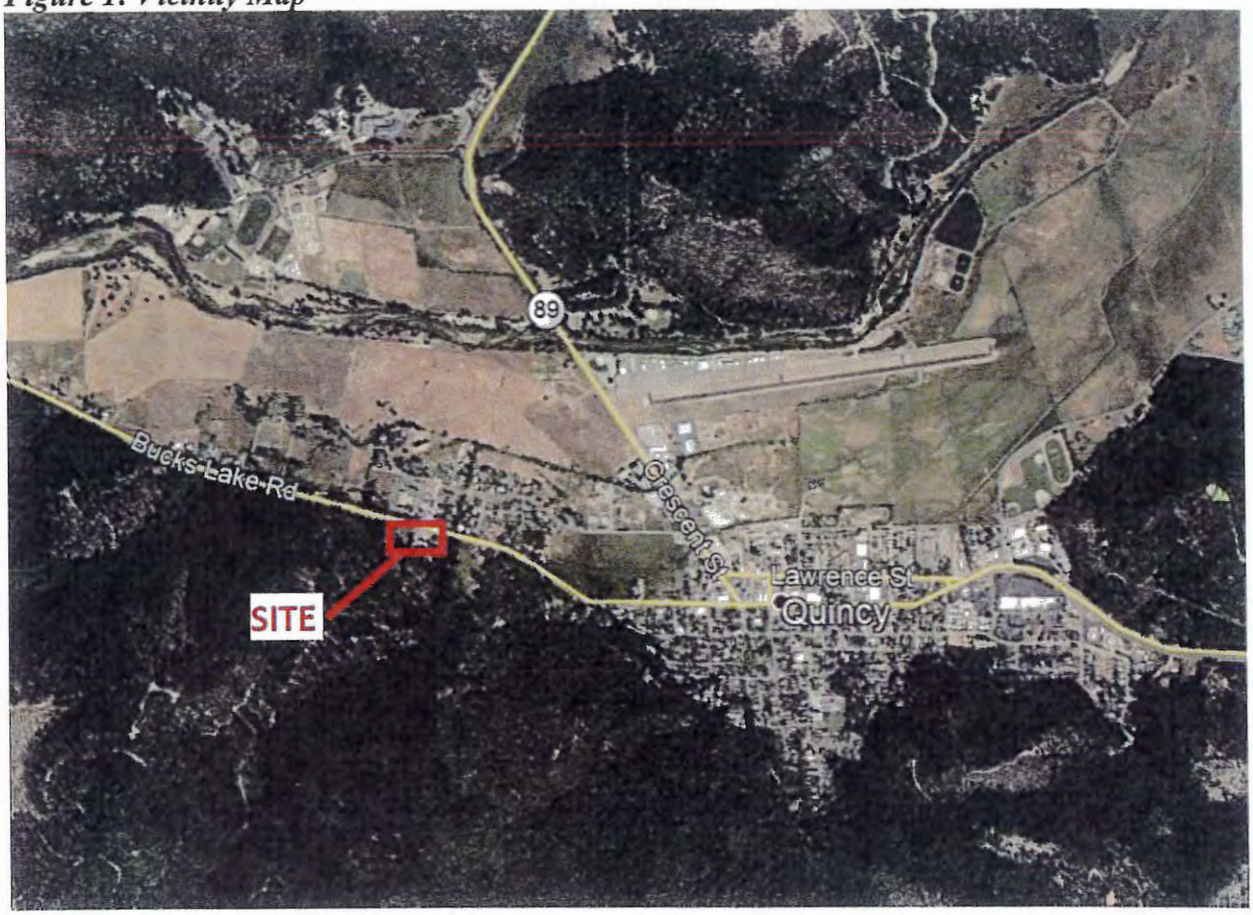
Nathan Morgan
President/CEO
Aspen Street Architects, Inc.
494 N. Main Street
Angels Camp, CA 95222

SUBJECT: Preliminary Drainage and Stormwater Quality Study for the Plumas District Hospital Skilled Nursing Facility
(RICK Job Number: 19314)

1.0 Introduction

This memorandum presents the results of the preliminary drainage and stormwater quality analysis prepared for the proposed Plumas District Hospital Skilled Nursing Facility project. The project is on Bucks Lake Road in Quincy, Plumas County, California on APNs 115-210-009, -019 & -020. The site location is shown on the vicinity map in Figure 1, below. The project site consists of approximately 4.1± acres, is zoned C-2 (Periphery Commercial) and currently includes a dental clinic and parking lot with the remainder of the site undeveloped. The proposed project will replace the existing dental clinic and is a skilled nursing facility to be constructed with associated improvements.

Figure 1: Vicinity Map



2.0 Hydrology

2.1 Hydrologic Methodology

Hydrologic peak flow calculations for the sizing of drainage conveyance on-site have been computed utilizing the Rational Method:

$Q = C * i * A$

Q = Peak runoff in cubic feet per second.
C = Weighted runoff coefficient.
i = Rainfall intensity in inches per hour.
A = Watershed area in acres.

Precipitation intensity was determined utilizing the NOAA Atlas 14 Precipitation Frequency Data Server (PFDS) at the approximate centroid of the watershed area. A copy of the NOAA PFDS precipitation data is included in Attachment 2. A workmap for the hydrologic analysis is included in Attachment 1. Rational Method calculations are included in Attachment 2.

2.2 Detention Analysis Methodology

Detention hydrologic calculations were computed in accordance with the USDA NRCS Technical Release 55 (TR-55), Urban Hydrology for Small Watersheds dated June 1986. Peak flows for the 2-, 10-, and 100-year, 24-hour storms pre- and post-project conditions were calculated using the United States Army Corps of Engineers' HEC-HMS version 4.1 hydrologic model. A workmap for the hydrologic analysis is included in Attachment 1. An electronic copy of the HEC-HMS models developed in this study are included with the electronic files in Attachment 6.

2.2.1 Precipitation

The 2-, 10-, and 100-year; 24-hour storm event point precipitation depth was determined utilizing the NOAA Atlas 14 PFDS at the approximate centroid of the watershed area. Pursuant to the TR-55 guidance document Figure B-2, the watershed studied in this memorandum is located within the Type 1a rainfall distribution boundary which was utilized for this study. A copy of the NOAA PFDS precipitation data is included in Attachment 2.

2.2.2 Runoff Curve Number

The runoff curve number is a representation of the physical watershed characteristics used in determining the fraction of rainfall that becomes runoff. Its determination is based on the distribution of land uses, vegetative cover, and hydrologic soil types within the watershed. Soils information was derived from USDA NRCS web soil survey data. Curve numbers were assigned to each land use utilizing aerial imagery in accordance with Table 2-2 of the TR-55 guidance document. An excerpt from the NRCS web soil survey data is included in Attachment 2 and a full copy of the web soil survey data is included with the electronic files in Attachment 6.

2.2.3 Lag Calculations

Lag was assumed to be equal to 15 minutes in the existing condition and 10 minutes in the proposed condition for the site.

2.2.4 Detention

The proposed detention basins were analyzed utilizing the storage function in HEC-HMS. The preliminary calculations assume a storage-discharge relationship and iterate the storage volume to determine the volume required to mitigate peak flows to be equal or less than the existing condition. The calculations and design of the detention basin outflow structures will be determined at final design once the grading of the detention basins has been completed. Preliminary calculations for the storage and discharge from the two proposed detention basins are included in Attachment 2.

2.3 Hydrologic Results

The peak discharges for the 2-, 10-, and 100-year storm events have been calculated for the proposed project site using Rational Method for the sizing of drainage conveyances and HEC-HMS for the sizing of the proposed detention facilities. The existing and proposed condition hydrologic output from the HEC-HMS models are included in Attachment 2. A hydrologic workmap for the proposed project site is included in Attachment 1. Hydrologic calculation supporting information is included in Attachment 2. See Table 1, following, for a summary of the peak flow rates calculated for each storm event in the HEC-HMS model and the preliminarily determined storage required.

Table 1: Hydrologic Results Summary

Design Point	Storm Event Peak Flow Rates (cfs)									Required Detention Volume (acft)
	2-Year			10-Year			100-Year			
	Pre-	Post-Project		Pre-	Post-Project		Pre-	Post-Project		
		Un-Det.	Detained		Un-Det.	Detained		Un-Det.	Detained	
100	0.44	0.94	0.42	0.95	1.51	0.86	1.72	2.32	1.59	0.12
200	0.35	0.69	0.33	0.77	1.15	0.70	1.39	1.81	1.32	0.08

As shown in Table 1, the peak flow rate at basins 100 and 200 are each equal to or reduced in the proposed condition for each storm event utilizing the calculated detention volumes.

3.0 Hydraulics

3.1 Inlets

The proposed onsite grate inlets will be designed to convey the 10-year storm event flow. The grate inlets will be designed assuming 50% clogging to account for the grate and debris build up. Preliminary calculations for the sizing of the inlets are included in Attachment 3.

3.2 Storm Drain System

The proposed storm drain system will be designed to convey the 10-year storm event flow. The on-site storm drain system will be designed to maintain a minimum of 1-foot freeboard to the grate inlets. The starting water surface elevation for the on-site storm drain system will be based on normal depth. Preliminary calculations for the sizing of the on-site pipes are included in Attachment 3.

3.3 Interception Ditches

A hillside drains towards the project site along the south side of the site. An interception ditch is proposed at the top of the retaining wall to route flows around the proposed improvements and to storm drains at the site frontage. The ditch will be sized to convey the 10-year storm event peak flow and maintain a minimum of 0.5' freeboard.. Preliminary calculations for the sizing of the ditches are included in Attachment 3.

3.3 Overland Release

The on-site grading for drainage across the site and along the street frontage will be designed such that overland release for the 100-year peak flow is provided while maintaining 1-foot of freeboard to the proposed structure Finished Floor elevations assuming no flow is intercepted by the proposed storm drain system.

3.4 FEMA Floodplain

The project site is shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06063C0904E, effective March 2, 2005. The project site is shown to include areas within FEMA Zone X (shaded), areas of moderate flood hazard, along the projects frontage of Bucks Lake Road. Based on the mapping it is anticipated that the projects frontage would be inundated in a 500-year storm event due to flow overtopping the banks and culvert under Bucks Lake Road of Gansner Creek east of the site. The proposed project does not include impacts to the FEMA regulated Zone AE floodplain for Gansner Creek, so no FEMA submittals are anticipated for the project. However, the potential flow along the project frontage will be analyzed at final design to confirm that the flow can be safely conveyed downstream without negative impacts to existing or proposed structures.in the projects vicinity. An annotated FIRMette and excerpts from the Flood Insurance Study (FIS) are included in Attachment 4.

4.0 Water Quality

The proposed project is over 1-acre and is anticipated to fall under the requirements of the Construction General Permit guidance for Post-Construction BMPs. The proposed project is anticipated to provide vegetated swale post-construction BMPs to treat site runoff and provide downspout disconnection. Calculations from the Post-Construction Water Balance Calculator

and preliminary sizing calculations for the vegetated swales are included in Attachment 5. The vegetated swales are shown on the workmap in Attachment 1.

5.0 Attachments

Attachment 1: Drainage Workmap
Attachment 2: Hydrologic Analysis
Attachment 3: Hydraulic Analysis
Attachment 4: FEMA FIRMette and FIS Data
Attachment 5: Water Quality Calculations
Attachment 6: Electronic Files

Sincerely,

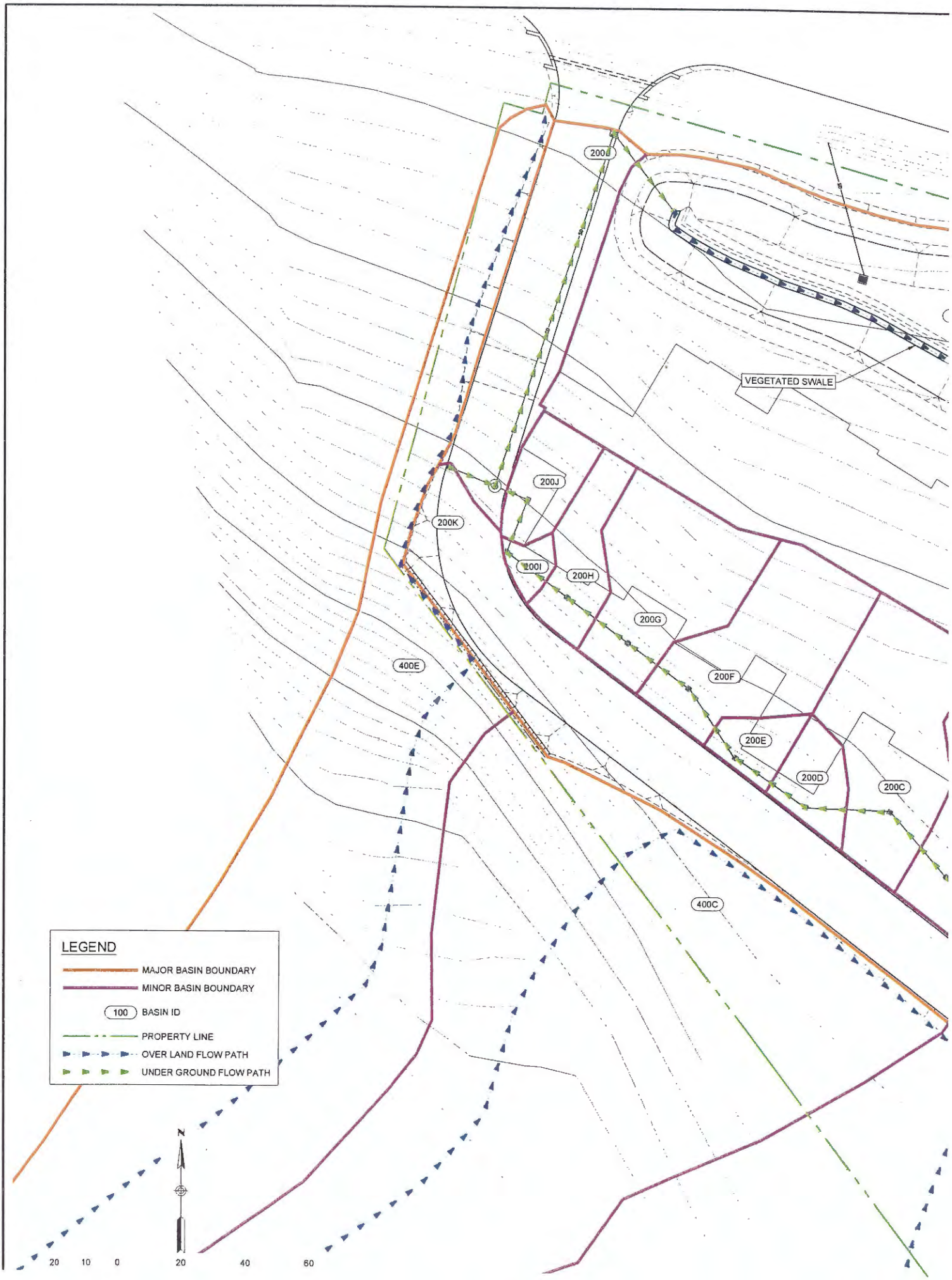
RICK ENGINEERING COMPANY

David Montgomery, PE, CFM
Project Engineer

M. Scott Lillibridge
R.C.E. #52504, Exp. 12/22
Region Manager

Attachment 1

Drainage Workmap


200L
VEGETATED SWALE
200J
200K
200I
200H
200G
200F
200E
200D
200C
400E
400C
LEGEND
MAJOR BASIN BOUNDARY
MINOR BASIN BOUNDARY
100 BASIN ID
PROPERTY LINE
OVER LAND FLOW PATH
UNDER GROUND FLOW PATH
N
20 10 0 20 40 60

Attachment 2

Hydrologic Analysis

RICK
ENGINEERING COMPANY

Rational Method Calculations

Job Name: Skilled Nursing Facility
Job Number: 19314
Date: 7/2/2021

Basin	Area (ac)	Runoff Coefficient [C]	Time of Concentration [Tc] (min)	Intensity [i] (in/hr)			Peak Flow Rate [Q] (cfs)		
				2-Year	10-Year	100-Year	2-Year	10-Year	100-Year
100A	0.12	0.80	10.0	2.05	3.16	4.76	0.20	0.31	0.47
100B	0.05	0.80	10.0	2.05	3.16	4.76	0.07	0.11	0.17
100C	0.28	0.80	10.0	2.05	3.16	4.76	0.46	0.71	1.07
100D	0.19	0.80	10.0	2.05	3.16	4.76	0.32	0.49	0.73
100E	0.29	0.80	10.0	2.05	3.16	4.76	0.48	0.74	1.12
100F	0.11	0.80	10.0	2.05	3.16	4.76	0.18	0.28	0.42
100	0.20	0.80	10.0	2.05	3.16	4.76	0.33	0.51	0.76
200A	0.04	0.80	10.0	2.05	3.16	4.76	0.06	0.09	0.14
200B	0.05	0.80	10.0	2.05	3.16	4.76	0.09	0.13	0.20
200C	0.06	0.80	10.0	2.05	3.16	4.76	0.10	0.16	0.24
200D	0.01	0.80	10.0	2.05	3.16	4.76	0.02	0.04	0.05
200E	0.01	0.80	10.0	2.05	3.16	4.76	0.02	0.03	0.04
200F	0.06	0.80	10.0	2.05	3.16	4.76	0.09	0.14	0.21
200G	0.05	0.80	10.0	2.05	3.16	4.76	0.09	0.13	0.20
200H	0.02	0.80	10.0	2.05	3.16	4.76	0.03	0.05	0.08
200I	0.01	0.80	10.0	2.05	3.16	4.76	0.01	0.01	0.02
200J	0.02	0.80	10.0	2.05	3.16	4.76	0.03	0.04	0.07
200K	0.15	0.80	10.0	2.05	3.16	4.76	0.25	0.39	0.59
200L	0.07	0.80	10.0	2.05	3.16	4.76	0.11	0.18	0.27
200	0.45	0.80	10.0	2.05	3.16	4.76	0.74	1.15	1.73
300A	0.45	0.35	15.0	1.66	2.55	3.84	0.26	0.40	0.60
300B	0.46	0.35	15.0	1.66	2.55	3.84	0.27	0.41	0.62
400A	0.96	0.35	15.0	1.66	2.55	3.84	0.56	0.85	1.29
400B	0.53	0.35	15.0	1.66	2.55	3.84	0.31	0.47	0.71
400	16.81	0.35	20.0	1.48	2.27	3.42	8.69	13.35	20.10

NOAA Atlas 14, Volume 6, Version 2
Location name: Quincy, California, USA*
Latitude: 39.9388°, Longitude: -120.9624°
Elevation: 3451.64 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.18 (1.86-2.59)	2.87 (2.44-3.40)	3.73 (3.17-4.44)	4.40 (3.71-5.30)	5.30 (4.28-6.64)	5.98 (4.70-7.66)	6.64 (5.09-8.76)	7.44 (5.51-10.2)	9.14 (6.46-13.1)	10.6 (7.18-15.8)
10-min	1.57 (1.34-1.86)	2.05 (1.75-2.44)	2.67 (2.27-3.18)	3.16 (2.66-3.80)	3.80 (3.07-4.76)	4.28 (3.37-5.49)	4.76 (3.64-6.28)	5.33 (3.95-7.27)	6.56 (4.63-9.38)	7.59 (5.14-11.3)
15-min	1.26 (1.08-1.50)	1.66 (1.41-1.96)	2.15 (1.83-2.56)	2.55 (2.14-3.06)	3.06 (2.48-3.83)	3.45 (2.72-4.43)	3.84 (2.94-5.06)	4.30 (3.18-5.86)	5.28 (3.73-7.56)	6.12 (4.15-9.11)
30-min	0.846 (0.722-1.00)	1.11 (0.944-1.32)	1.44 (1.22-1.72)	1.71 (1.43-2.05)	2.05 (1.66-2.57)	2.31 (1.82-2.97)	2.57 (1.97-3.39)	2.88 (2.13-3.93)	3.54 (2.50-5.07)	4.10 (2.78-6.11)
60-min	0.580 (0.495-0.687)	0.760 (0.647-0.901)	0.988 (0.839-1.18)	1.17 (0.982-1.41)	1.41 (1.14-1.76)	1.58 (1.25-2.03)	1.76 (1.35-2.32)	1.97 (1.46-2.69)	2.42 (1.71-3.47)	2.81 (1.90-4.18)
2-hr	0.403 (0.344-0.478)	0.508 (0.432-0.602)	0.638 (0.542-0.759)	0.739 (0.622-0.888)	0.870 (0.703-1.09)	0.966 (0.762-1.24)	1.06 (0.811-1.40)	1.15 (0.853-1.57)	1.27 (0.896-1.82)	1.42 (0.961-2.11)
3-hr	0.335 (0.286-0.397)	0.415 (0.354-0.493)	0.514 (0.437-0.612)	0.591 (0.497-0.711)	0.690 (0.557-0.862)	0.761 (0.600-0.976)	0.830 (0.635-1.10)	0.898 (0.665-1.22)	0.984 (0.695-1.41)	1.05 (0.710-1.56)
6-hr	0.247 (0.211-0.293)	0.301 (0.257-0.357)	0.367 (0.311-0.437)	0.417 (0.351-0.502)	0.481 (0.389-0.602)	0.527 (0.415-0.676)	0.571 (0.437-0.754)	0.614 (0.455-0.837)	0.668 (0.471-0.956)	0.707 (0.479-1.05)
12-hr	0.179 (0.153-0.212)	0.224 (0.190-0.265)	0.278 (0.236-0.331)	0.319 (0.269-0.384)	0.372 (0.301-0.465)	0.410 (0.323-0.525)	0.446 (0.341-0.588)	0.481 (0.356-0.656)	0.526 (0.371-0.752)	0.558 (0.378-0.831)
24-hr	0.129 (0.113-0.150)	0.167 (0.146-0.194)	0.214 (0.187-0.250)	0.251 (0.218-0.295)	0.298 (0.250-0.362)	0.332 (0.273-0.411)	0.365 (0.293-0.463)	0.397 (0.311-0.517)	0.438 (0.330-0.594)	0.468 (0.341-0.657)
2-day	0.089 (0.079-0.104)	0.116 (0.102-0.135)	0.149 (0.130-0.174)	0.175 (0.152-0.206)	0.209 (0.175-0.254)	0.233 (0.192-0.289)	0.258 (0.207-0.327)	0.282 (0.221-0.367)	0.313 (0.236-0.424)	0.336 (0.245-0.471)
3-day	0.072 (0.063-0.084)	0.093 (0.081-0.108)	0.119 (0.104-0.139)	0.140 (0.122-0.165)	0.167 (0.141-0.203)	0.188 (0.154-0.232)	0.207 (0.167-0.263)	0.227 (0.178-0.296)	0.253 (0.191-0.343)	0.273 (0.199-0.382)
4-day	0.061 (0.053-0.070)	0.078 (0.068-0.091)	0.100 (0.088-0.117)	0.118 (0.102-0.138)	0.141 (0.118-0.171)	0.158 (0.130-0.195)	0.175 (0.140-0.221)	0.191 (0.150-0.249)	0.214 (0.161-0.290)	0.230 (0.167-0.322)
7-day	0.042 (0.037-0.049)	0.054 (0.048-0.063)	0.070 (0.061-0.081)	0.082 (0.071-0.096)	0.098 (0.082-0.119)	0.110 (0.090-0.136)	0.122 (0.098-0.155)	0.134 (0.105-0.175)	0.150 (0.113-0.203)	0.162 (0.118-0.227)
10-day	0.033 (0.029-0.039)	0.043 (0.037-0.050)	0.055 (0.048-0.064)	0.064 (0.056-0.076)	0.077 (0.064-0.093)	0.086 (0.071-0.106)	0.095 (0.076-0.120)	0.104 (0.081-0.135)	0.115 (0.087-0.156)	0.124 (0.090-0.174)
20-day	0.022 (0.019-0.026)	0.028 (0.025-0.033)	0.036 (0.032-0.042)	0.042 (0.036-0.050)	0.049 (0.041-0.060)	0.055 (0.045-0.068)	0.059 (0.048-0.075)	0.064 (0.050-0.083)	0.070 (0.053-0.095)	0.074 (0.054-0.104)
30-day	0.018 (0.015-0.021)	0.023 (0.020-0.027)	0.029 (0.025-0.034)	0.033 (0.029-0.039)	0.039 (0.033-0.047)	0.043 (0.035-0.053)	0.046 (0.037-0.059)	0.049 (0.039-0.064)	0.053 (0.040-0.072)	0.056 (0.041-0.079)
45-day	0.014 (0.013-0.017)	0.018 (0.016-0.021)	0.023 (0.020-0.027)	0.027 (0.023-0.031)	0.031 (0.026-0.037)	0.034 (0.028-0.042)	0.036 (0.029-0.046)	0.038 (0.030-0.050)	0.041 (0.031-0.056)	0.043 (0.031-0.060)
60-day	0.012 (0.011-0.015)	0.016 (0.014-0.019)	0.020 (0.018-0.023)	0.023 (0.020-0.027)	0.026 (0.022-0.032)	0.029 (0.023-0.035)	0.031 (0.025-0.039)	0.032 (0.025-0.042)	0.034 (0.026-0.047)	0.036 (0.026-0.050)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

Project: 19314_SkilledNursing Simulation Run: EX002

Start of Run: 01Jan1990, 12:00
End of Run: 02Jan1990, 12:01
Compute Time: 01Jul2021, 16:22:22

Basin Model: Existing
Meteorologic Model: 002-Year
Control Specifications: Control 1

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
100	0.00195	0.435	01Jan1990, 20:08	1.728
200	0.00158	0.353	01Jan1990, 20:08	1.728
Site	0.00353	0.788	01Jan1990, 20:08	1.728
Downstream	0.00353	0.788	01Jan1990, 20:08	1.728

Project: 19314_SkilledNursing Simulation Run: EX010

Start of Run: 01Jan1990, 12:00 Basin Model: Existing
End of Run: 02Jan1990, 12:01 Meteorologic Model: 010-Year
Compute Time: 01Jul2021, 16:22:27 Control Specifications: Control 1

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
100	0.00195	0.948	01Jan1990, 20:07	3.367
200	0.00158	0.768	01Jan1990, 20:07	3.367
Site	0.00353	1.716	01Jan1990, 20:07	3.367
Downstream	0.00353	1.716	01Jan1990, 20:07	3.367

Project: 19314_SkilledNursing Simulation Run: EX100

Start of Run: 01Jan1990, 12:00 Basin Model: Existing
End of Run: 02Jan1990, 12:01 Meteorologic Model: 100-Year
Compute Time: 01Jul2021, 16:24:02 Control Specifications: Control 1

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
100	0.00195	1.719	01Jan1990, 20:06	5.807
200	0.00158	1.393	01Jan1990, 20:06	5.807
Site	0.00353	3.112	01Jan1990, 20:06	5.807
Downstream	0.00353	3.112	01Jan1990, 20:06	5.807

Project: 19314_SkilledNursing Simulation Run: PR002

Start of Run: 01Jan1990, 12:00 Basin Model: Proposed
End of Run: 02Jan1990, 12:01 Meteorologic Model: 002-Year
Compute Time: 01Jul2021, 16:31:10 Control Specifications: Control 1

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
100	0.00195	0.937	01Jan1990, 20:01	3.238
Det-100	0.00195	0.415	01Jan1990, 20:32	3.105
200	0.00158	0.689	01Jan1990, 20:02	2.962
Det-200	0.00158	0.328	01Jan1990, 20:30	2.858
Site	0.00353	0.743	01Jan1990, 20:31	2.994
Downstream	0.00353	0.743	01Jan1990, 20:31	2.994

Project: 19314_SkilledNursing Simulation Run: PR010

Start of Run: 01Jan1990, 12:00 Basin Model: Proposed
End of Run: 02Jan1990, 12:01 Meteorologic Model: 010-Year
Compute Time: 01Jul2021, 16:31:38 Control Specifications: Control 1

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
100	0.00195	1.512	01Jan1990, 20:01	5.119
Det-100	0.00195	0.861	01Jan1990, 20:22	4.913
200	0.00158	1.149	01Jan1990, 20:02	4.800
Det-200	0.00158	0.701	01Jan1990, 20:20	4.637
Site	0.00353	1.561	01Jan1990, 20:21	4.789
Downstream	0.00353	1.561	01Jan1990, 20:21	4.789

Project: 19314_SkilledNursing Simulation Run: PR100

Start of Run: 01Jan1990, 12:00 Basin Model: Proposed
End of Run: 02Jan1990, 12:01 Meteorologic Model: 100-Year
Compute Time: 01Jul2021, 22:08:55 Control Specifications: Control 1

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
100	0.00195	2.320	01Jan1990, 20:01	7.754
Det-100	0.00195	1.591	01Jan1990, 20:16	7.446
200	0.00158	1.805	01Jan1990, 20:01	7.400
Det-200	0.00158	1.320	01Jan1990, 20:14	7.155
Site	0.00353	2.910	01Jan1990, 20:15	7.316
Downstream	0.00353	2.910	01Jan1990, 20:15	7.316

NOAA Atlas 14, Volume 6, Version 2
Location name: Quincy, California, USA*
Latitude: 39.9388°, Longitude: -120.9624°
Elevation: 3451.64 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.182 (0.155-0.216)	0.239 (0.203-0.283)	0.311 (0.264-0.370)	0.367 (0.309-0.442)	0.442 (0.357-0.553)	0.498 (0.392-0.638)	0.553 (0.424-0.730)	0.620 (0.459-0.846)	0.762 (0.538-1.09)	0.882 (0.598-1.31)
10-min	0.261 (0.223-0.310)	0.342 (0.291-0.406)	0.445 (0.378-0.530)	0.527 (0.443-0.633)	0.634 (0.512-0.793)	0.714 (0.562-0.915)	0.793 (0.607-1.05)	0.889 (0.659-1.21)	1.09 (0.771-1.56)	1.26 (0.857-1.88)
15-min	0.316 (0.270-0.374)	0.414 (0.352-0.491)	0.538 (0.457-0.641)	0.637 (0.535-0.765)	0.766 (0.619-0.958)	0.863 (0.680-1.11)	0.959 (0.734-1.26)	1.08 (0.796-1.47)	1.32 (0.932-1.89)	1.53 (1.04-2.28)
30-min	0.423 (0.361-0.502)	0.555 (0.472-0.658)	0.721 (0.612-0.858)	0.853 (0.717-1.02)	1.03 (0.830-1.28)	1.16 (0.911-1.48)	1.29 (0.984-1.70)	1.44 (1.07-1.96)	1.77 (1.25-2.53)	2.05 (1.39-3.05)
60-min	0.580 (0.495-0.687)	0.760 (0.647-0.901)	0.988 (0.839-1.18)	1.17 (0.982-1.41)	1.41 (1.14-1.76)	1.58 (1.25-2.03)	1.76 (1.35-2.32)	1.97 (1.46-2.69)	2.42 (1.71-3.47)	2.81 (1.90-4.18)
2-hr	0.806 (0.687-0.955)	1.01 (0.864-1.20)	1.28 (1.08-1.52)	1.48 (1.24-1.78)	1.74 (1.41-2.18)	1.93 (1.52-2.48)	2.12 (1.62-2.80)	2.30 (1.71-3.14)	2.54 (1.79-3.64)	2.84 (1.92-4.22)
3-hr	1.01 (0.858-1.19)	1.25 (1.06-1.48)	1.55 (1.31-1.84)	1.78 (1.49-2.13)	2.07 (1.67-2.59)	2.29 (1.80-2.93)	2.49 (1.91-3.29)	2.70 (2.00-3.68)	2.96 (2.09-4.23)	3.15 (2.13-4.69)
6-hr	1.48 (1.26-1.76)	1.80 (1.54-2.14)	2.20 (1.87-2.62)	2.50 (2.10-3.00)	2.88 (2.33-3.60)	3.16 (2.49-4.05)	3.42 (2.62-4.51)	3.68 (2.72-5.01)	4.00 (2.82-5.72)	4.23 (2.87-6.31)
12-hr	2.16 (1.84-2.56)	2.70 (2.30-3.20)	3.35 (2.84-3.99)	3.85 (3.24-4.63)	4.48 (3.62-5.61)	4.94 (3.89-6.33)	5.37 (4.11-7.09)	5.80 (4.29-7.90)	6.33 (4.47-9.06)	6.72 (4.56-10.0)
24-hr	3.09 (2.71-3.59)	4.01 (3.51-4.67)	5.14 (4.50-6.01)	6.02 (5.22-7.09)	7.15 (6.01-8.68)	7.97 (6.56-9.87)	8.76 (7.04-11.1)	9.53 (7.46-12.4)	10.5 (7.92-14.3)	11.2 (8.19-15.8)
2-day	4.30 (3.77-5.00)	5.57 (4.88-6.48)	7.16 (6.25-8.36)	8.40 (7.29-9.89)	10.0 (8.42-12.2)	11.2 (9.23-13.9)	12.4 (9.95-15.7)	13.5 (10.6-17.6)	15.0 (11.3-20.4)	16.1 (11.7-22.6)
3-day	5.18 (4.55-6.03)	6.69 (5.86-7.79)	8.59 (7.51-10.0)	10.1 (8.75-11.9)	12.1 (10.1-14.6)	13.5 (11.1-16.7)	14.9 (12.0-18.9)	16.4 (12.8-21.3)	18.2 (13.7-24.7)	19.6 (14.3-27.5)
4-day	5.81 (5.10-6.76)	7.49 (6.56-8.73)	9.62 (8.41-11.2)	11.3 (9.80-13.3)	13.5 (11.3-16.4)	15.1 (12.5-18.8)	16.8 (13.5-21.3)	18.4 (14.4-23.9)	20.5 (15.4-27.8)	22.1 (16.1-31.0)
7-day	7.09 (6.22-8.25)	9.11 (7.98-10.6)	11.7 (10.2-13.6)	13.7 (11.9-16.2)	16.4 (13.8-20.0)	18.5 (15.2-22.9)	20.5 (16.5-26.0)	22.5 (17.6-29.3)	25.2 (18.9-34.1)	27.2 (19.8-38.1)
10-day	7.99 (7.01-9.30)	10.3 (9.00-12.0)	13.1 (11.5-15.3)	15.4 (13.4-18.1)	18.4 (15.4-22.3)	20.6 (16.9-25.5)	22.7 (18.3-28.8)	24.8 (19.5-32.4)	27.6 (20.8-37.5)	29.7 (21.6-41.7)
20-day	10.5 (9.25-12.3)	13.7 (12.0-15.9)	17.4 (15.2-20.3)	20.2 (17.5-23.8)	23.7 (19.9-28.8)	26.2 (21.6-32.4)	28.5 (22.9-36.2)	30.8 (24.1-40.1)	33.5 (25.2-45.5)	35.5 (25.9-49.8)
30-day	12.7 (11.1-14.8)	16.5 (14.4-19.2)	20.9 (18.2-24.4)	24.1 (20.9-28.4)	28.1 (23.6-34.1)	30.8 (25.3-38.1)	33.3 (26.8-42.2)	35.6 (27.9-46.5)	38.5 (29.0-52.2)	40.5 (29.5-56.8)
45-day	15.4 (13.5-17.9)	19.9 (17.4-23.2)	25.1 (21.9-29.3)	28.8 (25.0-33.9)	33.2 (27.9-40.3)	36.2 (29.8-44.9)	38.9 (31.3-49.4)	41.4 (32.4-53.9)	44.3 (33.4-60.1)	46.3 (33.7-65.0)
60-day	18.0 (15.8-20.9)	23.1 (20.2-26.9)	28.9 (25.3-33.7)	33.0 (28.6-38.9)	37.9 (31.8-46.0)	41.1 (33.8-50.9)	44.0 (35.4-55.8)	46.6 (36.5-60.7)	49.6 (37.3-67.3)	51.7 (37.6-72.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

United States Department of Agriculture

NRCS

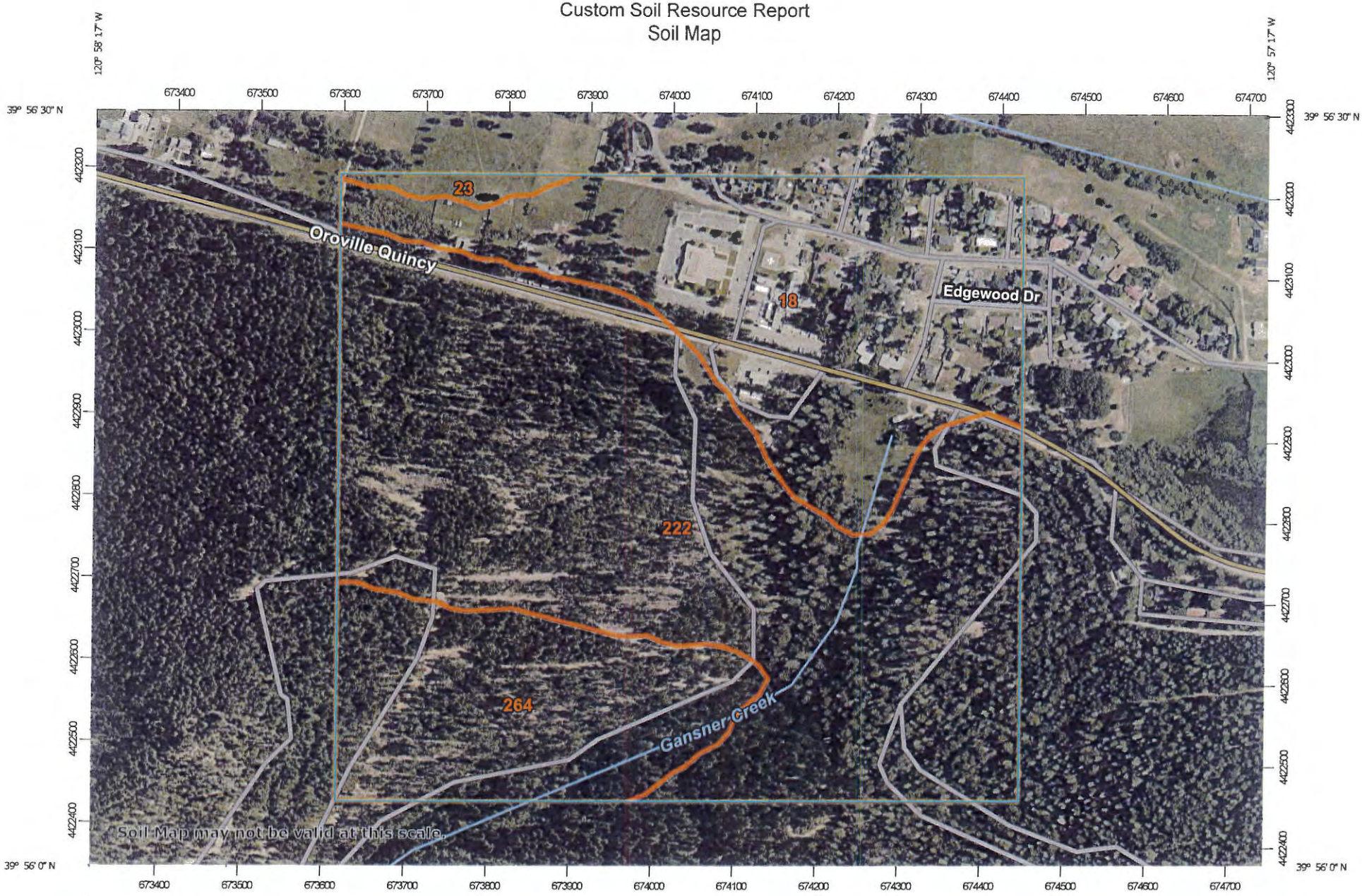
Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Plumas National Forest Area, California

May 5, 2021

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18 A	Forgay-Urban land complex, 0 to 5 percent slopes.	44.9	28.4%
23 C	Greenhorn loam, 0 to 1 percent slopes.	1.6	1.0%
222 C	Kistirn-Aiken-Deadwood families complex, 30 to 50 percent slopes.	85.5	54.0%
264 C	Skalan-Deadwood-Kistirn families complex, 50 to 70 percent slopes.	26.1	16.5%
Totals for Area of Interest		**158.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Attachment 3

Hydraulic Analysis

RICK
ENGINEERING COMPANY

Inlet Capacity Calculations

Job Name: Skilled Nursing Facility
Job Number: 19314
Date: 5/10/2021

Weir Equation:

$$Q = C*L*H^{1.5}$$

Inlet Size	Weir Length (ft)	Weir Coefficient	Headwater (in)	Q (cfs)	50% Clogging Wier Length (ft)	50% Clogging Q (cfs)
12"x12" Grate Inlet	4	2.6	2	0.71	2	0.35
24"x24" Grate Inlet	8	2.6	2	1.42	4	0.71
36"x36" Grate Inlet	12	2.6	2	2.12	6	1.06
12"x12" Grate Inlet	4	2.6	3	1.30	2	0.65
24"x24" Grate Inlet	8	2.6	3	2.60	4	1.30
36"x36" Grate Inlet	12	2.6	3	3.90	6	1.95
12"x12" Grate Inlet	4	2.6	12	10.40	2	5.20
24"x24" Grate Inlet	8	2.6	12	20.80	4	10.40
36"x36" Grate Inlet	12	2.6	12	31.20	6	15.60

RICK
ENGINEERING COMPANY

Preliminary Pipe Sizing Calculations

Job Name: Skilled Nursing Facility
Job Number: 19314
Date: 5/10/2021

Manning's Equation:

$$V = (1.49 / n) \times (A / Pw)^{(2/3)} \times (S)^{(1/2)}$$

$$Q = V \times A$$

Calculation Assumes Pipe is Flowing Full in Order to be Conservative

Manning's n [n]	0.015

Pipe Diameter (in)	Pipe Slope [S] (ft/ft)	Area [A] (ft^2)	Wetted Perimeter [Pw] (ft)	Velocity [V] (fps)	Flow [Q] (cfs)
6	0.0110	0.20	1.57	2.60	0.51
8	0.0070	0.35	2.09	2.52	0.88
10	0.0060	0.55	2.62	2.70	1.47
12	0.0050	0.79	3.14	2.79	2.19
15	0.0035	1.23	3.93	2.71	3.32
18	0.0035	1.77	4.71	3.06	5.40
24	0.0035	3.14	6.28	3.70	11.63
30	0.0035	4.91	7.85	4.30	21.09
36	0.0035	7.07	9.42	4.85	34.29
42	0.0035	9.62	11.00	5.38	51.72
48	0.0020	12.57	12.57	4.44	55.82

RICK ENGINEERING COMPANY

Interception Ditches

Job Name: Skilled Nursing Facility
Job Number: 19314
Date: 5/10/2021

Manning's Equation:

$$V = (1.49 / n) \times (A / Pw)^{(2/3)} \times (S)^{(1/2)}$$

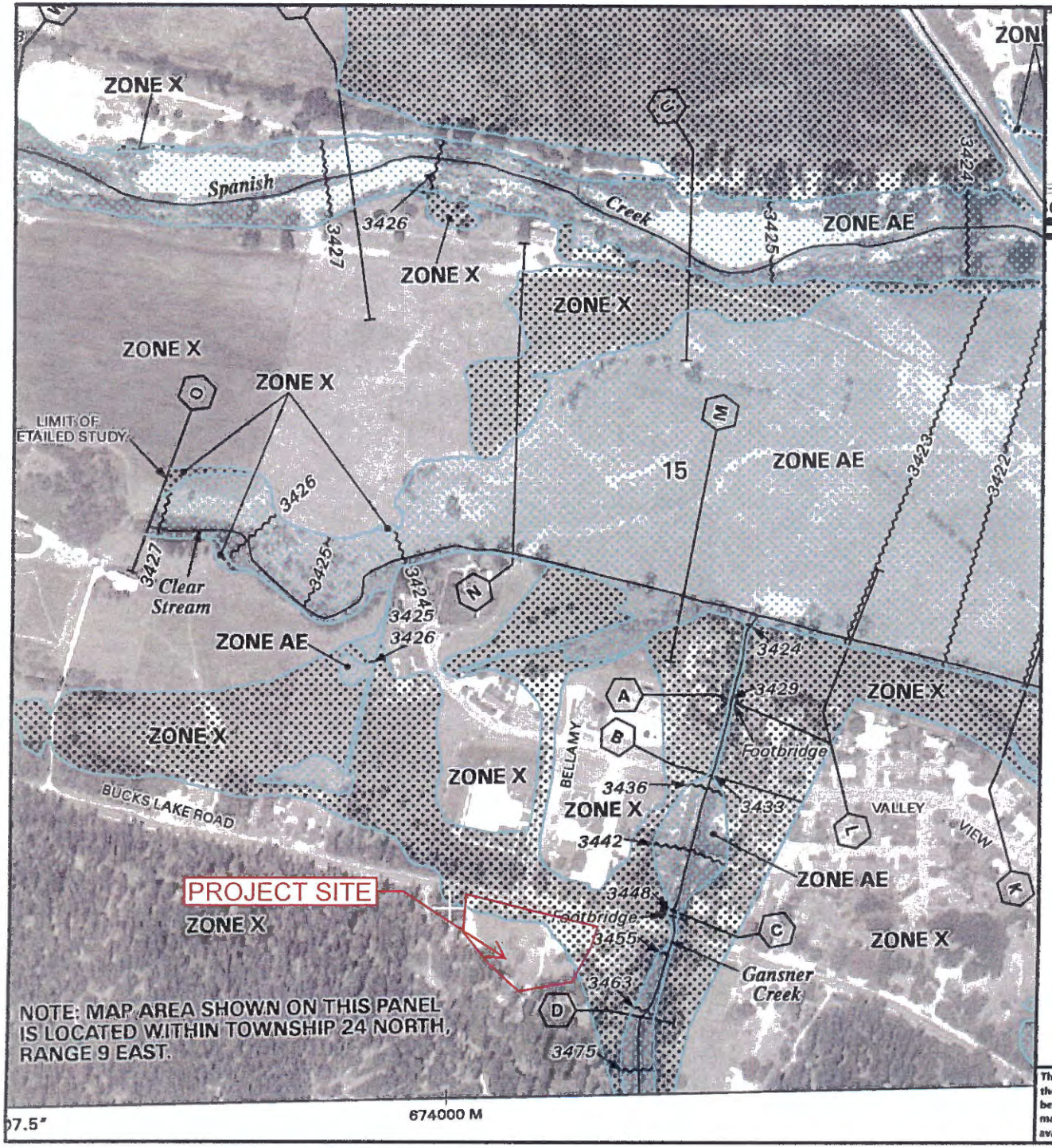
$$Q = VA$$

Notes:
No. 2 Backing 1.1' Min Thickness
If Velocity is greater than 10fps, use grouted riprap
If Velocity is greater than 20fps, reduce slope.

Side Slope (xH:1V)	2.0		2.0		2.0		2.0		2.0		2.0		2.0		2.0		2.0	
Depth + 0.5' Freeboard (ft)	0.5		0.5		0.5		0.5		0.5		0.5		0.5		0.5		0.5	
Base Width (ft)	0		1		2		3		4		5		6		8		10	
Manning's n Value Un-Grouted	0.037		0.037		0.037		0.037		0.037		0.037		0.037		0.037		0.037	
Manning's n Value Grouted	0.030		0.030		0.030		0.030		0.030		0.030		0.030		0.030		0.030	
Slope (ft/ft)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)	Velocity (fps)	Flow (cfs)
0.005	1.0	0.5	1.3	1.3	1.4	2.1	1.5	3.0	1.5	3.9	1.6	4.7	1.6	5.6	1.6	7.4	1.7	9.2
0.01	1.5	0.7	1.8	1.8	2.0	3.0	2.1	4.2	2.2	5.5	2.2	6.7	2.3	8.0	2.3	10.5	2.4	13.0
0.02	2.1	1.0	2.6	2.6	2.9	4.3	3.0	6.0	3.1	7.7	3.2	9.5	3.2	11.3	3.3	14.8	3.3	18.4
0.03	2.6	1.3	3.2	3.2	3.5	5.2	3.7	7.3	3.8	9.5	3.9	11.6	3.9	13.8	4.0	18.1	4.1	22.5
0.04	3.0	1.5	3.7	3.7	4.0	6.0	4.2	8.5	4.4	10.9	4.5	13.4	4.6	15.9	4.7	21.0	4.7	26.0
0.05	3.3	1.7	4.1	4.1	4.5	6.8	4.7	9.5	4.9	12.2	5.0	15.0	5.1	17.8	5.2	23.4	5.3	29.1
0.06	3.6	1.8	4.5	4.5	4.9	7.4	5.2	10.4	5.4	13.4	5.5	16.5	5.6	19.5	5.7	25.7	5.8	31.8
0.07	3.9	2.0	4.9	4.9	5.3	8.0	5.6	11.2	5.8	14.5	5.9	17.8	6.0	21.1	6.2	27.7	6.3	34.4
0.08	4.2	2.1	5.2	5.2	5.7	8.6	6.0	12.0	6.2	15.5	6.3	19.0	6.4	22.5	6.6	29.6	6.7	36.8
0.09	4.5	2.2	5.5	5.5	6.0	9.1	6.4	12.7	6.6	16.4	6.7	20.2	6.8	23.9	7.0	31.4	7.1	39.0
0.1	4.7	2.3	5.8	5.8	6.4	9.6	6.7	13.4	6.9	17.3	7.1	21.2	7.2	25.2	7.4	33.1	7.5	41.1
0.15	5.7	2.9	7.1	7.1	7.8	11.7	8.2	16.4	8.5	21.2	8.7	26.0	8.8	30.9	9.0	40.6	9.2	50.3
0.25	7.4	3.7	9.2	9.2	12.4	18.6	13.1	26.1	13.5	33.8	13.8	41.4	14.0	49.1	14.4	64.6	14.6	80.1
0.33	8.5	4.3	13.0	13.0	14.3	21.4	15.0	30.0	15.5	38.8	15.9	47.6	16.1	56.4	16.5	74.2	16.7	92.1
0.5	12.9	6.5	16.1	16.1	17.6	26.4	18.5	37.0	19.1	47.7	19.5	58.6	19.9	69.5	20.3	91.4	20.6	113.3
0.67	15.0	7.5	18.6	18.6	20.3	30.5	21.4	42.8	22.1	55.3	22.6	67.8	23.0	80.4	23.5	105.8	23.9	131.2

Attachment 4

FEMA FIRMette and FIS Data



MAP SCALE 1" = 500'

250 0 500 1000 FEET

0 0 150 300 METERS

PANEL 0904E

FIRM

FLOOD INSURANCE RATE MAP

PLUMAS COUNTY,
CALIFORNIA AND
INCORPORATED AREAS

PANEL 904 OF 1650

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PLUMAS COUNTY, UNINCORPORATED AREAS	060244	0904	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06063C0904E

EFFECTIVE DATE:
MARCH 2, 2005

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE STUDY

PLUMAS COUNTY, CALIFORNIA,
AND INCORPORATED AREAS

Community Name	Community Number
PORTOLA, CITY OF	060456
PLUMAS COUNTY	
UNINCORPORATED AREAS	060244

March 2, 2005

Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER
06063CV000A

Table 1. Summary of Discharges

Flooding Source and Location	Drainage Area (sq. mi.)	Peak Discharges (cfs) 10-Year	50-Year	100-Year	500-Year
Boyle Ravine					
Upstream of confluence with Nugget Creek	1.78	193	429	597	991
Upstream of confluence with unnamed tributary	1.25	145	325	453	755
Upstream of High Street	1.17	49[1]	87[1]	114[1]	150[1]
Upstream of Alder Street	1.05	43[1]	73[1]	94[1]	114[1]
Chandler Creek					
Upstream of confluence with Greenhorn Creek	1.51	131[1]	158[1]	165[1]	171[1]
Clear Stream					
Upstream of confluence with Spanish Creek	4.10	50[2]	50[2]	50[2]	50[2]
Upstream of SH 89/70	3.89	269[1]	426[1]	449[1]	471[1]
Gansner Creek					
Upstream of confluence with Clear Stream	2.36	83	91	95	107
Greenhorn Creek					
Upstream of confluence with Spanish Creek	73.04	3,593	7,467	10,036	16,700
Upstream of confluence of Chandler Creek	69.10	3,394	7,077	9,528	15,900
Upstream of confluence of Taylor Creek	53.88	2,748	5,770	7,796	13,000
Upstream of confluence of Thompson Creek	43.84	2,176	4,521[1]	5,422[1]	9,628[1]
Middle Fork Feather River					
At Gulling Street Bridge	572	--[3]	--[3]	21,000	--[3]
Mill Creek					
Overflow (Includes Upper Mill Creek Shed)	8.34	567[1]	1,224[1]	1,684[1]	2,790[1]
Mill Creek					
Upstream of confluence with Spanish Creek	12.60	916	1,959	2,670	4,240
Upstream of Quincy Junction Road	8.87	488[1]	536[1]	615[1]	681[1]
Upstream of Bell Lane	7.92	633[1]	851[1]	989[1]	1,158[1]
Upstream of SH 89/70	6.72	575[1]	745[1]	918[1]	1,415[1]
Nugget Creek					
Upstream of confluence with Mill Creek	3.27	355	763	3,716[4]	12,337[4]
Upstream of confluence of Boyle Ravine	0.94	134	264	408	670

Attachment 5

Water Quality Calculations

Post-Construction Water Balance Calculator

User may make changes from any cell that is orange or brown in color (similar to the cells to the immediate right). Cells in green are calculated for you.		(Step 1a) If you know the 85th percentile storm event for your location enter it in the box below	(Step 1b) If you can not answer 1a then select the county where the project is located (click on the cell to the right for drop-down): This will determine the average 85th percentile 24 hr. storm event for your site, which will appear under precipitation to left.	PLUMAS
			(Step 1c) If you would like a more percise value select the location closest to your site. If you do not recgonize any of these locations, leave this drop-down menu at location. The average value for the County will be used.	HAMILTON BRANCH FIRE DE

Project Information		Runoff Calculations		
Project Name:	Skilled Nursing Facility	(Step 2) Indicate the Soil Type (dropdown menu to right):	Group C Soils	Low infiltration. Sandy clay loam. Infiltration rate 0.05 to 0.15 inch/hr when wet.
Waste Discharge Identification (WDID):	-	(Step 3) Indicate the existing dominant non-built land Use Type (dropdown menu to right):	Pasture/Grassland/Range: 50% to 75% ground cover & not heavily grazed	
Date:	7/1/2021	(Step 4) Indicate the proposed dominant non-built land Use Type (dropdown menu to right):	Pasture/Grassland/Range: 50% to 75% ground cover & not heavily grazed	
Sub Drainage Area Name (from map):	100		Complete Either Sq Ft	Complete Either Acres / Acres
Runoff Curve Numbers		(Step 5) Total Project Site Area:		2.26 / 2.26
Existing Pervious Runoff Curve Number	79	(Step 6) Sub-watershed Area:		1.25 / 1.25
Proposed Development Pervious Runoff Curve Number	88	Percent of total project		55%

Design Storm			(Step 7) Sub-watershed Conditions	Complete Either Sq Ft	Complete Either Acres	Calculated Acres
Based on the County you indicated above, we have included the 85 percentile average 24 hr event - P85 (in)^ for your area.	0.69	in	Sub-watershed Area (acres)			1.25
The Amount of rainfall needed for runoff to occur (Existing runoff curve number -P from existing RCN (in)^)	0.54	In	Existing Rooftop Impervious Coverage			0.00
P used for calculations (in) (the greater of the above two criteria)	0.69	In	Existing Non-Rooftop Impervious Coverage			0.00
^Available at www.cabmphandbooks.com			Proposed Rooftop Impervious Coverage	10104		0.23
			Proposed Non-Rooftop Impervious Coverage	15786		0.36

			Credits	Acres	Square Feet
Pre-Project Runoff Volume (cu ft)	40	Cu.Ft.	Porous Pavement	0.00	0
			Tree Planting	0.00	0
Project-Related Runoff Volume Increase w/o credits (cu ft)	1,299	Cu.Ft.	Downspout Disconnection	0.12	5,227
			Impervious Area Disconnection		
			Green Roof	0.00	0
			Stream Buffer	0.00	0
Project-Related Volume Increase with Credits (cu ft)	-189	Cu.Ft.	Vegetated Swales	0.59	25,700
			Subtotal	0.71	30,928
			Subtotal Runoff Volume Reduction Credit	1488 Cu. Ft.	

You have achieved your minimum requirements

(Step 9) Impervious Volume Reduction Credits	Volume (cubic feet)
Rain Barrels/Cisterns	0 Cu. Ft.
Soil Quality	0 Cu. Ft.
Subtotal Runoff Volume Reduction	0 Cu. Ft.
Total Runoff Volume Reduction Credit	1,488 Cu. Ft.

Downspout Disconnection Credit Worksheet

Please fill out a downspout disconnection credit worksheet for each project subwatershed. If you answer yes to all questions, all rooftop area draining to each downspout will be subtracted from your proposed rooftop impervious coverage.

Downspout Disconnection Credit Criteria					
Do downspouts and any extensions extend at least six feet from a basement and two feet from a crawl space or concrete slab?				○ Yes	◉ No
Is the area of rooftop connecting to each disconnected downspout 600 square feet or less?				○ Yes	◉ No
Is the roof runoff from the design storm event fully contained in a raised bed or planter box or does it drain as sheet flow to a landscaped area large enough to contain the roof runoff from the design storm event?				○ Yes	◉ No
The Stream Buffer and/or Vegetated Swale credits **will not** be taken in this sub-watershed area?				○ Yes	◉ No
Percentage of existing	0.00	Acres	of rooftop surface has disconnected downspouts	100	
Percentage of the proposed	0.23	Acres	of rooftop surface has disconnected downspouts	100	
				Return to Calculator	

Vegetated Swale Credit Worksheet

Please fill out a vegetated swale worksheet for each project subwatershed. If you answer yes to all questions, you may subtract all impervious surface draining to each stream buffer that has not been addressed using the Downspout Disconnection credit.

Vegetated Swale Credit Criteria

Have all vegetated swales been designed in accordance with Treatment Control BMP 30 (TC-30 - Vegetated Swale) from the California Stormwater BMP Handbook, New Development and Redevelopment (available at www.cabmphandbooks.com)?	(●) Yes ( ) No
Is the maximum flow velocity for runoff from the design storm event less than or equal to 1.0 foot per second?	(●) Yes ( ) No

Percentage of existing	0.00	Acres of impervious area draining to a vegetated swale	0.00	
Percentage of the proposed	0.59	Acres of impervious area draining to a vegetated swale	100.00	%

Return to Calculator

Post-Construction Water Balance Calculator

User may make changes from any cell that is orange or brown in color (similar to the cells to the immediate right). Cells in green are calculated for you.		(Step 1a) If you know the 85th percentile storm event for your location enter it in the box below	(Step 1b) If you can not answer 1a then select the county where the project is located (click on the cell to the right for drop-down): This will determine the average 85th percentile 24 hr. storm event for your site, which will appear under precipitation to left.	PLUMAS
			(Step 1c) If you would like a more percise value select the location closest to your site. If you do not recgonize any of these locations, leave this drop-down menu at location. The average value for the County will be used.	HAMILTON BRANCH FIRE DE

Project Information		Runoff Calculations		
Project Name:	Skilled Nursing Facility	(Step 2) Indicate the Soil Type (dropdown menu to right):	Group C Soils	Low infiltration. Sandy clay loam. Infiltration rate 0.05 to 0.15 inch/hr when wet.
Waste Discharge Identification (WDID):	--	(Step 3) Indicate the existing dominant non-built land Use Type (dropdown menu to right):	Pasture/Grassland/Range: 50% to 75% ground cover & not heavily grazed	
Date:	7/1/2021	(Step 4) Indicate the proposed dominant non-built land Use Type (dropdown menu to right):	Pasture/Grassland/Range: 50% to 75% ground cover & not heavily grazed	
Sub Drainage Area Name (from map):	200		Complete Either Sq Ft	Acres / Acres
Runoff Curve Numbers		(Step 5) Total Project Site Area:		2.26 / 2.26
Existing Pervious Runoff Curve Number	79	(Step 6) Sub-watershed Area:		1.01 / 1.01
Proposed Development Pervious Runoff Curve Number	89	Percent of total project :	45%	

Design Storm					
Based on the County you indicated above, we have included the 85 percentile average 24 hr event - P85 (in)^ for your area.	0.69	in			
The Amount of rainfall needed for runoff to occur (Existing runoff curve number -P from existing RCN (in)^)	0.54	In	(Step 7) Sub-watershed Conditions	Complete Either Sq Ft	Acres / Calculated Acres
P used for calculations (in) (the greater of the above two criteria)	0.69	In	Sub-watershed Area (acres)		1.01
^Available at www.cabmphandbooks.com			Existing Rooftop Impervious Coverage		0.00
			Existing Non-Rooftop Impervious Coverage		0.00
			Proposed Rooftop Impervious Coverage	15786	0.36
			Proposed Non-Rooftop Impervious Coverage	8069	0.19

			Credits	Acres	Square Feet
Pre-Project Runoff Volume (cu ft)	32	Cu.Ft.	Porous Pavement	0.00	0
			Tree Planting	0.00	0
Project-Related Runoff Volume increase w/o credits (cu ft)	1,186	Cu.Ft.	Downspout Disconnection	0.18	7,841
			Impervious Area Disconnection		
			Green Roof	0.00	0
			Stream Buffer	0.00	0
Project-Related Volume Increase with Credits (cu ft)	-333	Cu.Ft.	Vegetated Swales	0.55	23,958
			Subtotal	0.73	31,799
			Subtotal Runoff Volume Reduction Credit	1519 Cu. Ft.	

You have achieved your minimum requirements

(Step 9) Impervious Volume Reduction Credits	Volume (cubic feet)
Rain Barrels/Cisterns	0 Cu. Ft.
Soil Quality	0 Cu. Ft.
Subtotal Runoff Volume Reduction	0 Cu. Ft.
Total Runoff Volume Reduction Credit	1,519 Cu. Ft.

Downspout Disconnection Credit Worksheet

Please fill out a downspout disconnection credit worksheet for each project subwatershed. If you answer yes to all questions, all rooftop area draining to each downspout will be subtracted from your proposed rooftop impervious coverage.

Downspout Disconnection Credit Criteria		
Do downspouts and any extensions extend at least six feet from a basement and two feet from a crawl space or concrete slab?	○ Yes	◉ No
Is the area of rooftop connecting to each disconnected downspout 600 square feet or less?	○ Yes	◉ No
Is the roof runoff from the design storm event fully contained in a raised bed or planter box or does it drain as sheet flow to a landscaped area large enough to contain the roof runoff from the design storm event?	○ Yes	◉ No
The Stream Buffer and/or Vegetated Swale credits **will not** be taken in this sub-watershed area?	○ Yes	◉ No

Percentage of existing	0.00	Acres	of rooftop surface has disconnected downspouts	
Percentage of the proposed	0.36	Acres	of rooftop surface has disconnected downspouts	100

Return to Calculator

Vegetated Swale Credit Worksheet

Please fill out a vegetated swale worksheet for each project subwatershed. If you answer yes to all questions, you may subtract all impervious surface draining to each stream buffer that has not been addressed using the Downspout Disconnection credit.

Vegetated Swale Credit Criteria

Have all vegetated swales been designed in accordance with Treatment Control BMP 30 (TC-30 - Vegetated Swale) from the California Stormwater BMP Handbook, New Development and Redevelopment (available at www.cabmphandbooks.com)?	(●) Yes ( ) No
Is the maximum flow velocity for runoff from the design storm event less than or equal to 1.0 foot per second?	(●) Yes ( ) No

Percentage of existing	0.00	Acres of impervious area draining to a vegetated swale	0.00
Percentage of the proposed	0.55	Acres of impervious area draining to a vegetated swale	100.00 %

Return to Calculator

RICK
ENGINEERING COMPANY

Vegetated Swale Sizing

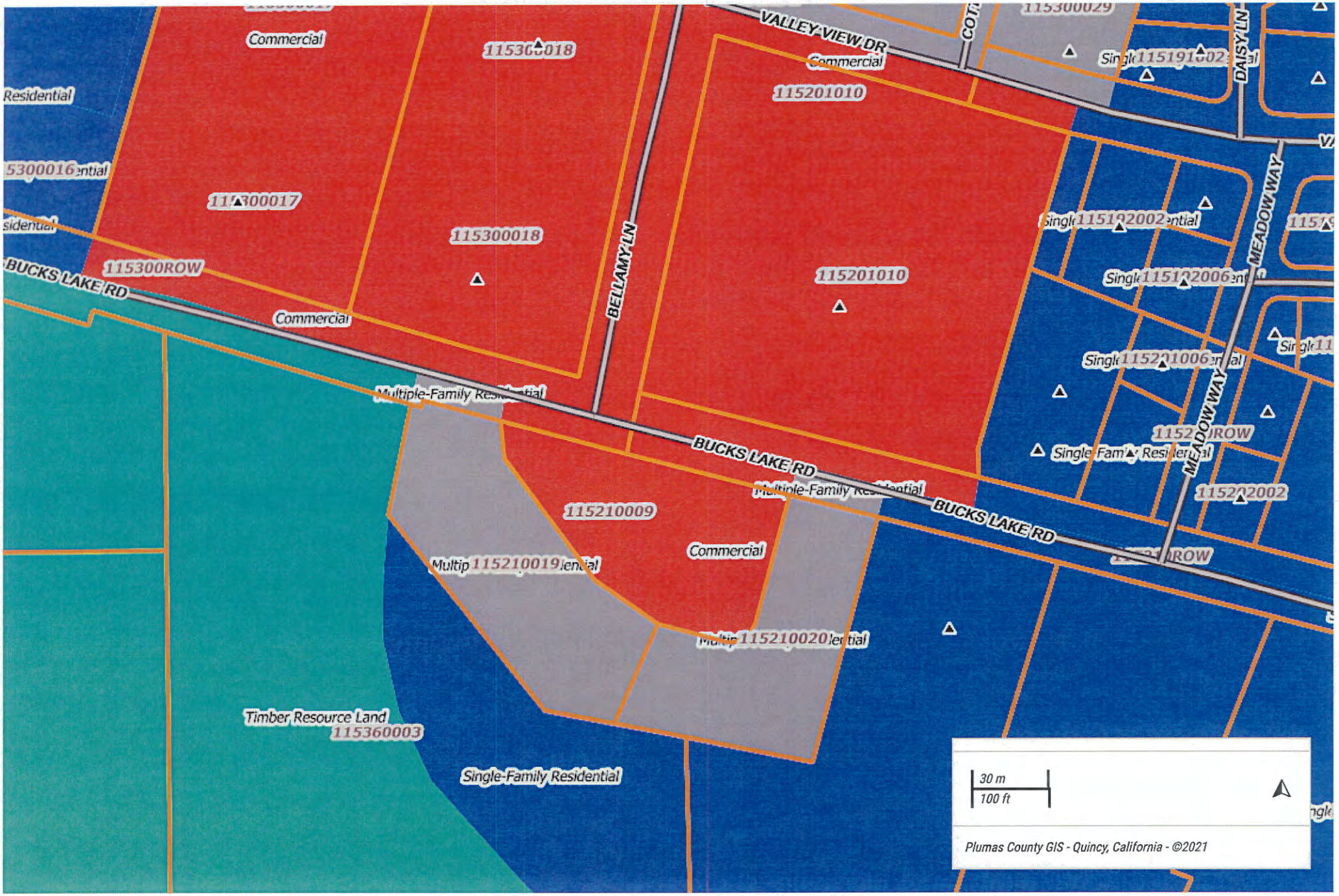
Job Name: Skilled Nursing Facility
Job Number: 19314
Date: 7/1/2021

Design Intensity (in/hr)	0.2
Design Manning's n	0.2

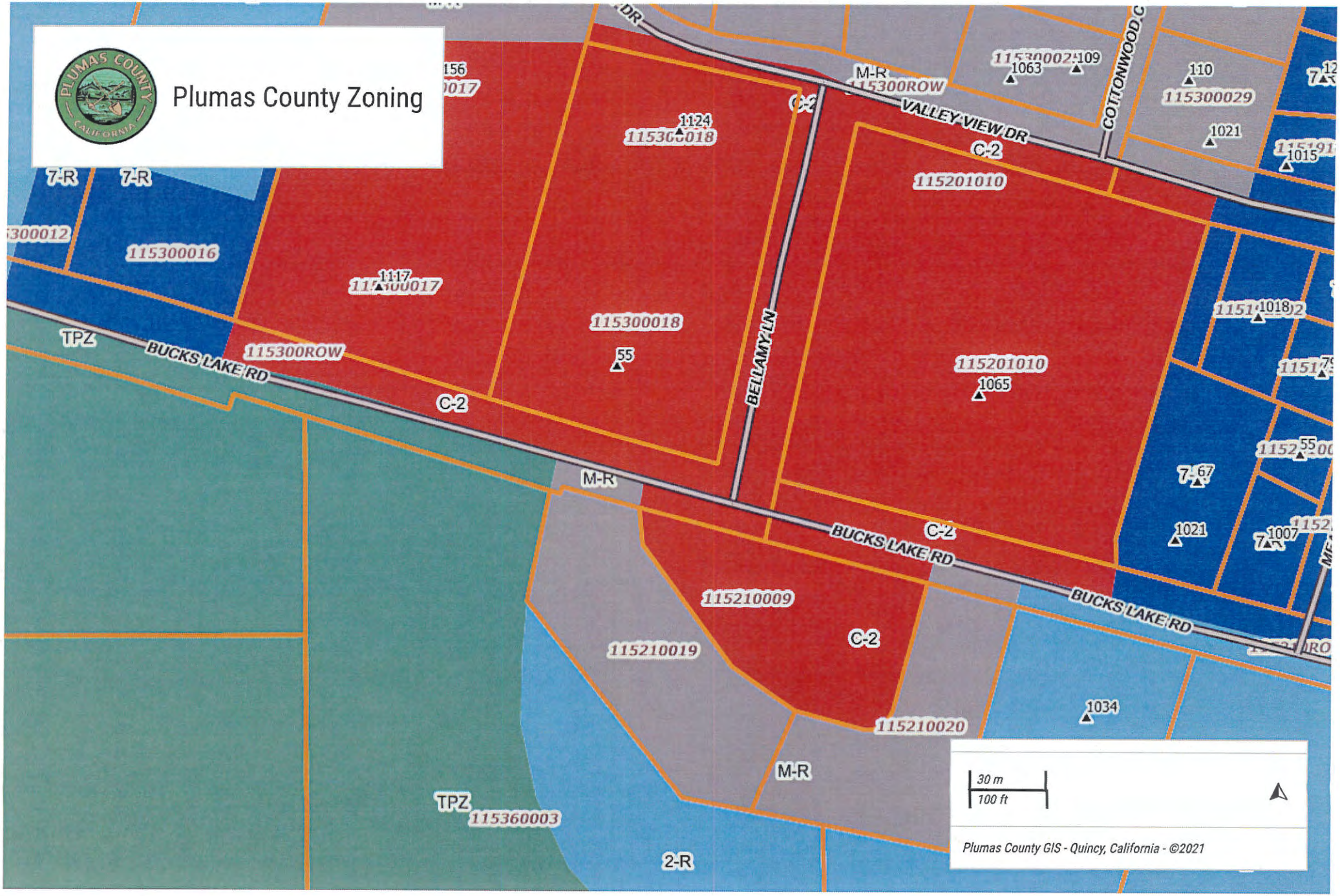
Swale	Treatment Flow Rate			Swale Geometry			Depth (in)	3	Depth (in)	5	Sizing Checks		Minimum Swale Length for 7 minute Contact Time (ft)
	Tributary Area (ac)	Runoff Coefficient	Water Quality Flow (cfs)	Bottom Width (ft)	Side Slope (x:1)	Slope (ft/ft)	Capacity (cfs)	Velocity (fps)	Capacity (cfs)	Velocity (fps)	3" < Depth < 5"	Velocity < 1 fps	
100	1.25	0.8	0.20	2	3	0.005	0.121	0.175	0.314	0.232	OK	OK	86
200	1.01	0.8	0.16	2	3	0.005	0.121	0.175	0.314	0.232	OK	OK	81
				2ft - 10ft	3:1 min	0.005-0.025							

Attachment 6

Electronic Files


Commercial
115300018
VALLEY VIEW DR
Commercial
115300029
DAISY LN
Residential
115201010
115300017
115300018
BELLAMY LN
MEADOW WAY
115300ROW
BUCKS LAKE RD
Commercial
115201010
Commercial
Multiple-Family Residential
BUCKS LAKE RD
Multiple-Family Residential
115210009
Commercial
115210019
115210020
Timber Resource Land
115360003
Single-Family Residential
30 m
100 ft
Plumas County GIS - Quincy, California - ©2021

EXH. 3


Plumas County Zoning
PLUMAS COUNTY CALIFORNIA
VALLEY VIEW DR
COTTONWOOD
M-R
115300ROW
C-2
115201010
1063
1109
110
115300029
1021
1015
1124
115300018
7-R
115300016
1117
115300017
BELLAMY LN
55
1065
1018
TPZ
BUCKS LAKE RD
115300ROW
C-2
M-R
115210009
115210019
115210020
1034
1007
67
TPZ
115360003
2-R
30 m
100 ft
Plumas County GIS - Quincy, California - ©2021

4.4x3

Herrin, Becky

From: Herrin, Becky
Sent: Wednesday, May 5, 2021 4:29 PM
To: 'Christina L. Berglund'
Subject: FW: Repose to project
Attachments: PC Planning Preliminary Review & Consultation Special Use Permit-Plumas District Hospital-SNF.pdf; Dust Control Conditions.doc

Good afternoon, Nina,
Response from NSAQMD. Be aware that open burning is already prohibited in the American Valley where Quincy is located.
Becky

From: Melissa Klundby <melissak@myairdistrict.com>
Sent: Wednesday, May 5, 2021 4:26 PM
To: Herrin, Becky <BeckyHerrin@countyofplumas.com>; Sam Longmire <saml@myairdistrict.com>
Subject: Repose to project

Hi Becky I am responding to the attached project under the direction of Sam Longmire in our office. Thank you!

We have reviewed the attached information and a dust control plan is required pursuant to NSAQMD Rule 226 (Dust Control). If any source of source of air contaminants (such as a diesel generator or an ethylene oxide sterilizer) is proposed as part of this project, the applicant should contact the NSAQMD to find out if an Authority to Construct/Permit to Operate is needed. Also if this is in an area where burning is allowed, due to the project's proximity to sensitive receptors (the hospital), the NSAQMD recommends that alternatives to open burning be used for vegetation disposal and management.

--
Melissa Klundby
Air Pollution Control Specialist
Northern Sierra Air Quality Management District
www.myairdistrict.com
530-832-0102
P.O. Box 2227
Portola, CA 96122

EXH. 5

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT **Gretchen Bennitt, Executive Director**

DISTRICT HEADQUARTERS
200 Litton Drive, Suite 320
P.O. Box 2509
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
Email: office@myairdistrict.com Web Site: www.myairdistrict.com

NORTHERN FIELD OFFICE
257 E. Sierra, Unit E
P.O. Box 2227, Portola, CA 96122
(530) 832-0102 / FAX: (530) 832-0101
Email: julie@myairdistrict.com

Preparation of a Dust Control Plan Pursuant to District Rule 226

District Rule 226 states, "A dust control plan must be submitted to and approved by the Air Pollution Control Officer before topsoil is disturbed on any project where more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed." This applies to any clearing or grading. For smaller projects, "reasonable precautions" (such as watering as necessary) must be taken to prevent dust emissions.

Typically, the Dust Control Plan requirement is fulfilled by clearly phrased and enforceable conditions included on the project grading plans, preferably under its own heading. Following is a set of standard minimum Dust Control measures recommended for inclusion in the Plan. If a project is in an area mapped as having ultramafic rock or serpentine, or if these rock types are discovered on site, the statewide Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Section 93105 of Title 17 of the California Code of Regulations) applies, and specifies more stringent conditions than those listed below. Also, for large projects or in special circumstances (such as near schools or other sensitive receptors), additional measures (e.g. limits on active disturbance area or grading hours) may be required.

Standard Dust Control Plan Conditions

1. Person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner:

_____ _____.
(Name) (Phone Number)

2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and/or causing a public nuisance. Watering during summer months should occur at least twice daily, with complete coverage of disturbed areas.

3. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.

4. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

5. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.

6. All inactive portions of the development site shall be covered, seeded, or watered or otherwise stabilized until a suitable cover is established.

7. All material transported off-site shall be either sufficiently watered or securely covered to prevent it being entrained in the air, and there must be a minimum of six (6) inches of freeboard in the bed of the transport vehicle.

8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or more frequently if necessary, to remove excessive accumulations or visibly raised areas of soil which may have resulted from activities at the project site.

9. Prior to final occupancy, the applicant shall re-establish ground cover on the site through seeding and watering.

Revised 7-8-15

BIOLOGICAL STUDY REPORT

Quincy Skilled Nursing Facility Project

Plumas County, California

Prepared for:

Plumas District Hospital

Prepared by:

Allison Loveless, Qualified Biologist

July 2021

655-01

ENPLAN
3179 Bechelli Lane, Suite 100, Redding, CA 96002
(530) 221-0440
www.enplan.com

TABLE OF CONTENTS

Page

APPENDICES

1. INTRODUCTION

The Plumas District Hospital (District) is proposing to construct a new skilled nursing facility to replace the former Nursing and Rehabilitation Center that closed in 2015. The new facility would be located directly across Bucks Lake Road from the Plumas District Hospital in Quincy.

The purpose of this biological study report (BSR) is to identify and characterize sensitive biological resources that may occur in the project work areas or that may be adversely affected by implementation of the proposed project. This BSR will serve as a baseline study to assist in the preparation of subsequent environmental documentation.

ENPLAN is an environmental consulting firm with over 40 years of experience with projects throughout northern California. All work associated with this project was performed by Donald Burk, Environmental Services Manager with ENPLAN, and Allison Loveless, Environmental Scientist with ENPLAN. Resumes for the biologists are provided in **Appendix A**.

Mr. Burk received his Master of Science degree in Botany, and Bachelor of Arts degree in Chemistry and Biological Sciences, from California State University, Chico. Having worked in the environmental consulting field since 1981, he has an in-depth background in a broad spectrum of environmental studies. His experience includes managing the preparation of CEQA/NEPA environmental compliance documents, environmental site assessments, wildlife and botanical studies, wetland delineations, reclamation plans, and stream restoration projects. Mr. Burk was responsible for the biological surveys for this project, and final report review.

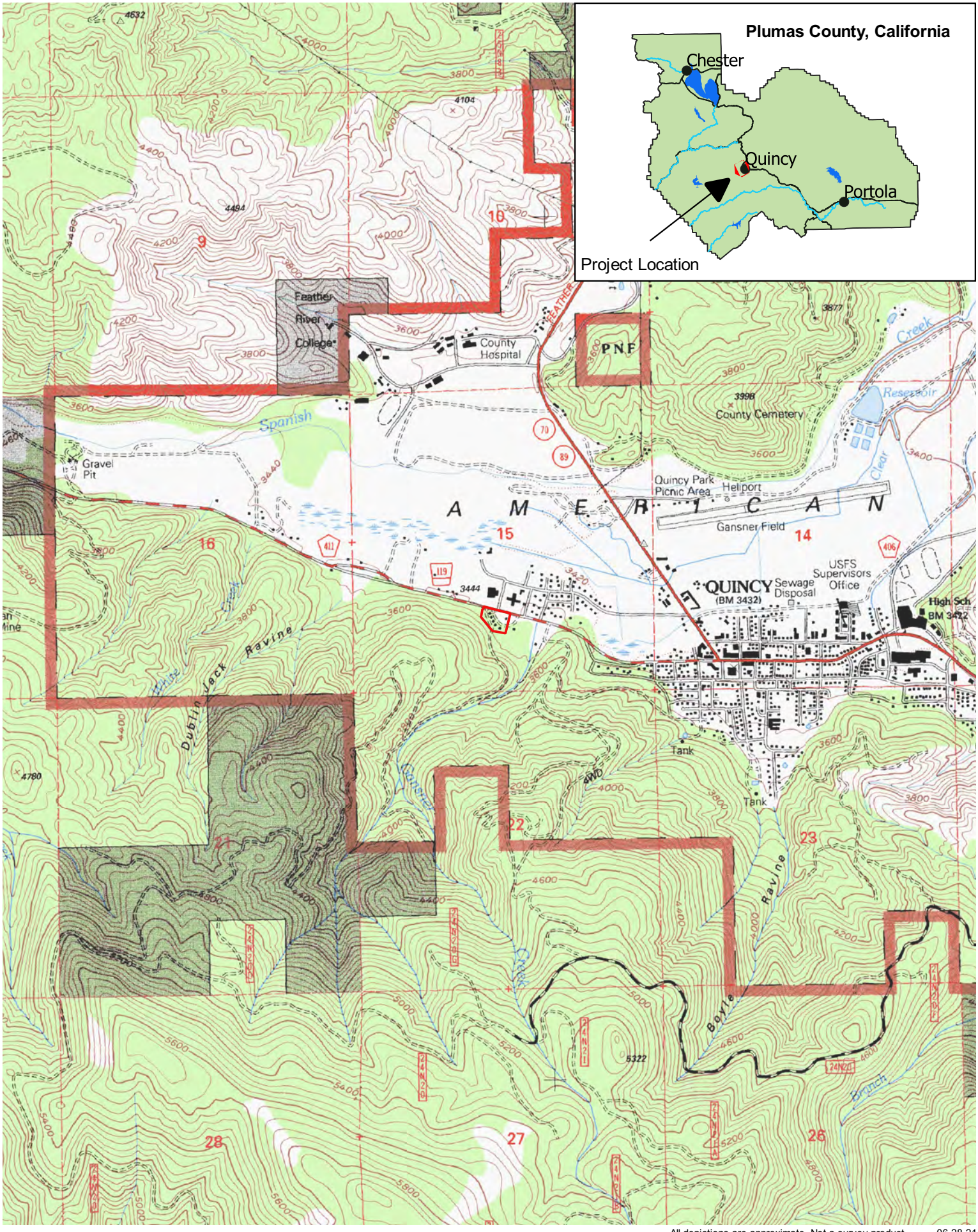
Ms. Loveless received her Master of Science degree in Zoology from Oklahoma State University, Stillwater, and Bachelor of Arts degree in Geography (Environmental Studies) from the University of California, Los Angeles. Ms. Loveless has four years of experience working in environmental services throughout northern California. Her experience includes general wildlife surveys, endangered species surveys, and nesting bird surveys; preparing technical environmental documentation for environmental impact reports; and preparing biological study reports, wetland delineations, biological assessments, and associated GIS mapping. Ms. Loveless was responsible for drafting this BSR.

2. PROJECT LOCATION

The project site is in the community of Quincy, Plumas County, on the south side of Bucks Lake Road across from its intersection with Bellamy Lane. The site is 0.75 miles west of the intersection of Bucks Lake Road and Highway 70. As shown in **Figure 1**, the site is in Section 15, Township 24 North, Range 9 East, of the U.S. Geological Survey (USGS) Quincy 7.5-minute quadrangle (USGS, 1994). The study area includes Plumas County Assessor's Parcels 115-210-009, 115-210-019, a portion of 115-210-020, and the abutting Bucks Lake Road right-of-way. The developable parcel(s) would total ±3.26 acres in size; with inclusion of the road right-of-way, the study area consists of ±3.45 acres.

2.1. Project Description

The proposed project includes construction of a ±20,040 square-foot skilled nursing facility. Two one-story buildings would be joined by a pedestrian bridge that would free-span an onsite wetland. The facility would include 24 private and semi-private patient rooms with pharmaceutical service/storage space, dietary service space (including food storage, prep., and dining areas), activity programming space, common areas (including lobby and reception, spa and salon, consult/family room, and restrooms), administrative offices, housekeeping, storage, and employee dressing rooms, lockers, and staff lounge and necessary parking. An emergency access road would wrap around the entire facility. Other appurtenant improvements would include landscaping, concrete walkways, snow removal areas, one or two above-ground propane storage tanks, and storm water detention and drainage facilities.



Path: \\nas-enplan.enplan.local\shared\companyfiles\01-Jobs Active\655-01 Quincy Skilled Nursing Facility\3-Project GIS\3-Map

0 0.25 0.5 mi

All depictions are approximate. Not a survey product. 06.28.21

Figure 1

Project Vicinity

ENPLAN

2.2. Area Characteristics

The ±3.45-acre study area ranges in elevation from approximately 3,445 to 3,470 feet above sea level. Land uses adjoining the project site include timberland to the south and west, and Bucks Lake Road along the property frontage to the north. The Plumas District Hospital and Church of Jesus Christ of Latter-Day Saints are located north of Bucks Lake Road. Gansner Creek is located ±200 feet east of the project site, and a single-family residence is farther to the east. The Natural Resources Conservation Service (USDA NRCS, 2021) maps the on-site soils as Forgay-Urban land complex, 0 to 5 percent slopes, and Kistirn-Aiken-Deadwood families complex, 30 to 50 percent slopes. Neither of these soil units is identified as a hydric soil.

The project site has been substantially developed in the past. Plumas District Hospital currently owns and operates a dental clinic on the site. The building housing the dental clinic was constructed in 1964. A paved parking lot is present in front and on the sides of the building, and storage containers are present to the rear. Several cabins accessed by an on-site loop road were constructed in 1934 and remained at least into the 1990s. Representative photographs of the project site are provided in **Appendix B**.

3. RECORDS REVIEW AND FIELD RECONNAISSANCE

3.1. Records Review

Records reviewed for this evaluation consisted of California Natural Diversity Data Base (CNDDB, 2021) records for special-status plants, animals, and natural communities (see **Table 1, Appendix C**); the California Native Plant Society (CNPS, 2021) Inventory of Rare and Endangered Plants (see **Table 2, Appendix C**); U.S. Fish and Wildlife Service (USFWS, 2021) records for federally listed, proposed, and Candidate plant and animal species under jurisdiction of the USFWS (see **Appendix C**); USFWS records for migratory birds of conservation concern; and National Wetlands Inventory (NWI) maps (USFWS NWI, 2021). NMFS was not consulted because the project site does not contain any potentially fish-bearing streams; Oroville Dam is the upstream limit for anadromous fish in the Feather River watershed (NMFS, 2014).

The CNDDB records search covered a five-mile radius around the project site. This review of records addressed portions of the Crescent Mills, Meadow Valley, Onion

Valley, Quincy, and Spring Garden quadrangles. CNPS records were reviewed for the Quincy quadrangle. The USFWS records search was based on the study area location, with an appropriate buffer as determined by USFWS.

3.2. Field Reconnaissance

To determine the presence/absence of special-status plant and animal species, biological field studies were completed by an ENPLAN biologist on May 7, June 4, and July 16, 2021. Some of the special-status species potentially occurring in the general project area would not have been evident at the time the fieldwork was conducted. However, determination of their potential presence could readily be made based on observed habitat characteristics.

4. NATURAL COMMUNITIES

Review of USFWS records showed that there is no designated critical habitat in the project area. Review of National Wetlands Inventory records showed that no wetlands have been mapped in the project site. Review of CNDDB records identified a darlingtonia seep within a five-mile radius of the project site. Darlingtonia seep is considered an unranked sensitive natural community (CDFW, 2020); however, field review confirmed that this community is not present in the project area and thus warrants no further discussion.

Based on the field evaluation, three natural communities were identified in the project study area: mixed conifer forest, riparian scrub wetland, and a disturbed dry meadow. The mixed conifer forest is dominated by ponderosa pine and white fir, with smaller numbers of incense-cedar, black oak, and Douglas-fir. The forest contains both large trees (≥12 inches in diameter at breast height [DBH]) and dense stands of small trees. The understory consists primarily of deerbrush and forbs in open forest areas but is nearly absent in dense forest habitat. This community most closely resembles the mixed conifer and woodland alliance (87.015.00) described in the CDFW California Natural Communities List, which is not identified as a sensitive natural community.

The onsite riparian habitat is quite variable. At its point of origin just upslope of the site boundary, the spring is in a heavily shaded forest. Wetland plants present

include tiger lilies, common camas, and various sedges. The middle section of the feature is more open and is dominated by willows and Douglas' spiraea, with cut-leaf blackberry and other species on the margins. The lower section of the feature is characterized by Baltic rush, sedges, western buttercup, and other herbaceous species, although willows are also present. Given its variable composition, the feature cannot be assigned to a California natural community, but all wetlands are typically considered as sensitive communities. The wetland itself is a perennial, or near perennial, spring-fed feature, approximately 0.22 acres in size.

A constructed roadside ditch is present in the Bucks Lake Road right-of-way adjacent to the project site. Three culverts are present in the ditch, with two serving the dental clinic and one at the eastern edge of the site where Appy Lane joined Bucks Lake Road. The ditch does not appear to receive flow from the wetland, does not meet wetland criteria, and does not support sensitive biological resources. The constructed ditch totals approximately 0.03 acres.

The disturbed dry meadow is located on both sides of the wetland, downslope of the mixed conifer forest, and may have supported forest habitat prior to clearing and historical on-site development. The habitat is very open and weedy between the wetland and dental clinic. The western portion of the dry meadow supports a dense stand of sickle-keeled lupine, along with downy brome, ox-eye daisy, yarrow, and numerous other annual and perennial herbs and grasses. The habitat is not "natural" and does not correspond well to any of the communities on the California Natural Communities List. The disturbed dry meadow habitat is not a sensitive natural community.

Project implementation would result in disturbance or complete removal of the mixed conifer and dry meadow communities; the wetland community would be fully avoided. Because neither of the affected communities is considered sensitive by CDFW, effects of the project with respect to natural communities would be less than significant. Nonetheless, a Timberland Conversion Permit (or less-than-three-acre exemption) from the California Department of Forestry and Fire Protection may be required.

Path: \\nas-enplan.enplan.local\shared\companyfiles\01-Jobs Active\655-01 Quincy Skilled Nursing Facility\3-Project GIS\3-Map Documents\Delin\Project site_06242021.mxd

All depictions are approximate. Not a survey product. 07.20.21

0 75 150 Feet

Figure 2
Project Site

ENPLAN

5. SPECIAL-STATUS SPECIES

5.1. Special-Status Plant Species

Review of the USFWS species list (see **Appendix C**) for the project area did not identify any federally listed plant species as potentially being present in the project area. The project site does not contain designated critical habitat for federally listed plant species (USFWS, 2021).

Review of CNDDB records (**Table 1, Appendix C**) showed that one special-status plant species, Webber's ivesia, has been broadly mapped to encompass the project site. However, the occurrence was reported in 1886 and the specific location is unknown. According to Nakamura and Kierstead Nelson (2001), the historic lower-elevation populations of Webber's ivesia near Quincy and Greenville are no longer expected to exist.

CNDDB records show that 12 other special-status plants have been reported within a five-mile radius of the study area: brownish beaked-rush, Caribou coffeeberry, Constance's rockcress, flat-leaved bladderwort, Follett's monardella, hairy marsh hedge-nettle, northern coralroot, Plumas rayless daisy, pointed broom sedge, sticky pyrrocoma, tall alpine-aster, and watershield. One non-status plant, Quincy lupine, has also been reported within the five-mile radius (CDFW, 2021). The CNPS Inventory (**Table 2, Appendix C**) identifies one additional special-status plant species: Canyon Creek stonecrop, and ten additional non-status plants: California lady's-slipper, California pitcherplant, clustered lady's slipper, Fresno ceanothus, Geyser's sedge, marsh claytonia, mountain lady's slipper, narrow-petaled rein orchid, northern Sierra daisy, and True's manzanita, within the Quincy quadrangle (CNPS, 2021).

The potential for each special-status plant species to occur in the project site is evaluated in **Table 3** of **Appendix C**. No special-status plant species were observed during the botanical field survey, nor are any expected to be present. A list of plant species observed during the botanical survey is provided in **Appendix D**.

5.2. Special-Status Wildlife Species

Review of the USFWS species list for the project area (see **Appendix C**) identified the following federally listed animal species as potentially being present in the

project area: California red-legged frog, Sierra Nevada yellow-legged frog, and Delta smelt. The USFWS does not identify any designated critical habitat in the study area for any federally listed animal species (USFWS, 2021).

Review of CNDDB records showed that three special-status animal species have been broadly mapped to encompass the project site: American badger, foothill yellow-legged frog, and yellow rail. An American badger was collected in the Quincy area in 1898 (the specimen is housed at the Smithsonian National Museum of Natural History); foothill yellow-legged frogs were reported on two occasions, in 1995 and 2001, in a tributary to South Fork Rock Creek; and yellow rails were reported on two occasions, in 1889 and 1894, in the vicinity of Quincy. Twelve other special-status animals have been reported within a five-mile radius of the study area: bald eagle, bank swallow, California wolverine, greater sandhill crane, northern goshawk, pallid bat, Sierra Nevada mountain-beaver, Sierra Nevada red fox, Sierra Nevada yellow-legged frog, southern long-toed salamander, Townsend's big-eared bat, and western bumble bee. Five non-status animals have been reported in the search radius: fringed myotis, long-legged myotis, North American porcupine, osprey, and western pearlshell (CDFW, 2021).

The potential for each of the above special-status animal species to occur in the study area is further evaluated in **Table 3** of **Appendix C**. As documented in **Table 3**, potentially suitable habitat is present in and adjacent to the project area for the western bumble bee, Townsend's big-eared bat, and pallid bat.

Western Bumble Bee

The western bumble bee was formerly found throughout much of California, but is now mostly restricted to high-elevation sites in the Sierra Nevada, with some observations along the northern California coast (Xerces Society *et al.,* 2018). The species may be found in open grassy areas and mountain meadows with abundant floral resources. Residential gardens and urban parks may also provide valuable floral resources, and may serve as important habitat refuges for the bumble bees. The plants that are most commonly associated with the western bumble bee in California include *Cirsium, Erigonum, Solidago, Aster, Ceanothus, Centaurea,* and *Penstemon*. The species is also associated with *Chrysothamnus, Geranium, Grindellia, Lupinus, Melilotus, Monardella, Rubus,* and *Trifolium* (Williams *et al.,* 2014). The western

bumble bee requires plants that bloom and provide adequate nectar and pollen throughout the colony's flight period from as early as February to late November (CDFW, 2019).

Nests are primarily in underground cavities such as in old animal burrows on open west-southwest slopes bordered by trees. The species may also be able to nest aboveground, such as in log cavities.

According to CNDDB records, the western bumble bee was reported approximately one mile east of the project site in 2013 and 2014. The bees were observed at the Quincy Natural Foods Store on Main Street, which has a small garden with lavender and/or other floral resources.

The western bumble bee is not expected to nest on the project site, given that the site slopes primarily to the north and north-northeast. However, the site may be used for foraging, and supports numerous lupines and ceanothus, as well as some *Centaurea*, *Trifolium*, *Rubus*, and other plants that may be used by foraging western bumble bees. Potential impacts of the proposed project on the western bumble bee are not considered significant because nesting habitat would not be affected, and similarly suitable foraging habitat is widely available in the area. No mitigation is proposed.

Bats

Townsend's big-eared bats and pallid bast have some potential to forage and roost in the project area. According to CNDDB records, both species have been reported approximately one-half mile northeast of the project site.

Townsend's big-eared bats are distributed throughout California except for subalpine and alpine habitats. This species prefers mesic habitats and uses caves, mines, tunnels, and buildings as day roosts and maternity roosts. Maternity roosts are generally less than 100 individuals (Ziener, 1990). Pallid bats may be found throughout California except at high elevations. They are most commonly found in open, dry habitats, and use caves, mines, rock crevices, and occasionally in hollow trees and buildings, as day roosts and maternity roosts. Night roosts are generally in more open sites, such as porches and open buildings. This species is colonial and can be found in groups of a dozen to 100 individuals (Ziener, 1990).

During the field evaluation, bat guano was observed on and under the eaves of the small plywood shed behind the dental clinic building. The proposed project has the potential to adversely affect Townsend's big-eared bats and pallid bats through the removal of potential roost sites, particularly those used by maternity colonies. Recommended mitigation measures to minimize effects on bats are outlined in Section 8 below.

6. NESTING MIGRATORY BIRDS

Under the Migratory Bird Treaty Act (MBTA) of 1918, migratory bird species, their nests, and their eggs are protected from injury or death, and any project-related disturbances during the nesting period. In addition, California Fish and Game Code §3503 and §3503.5 provide regulatory protection to resident and migratory birds and all birds of prey within the State.

Despite the close proximity to Buck Lake Road, the vegetative structure of the project area is relatively natural, with an overstory of large trees, a diverse shrub layer, and openings with herbaceous cover. Although no special-status bird species were identified as potentially occurring in the project area, given the habitat characteristics, many non-status bird species are expected to be present and may nest in the project vicinity. Project construction has some potential to directly affect nesting birds due to vegetation removal, and could also indirectly affect nesting birds. Indirect effects such as nest abandonment by adults could occur in response to loud noise levels and other human-induced disturbances during construction. Section 8 of this document outlines recommended mitigation measure to reduce or eliminate direct and indirect effects on nesting birds.

7. NOXIOUS WEEDS

The introduction and spread of noxious weeds during construction activities has the potential to impact natural habitats in surrounding areas. A number of invasive weeds (Cal-IPC, 2021) were observed in the project area during the field survey, including Klamath weed, perennial sweet pea, English plantain, soft chess, and Kentucky bluegrass. These could be exported to other areas and/or other noxious weeds could be imported into the project area by unwashed construction vehicles.

Mitigation measures are recommended in Section 8 below to reduce or eliminate the potential to spread noxious weeds.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1. Conclusions

Based on the records search results, field observations of the study area, and the above analyses, we make the following findings:

- A riparian scrub wetland is present on the project site; the wetland is a sensitive natural community. Current plans call for full avoidance of the wetland. Potential indirect effects on the wetland would be avoided by implementation of a Storm Water Pollution Prevention Plan, which would specify site-specific measures to reduce erosion and minimize the potential for spills of hazardous materials. If future on- site activities affect the wetland, resource-agency permits may be needed.

- No special-status plant species would be directly or indirectly affected by project implementation.

- With the possible exception of bats, project implementation has no potential for significant adverse impacts to special-status wildlife species. Implementation of Mitigation Measure 1 would avoid the potential for adverse effects to special-status bat species.

- The project site has a moderate potential to support nesting birds. Implementation of Mitigation Measure 2 would ensure that nesting birds are not adversely affected.

- The project has a moderate potential to result in the introduction and/or spread of noxious weeds. Implementation of Mitigation Measure 3 would adequately minimize the potential impact.

8.2. Recommended Mitigation Measures

Mitigation Measure 1. Avoid Impacts to Roosting Bats. In order to avoid impacts to the pallid bat and Townsend's big-eared bat, the following shall be implemented:

a. A qualified bat biologist[1] shall conduct a survey to identify the presence or absence of bats in the onsite buildings (dental clinic and shed) prior to demolition. If bats are present, CDFW shall be notified and appropriate

[1] A qualified bat biologist is one who holds a current scientific collecting permit for bats, issued by the California Department of Fish and Wildlife.

steps for humane eviction of the bats shall be implemented by the qualified bat biologist.

b. Trees greater than 12 inches in diameter at breast height (DBH) shall be removed using a two-step process to allow bats the opportunity to abandon the roost prior to removal. The two-step removal process shall be as follows:

- Day 1: Remove small-diameter trees, brush, and non-habitat features of large trees (branches without cavities, crevices, or exfoliating bark), using chainsaws for cutting, and chippers wherever possible to cause a level of noise and vibration disturbance sufficient to cause bats to choose not to return to the tree for a few days after they emerge to forage.

- Day 2: Remove the remainder of the trimmed tree.

Tree removal shall occur only during the following time frames and subject to the following weather conditions, or as otherwise approved/ recommended by a qualified bat biologist:

- Between March 1 (or after evening temperatures rise above 45ºF, and/or no more than ½" of rainfall within 24 hours occurs), and April 15; and

- Between September 1 and October 15 (or before evening temperatures fall below 45ºF, and/or more than ½" of rainfall within 24 hours occurs).

Mitigation Measure 2. Avoid Impacts to Nesting Birds. In order to avoid impacts to nesting birds and/or raptors protected under the federal Migratory Bird Treaty Act and California Fish and Game Code §3503 and §3503.5, including their nests and eggs, one of the following shall be implemented:

a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or

b. If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area.

The survey shall take into account acoustic impacts and line-of-sight disturbances occurring as a result of the project in order to determine a sufficient survey radius to avoid nesting birds.

At a minimum, the survey report shall include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed in the area, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.).

The results of the survey shall be submitted to the California Department of Fish and Wildlife upon completion. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction survey, the site shall be resurveyed.

If active nests are found, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service will be consulted regarding appropriate action to comply with the Migratory Bird Treaty Act and California Fish and Game Code §3503. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

Mitigation Measure 3. Minimize the Potential for Introduction and Spread of Noxious Weeds. The following measures shall be implemented to minimize the potential for the introduction and spread of noxious weeds:

a. Use only certified weed-free erosion control materials, mulch, and seed.
b. Limit any import or export of fill material to material that is known to be weed free.
c. The construction contractor shall thoroughly wash all equipment at a commercial wash facility prior to entering and upon leaving the work site.

9. REFERENCES

California Department of Fish and Wildlife (CDFW). 2019. Evaluation of the Petition from the Xerces Society, Defenders of Wildlife, and the Center for Food Safety to List Four Species of Bumble Bees as Endangered Under the California Endangered Species Act. <*https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=166804&inline*>. Accessed July 2021.

_____. 2021. California Natural Diversity Database, March 2021 data.

_____. 2020. California Natural Communities List. <*https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline*>. Accessed July 2021.

California Native Plant Society (CNPS), Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v9-01 0.0). <*http://www.rareplants.cnps.org*>. Accessed July 2021.

California Invasive Plant Council (Cal-IPC). 2021. <*https://www.cal-ipc.org/plants/inventory/*>. Accessed July 06, 2021.

United States Fish and Wildlife Service (USFWS). 2021. Official Species List. June 2021.

_____. National Wetlands Inventory (NWI) Wetlands Mapper, accessed June 2021. <*http://www.fws.gov/wetlands/Data/Mapper.html*>.

United States Department of Agriculture, Natural Resources Conservation Service. 2021. Web Soil Survey. <*https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx*>. Accessed July 2021.

United States Geological Survey (USGS). 1994. Quincy, California, 7.5-minute topographic map. <*https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=e05221f8c323a0fe04cfadd09d00d257*>.

National Marine Fisheries Service (NMFS). 2014. Recovery Plan for the Evolutionarily Significant Units of Sacramento River Winter-Run Chinook Salmon and Central Valley Spring-Run Chinook Salmon and the DPS of California Central Valley Steelhead. Appendix A: Central Valley Watershed Profiles. <*https://www.fisheries.noaa.gov/resource/document/recovery-plan-evolutionarily-significant-units-sacramento-river-winter-run*>.

Williams, P. H., R. W. Thorp, L. L. Richardson, and S. R. Colla. 2014. Bumble bees of North America: An identification guide. Princeton University Press, Princeton.

Xerces Society for Invertebrate Conservation, Defenders of Wildlife, and Center for Food Safety (Xerces Society). 2018. A Petition to the State of California Fish and Game Commission to List the Crotch bumble bee (*Bombus crotchii*), Franklin's bumble bee (*Bombus franklini*), Suckley cuckoo bumble bee (*Bombus suckleyi*), and western bumble bee (*Bombus occidentalis occidentalis*) as Endangered under the California Endangered Species Act. <*https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=161902&inline*>. Accessed July 2021.

Zeiner, D.C., W.F.Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988-1990. California's Wildlife. Vol. I-III. California Depart. of Fish and Game, Sacramento, California.

APPENDIX A

RESUMES

Donald Burk, Environmental Services Manager

Allison Loveless, Wildlife Biologist

DONALD M. BURK

Environmental Services Manager

Education

M.S. Botany
California State University, Chico

B.A. Chemistry and Biological Sciences
California State University, Chico

Professional Affiliations and Certifications

Society of Wetland Scientists
California Botanical Society
California Native Plant Society
Association of Environmental Professionals

Donald Burk has an in-depth background in a broad spectrum of environmental studies. His academic background includes graduate studies in environmental analysis methodology, biological sciences, and community planning. He has continued his professional development through completion of specialized courses in wetland delineation; wetland impacts and mitigations; vernal pool restoration and creation; noise assessments; Surface Mining and Reclamation Act regulations; erosion control practices; and hazardous materials evaluation and remediation. As environmental services manager with ENPLAN, Mr. Burk is instrumental in the preparation of environmental documents such as site assessment reports, environmental impact reports, biological studies, and noise evaluations. His responsibilities include project team management, key decision-making, coordination with applicable agencies, and final review of environmental documents. Having worked in the environmental consulting field since 1981, Mr. Burk has the skills and experience to manage studies to achieve reliable data and concise, effective documentation in a timely and cost-efficient manner.

While attending CSU, Chico, Mr. Burk was recognized as “Outstanding Organic Chemist of the Year,” received an award of merit from the American Botanical Society, and delivered the valedictory address for the School of Natural Sciences. His Master’s thesis was granted the first annual “Outstanding Thesis Award” by CSU, Chico.

Representative Experience

- *CEQA/NEPA Compliance.* Prepared environmental impact reports, environmental impact statements, and other environmental compliance documentation for a multitude of projects, including 516- and 1,244-acre industrial parks; public facilities projects including several sewage treatment plants, a 90-foot-high earthen dam and 15-acre reservoir, a 6-mile-long, 8-lane roadway, other new road corridors, and water supply projects; shopping centers and highway commercial developments; a 10,000-seat church; a 475-acre recreation ranch; ski areas; a softball park; four new schools; a 1-million cubic yard reservoir dredging project; numerous residential developments and many other projects.

- *Environmental Site Assessments.* Managed preparation of Phase I, II and III site investigations for a number of commercial and industrial facilities. Investigations have addressed wood-products manufacturing facilities, a major clothing manufacturing operation, dry cleaners, a medical clinic, ranches, a regional transmission transformer site, automotive shops and service stations, abandoned sewage treatment ponds, office buildings, shopping centers, and other uses.
- *Biological Studies.* Managed preparation of technical field studies, including wildlife and botanical studies for a 1,016-acre site in Sacramento County; fisheries, aquatic macroinvertebrate, and riparian vegetation studies for a 38-mile reach of the North Fork Feather River; botanical surveys for 175-mile and 265-mile underground telephone cable corridors; botanical surveys for over 2,400 acres on Mount Shasta proposed for ski area development; biological surveys for a 200-acre park site; spotted owl surveys; vernal pool fairy/tadpole shrimp and valley elderberry longhorn beetle assessments; and numerous other projects.
- *Wetland Delineations.* Managed preparation of wetland delineations and/or U.S. Army Corps of Engineers permit applications for a 1,016-acre site east of Sacramento, a 200-acre site in north Redding, a 580-acre site in the City of Weed, a 100-acre site near the Redding Municipal Airport, a transmission corridor project in east Redding, a 78-acre industrial parcel in the City of Benicia, and many other parcels throughout northern California.
- *Noise Studies.* Prepared noise studies for a variety of projects, including numerous traffic corridors; large industrial facilities such as a co-generation plant, food processing plant, and a regional scrap metal recycling facility; recreation facilities such as a new ski area and a community sports complex; many new residential developments; schools; and other facilities. Testified as an expert witness in a court case involving noise generated by electric- and diesel-powered water well pumps.
- *Reclamation Plans/Stream Restoration Projects.* Prepared mine reclamation plans and/or technical studies for projects including an aggregate pit adjacent to Cow Creek in Shasta County, a pumice quarry in Napa County, and underground gold mines in Shasta and Trinity Counties. Managed preparation of a stream restoration project for a reach of the Susan River, which involved hydraulic analysis, preparation of an earth-work plan, supervision of all on-site construction activities, preparation of a revegetation/erosion control plan and supervision of its implementation, and preparation of a monitoring program. Developed a plan, and obtained all agency approvals, for creation of 10 acres of riparian forest habitat along the Sacramento River to mitigate losses on a nearby parcel.

Publications

Burk, Donald et al. (29 contributing authors). Technical Editors Gary Nakamura, UC Cooperative Extension Service and Julie Kierstead Nelson, USDA Forest Service, Shasta-Trinity National Forest. 2001. *Illustrated Field Guide to Selected Rare Plants of Northern California.* University of California, Agriculture and Natural Resources. Publication 3395.

Luper, J. and D. Burk. 2014. Noteworthy collections: *Froelichia gracilis* (Amaranthaceae). Madrono 61(4):413-413.

ALLISON LOVELESS

Environmental Scientist/Wildlife Biologist

Education

M.S. Zoology
Oklahoma State University, Stillwater

B.S. Geography (Environmental Studies)
University of California, Los Angeles

Prior to her career in the environmental services sector, Allison Loveless conducted field surveys for listed plants species with Sierra Pacific Industries, conducted morphological and geospatial research on mammals while at Oklahoma State University, and participated in genetic research on gray wolves during an internship with the Wyoming Fish and Game Wildlife Forensic Laboratory. Additionally, Allison has experience conducting genetic and morphological based research on isolated reptile and amphibian species, and in developing range predictions and assessments using both field and environmental modeling techniques.

Allison now has over three years of experience working in environmental services throughout northern California. Her projects have included biological studies such as endangered species surveys and nesting bird surveys, delivering on-site environmental trainings and monitoring, as well as delivering products by preparation of technical environmental documents including environmental impact reports, biological study reports, wetland delineations, biological assessments, and figure and map creation.

Representative Experience

- *Biological Studies*. Experience conducting habitat assessments, general wildlife surveys with an emphasis on species of concern, and pre-construction nesting bird surveys.
- *Wildlife Surveys.* Performed habitat assessments and general wildlife surveys, with an emphasis on species of concern. Such work has typically included pre-field review of available records including the California Natural Diversity Data Base (CNDDB), the U.S. Fish and Wildlife Service IPAC reports, and other available data sources.
- *Wetland Studies*. Performed wetland delineations and report preparation in compliance with the standards as defined by the U.S. Army Corps of Engineers.
- *GIS Mapping and Data Collection*. Skilled field data collection using GPS and Trimble units, map construction, managing, querying, and analyzing data within ArcGIS.
- *CEQA/NEPA Documentation*. Responsible for drafting environmental compliance documentation including biological study reports, natural environment studies, and biological sections of environmental impact reports and environmental impact statements.

Publications

Loveless, A.M. and K. McBee. 2017. *Nyctimene robinsoni* (Chiroptera: Pteropodidae). Mammalian Species 49 (949): 68-75.

Loveless, A.M., M. Papeş, D.M. Reding, and P.M. Kapfer. 2016. *Combining ecological niche modeling and morphology to assess the range-wide population genetic structure of bobcats (Lynx rufus).* The Biological Journal of the Linnean Society 117: 842-857.

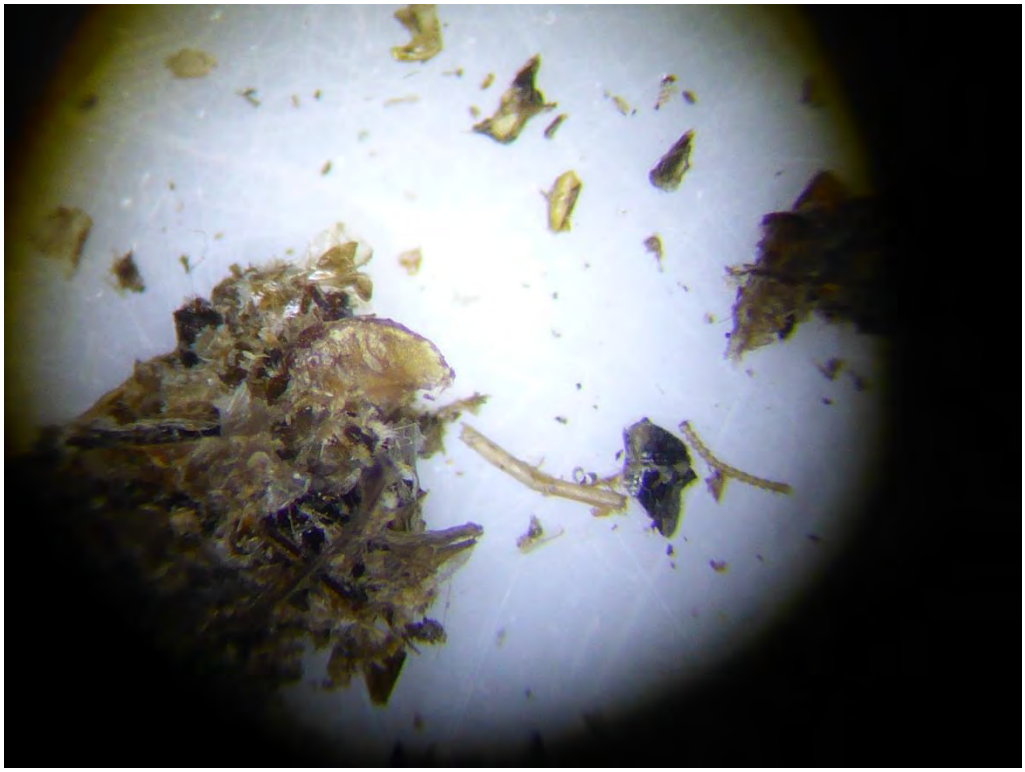
APPENDIX B

REPRESENTATIVE PHOTOGRAPHS

Dental clinic building, view to south

Storage containers behind dental clinic building, view to west

Shed behind dental clinic building, with bat guano staining near roof peak



Insect parts in crushed bat guano

Roadside ditch parallel to Bucks Lake Road with site access road in foreground, view to east

Apple trees to left of center, dry meadow to right, with mixed conifer forest behind, view to south

Dense small-diameter trees along southern property line

Wetland near spring discharge

Wetland near its midpoint, view to north

Bumble bee on sickle-keeled lupine, with full pollen baskets (corbiculae) on hind legs

APPENDIX C

SPECIES LISTS AND POTENTIAL TO OCCUR

U.S. Fish and Wildlife Service List of Threatened and Endangered Species

Table 1. CNDDB Report Summary

Table 2: California Native Plant Society Inventory of Rare and Endangered Plants

Table 3. Potential for Special-Status Species to Occur on the Project Site

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To: April 05, 2021
Consultation Code: 08ESMF00-2021-SLI-1451
Event Code: 08ESMF00-2021-E-04226
Project Name: Quincy Skilled Nursing Facility

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, under the jurisdiction of the U.S. Fish and Wildlife Service (Service) that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please follow the link below to see if your proposed project has the potential to affect other species or their habitats under the jurisdiction of the National Marine Fisheries Service:

http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to

utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Project Summary

Consultation Code: 08ESMF00-2021-SLI-1451
Event Code: 08ESMF00-2021-E-04226
Project Name: Quincy Skilled Nursing Facility
Project Type: DEVELOPMENT
Project Description: Hospital Facility
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@39.93873205,-120.96236770323861,14z

Counties: Plumas County, California

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Amphibians

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
Sierra Nevada Yellow-legged Frog *Rana sierrae* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/9529	Endangered

Fishes

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

TABLE 1
CNDDB Report Summary

Five-Mile Radius of Project Area
April 2021

Listed Element	Quadrangle [1]					Status [2]
	CM	MV	OV	QU	SG	
ANIMALS						
American badger				•		SSC
Bald eagle				•		FD, SE, SFP
Bank swallow				•		ST
California wolverine		•				FPT, ST, SFP
Foothill yellow-legged frog		•		•		SE, SSSC
Fringed myotis				•		None
Greater sandhill crane				•		FT, SFP
Long-legged myotis	•			•		None
North American porcupine		•		•		None
Northern goshawk	•			•		SSSC
Osprey		•				None
Pallid bat				•		SSSC
Sierra Nevada mountain-beaver		•				SSSC
Sierra Nevada red fox				•		FPE, ST
Sierra Nevada yellow-legged frog		•	•			FE, ST
Southern long-toed salamander		•		•		SSSC
Townsend's big-eared bat		•		•		SSSC
Western bumble bee		•		•		SCE
Western pearlshell				•		None
Yellow rail				•		SSSC
PLANTS						
Brownish beaked-rush		•		•		2B.2
Caribou coffeeberry		•		•		1B.2
Constance's rockcress		•	•	•		1B.1
Flat-leaved bladderwort		•				2B.2
Follett's monardella		•	•	•		1B.2
Hairy marsh hedge-nettle		•				2B.3
Northern coralroot		•				2B.1
Plumas rayless daisy		•	•			1B.3
Pointed broom sedge		•				2A
Quincy lupine		•		•	•	4.2
Sticky pyrrocoma				•		1B.2
Tall alpine-aster		•		•		1B.2
Watershield		•				2B.3
Webber's ivesia				•		1B.1
NATURAL COMMUNITIES						
Darlingtonia Seep	•					None

Highlighting denotes the quadrangle in which the project site is located

[1]QUADRANGLE CODE

CM	Crescent Mills	OV	Onion Valley	SG	Spring Garden
MV	Meadow Valley	QU	Quincy		

[2]STATUS CODES

Federal

FE	Federally Listed – Endangered
FT	Federally Listed – Threatened
FC	Federal Candidate Species
FP	Federal Proposed Species
FD	Federally Delisted
FSC	Federal Species of Concern

State

SFP	State Fully Protected
SR	State Rare
SE	State Listed – Endangered
ST	State Listed – Threatened
SC	State Candidate Species
SD	State Delisted
SSSC	State Species of Special Concern

Rare Plant Rank

1A	Plants Presumed Extinct in California
1B	Plants Rare, Threatened or Endangered in California and Elsewhere
2	Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere
3	Plants About Which We Need More Information *(A Review List)* (generally not considered special-status, unless unusual circumstances warrant)
4	Plants of Limited Distribution *(A Watch List)* (generally not considered special-status, unless unusual circumstances warrant)

Rare Plant Threat Ranks

0.1 Seriously Threatened in California
0.2 Fairly Threatened in California
0.3 Not Very Threatened in California

TABLE 2

California Native Plant Society

Inventory of Rare and Endangered Plants of California

USGS Quincy 7.5-Minute Quadrangle

July 2021

Common Name	Scientific Name	California Rare Plant Rank	State Status	Federal Status	Blooming Period
brownish beaked-rush	*Rhynchospora capitellata*	2B.2	None	None	Jul-Aug
California lady's-slipper	*Cypripedium californicum*	4.2	None	None	Apr-Aug (Sep)
California pitcherplant	*Darlingtonia californica*	4.2	None	None	Apr-Aug
Canyon Creek stonecrop	*Sedum paradisum ssp. paradisum*	1B.3	None	None	May-Jun
Caribou coffeeberry	*Frangula purshiana ssp. ultramafica*	1B.2	None	None	May-Jul
clustered lady's-slipper	*Cypripedium fasciculatum*	4.2	None	None	Mar-Aug
Constance's rockcress	*Boechera constancei*	1B.1	None	None	May-Jul
Follett's monardella	*Monardella follettii*	1B.2	None	None	Jun-Sep
Fresno ceanothus	*Ceanothus fresnensis*	4.3	None	None	(Apr) May-Jul
Geyer's sedge	*Carex geyeri*	4.2	None	None	May-Aug
hairy marsh hedge-nettle	*Stachys pilosa*	2B.3	None	None	Jun-Aug
marsh claytonia	*Claytonia palustris*	4.3	None	None	May-Oct
mountain lady's-slipper	*Cypripedium montanum*	4.2	None	None	Mar-Aug
narrow-petaled rein orchid	*Piperia leptopetala*	4.3	None	None	May-Jul
northern Sierra daisy	*Erigeron petrophilus var. sierrensis*	4.3	None	None	Jun-Oct
Plumas rayless daisy	*Erigeron lassenianus var. deficiens*	1B.3	None	None	Jun-Sep
pointed broom sedge	*Carex scoparia var. scoparia*	2B.2	None	None	Jul-Sep
Quincy lupine	*Lupinus dalesiae*	4.2	None	None	May-Aug
sticky pyrrocoma	*Pyrrocoma lucida*	1B.2	None	None	Jul-Oct
tall alpine-aster	*Oreostemma elatum*	1B.2	None	None	Jun-Aug
True's manzanita	*Arctostaphylos mewukka ssp. truei*	4.2	None	None	Feb-Jul
watershield	*Brasenia schreberi*	2B.3	None	None	Jun-Sep
Webber's ivesia	*Ivesia webberi*	1B.1	None	FT	May-Jul

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
PLANTS							
Brownish-beaked rush	*Rhynchospora capitellata*	2B.2	Brownish-beaked rush occurs in lower/upper montane coniferous forest, meadows, seeps, marshes, and swamps. The species is reported between 1,500 and 6,600 feet in elevation. The flowering period is July and August.	Yes	No	No	Although potentially suitable habitat is present on the site, brownish-beaked rush was not observed during the botanical survey and is not expected to be present.
Canyon Creek stonecrop	*Sedum paradisum* ssp. *paradisum*	1B.3	Canyon Creek stonecrop is an herbaceous perennial that occurs on rock faces and in crevices of exposed granite within a variety of habitats between 2,700 feet and 6,200 feet in elevation. The flowering period is May and June.	No	No	No	No rock faces or exposed granite are present in the study area. Canyon Creek stonecrop was not observed during the botanical survey and is not expected to be present.
Caribou coffeeberry	*Frangula purshiana* ssp. *ultramafica*	1B.2	Caribou coffeeberry occurs on serpentine soils in lower montane coniferous forest, chaparral, meadows, and seeps. The species is reported between 2,300 and 6,000 feet in elevation. The flowering period is April through June.	No	No	No	No serpentine soils are present on the site. Caribou coffeeberry was not observed during the botanical survey and is not expected to be present.
Constance's rockcress	*Boechera constancei*	1B.1	Constance's rockcress, a perennial herb, occurs on rocky, serpentine soils in chaparral and montane coniferous forests. The species is reported between feet 3,200 and 6,700 feet in elevation. The flowering period is May through July.	No	No	No	No serpentine substrates are present on the site. Constance's rockcress was not observed during the botanical survey and is not expected to be present.
Flat-leaved bladderwort	*Utricularia intermedia*	2B.2	Flat-leaved bladderwort occurs in bogs, fens, meadows, seeps, marshes, and swamps. The species is reported between 3,900 and 8,900 feet in elevation. The flowering period is July and August.	Yes	No	No	Although potentially suitable habitat is present on the site, flat-leaved bladderwort was not observed during the botanical survey and is not expected to be present.
Follett's monardella	*Monardella folletti*	1B.2	Follett's monardella can be found on serpentine substrates in open mixed-conifer forests, sometimes on steep, rocky slopes, at elevations from 4,200 feet to 6,300 feet. The species blooms in July.	No	No	No	No serpentine substrates are present on the project site. Follett's monardella was not observed during the botanical survey and is not expected to be present.

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
Hairy marsh hedge-nettle	*Stachys pilosa*	2B.3	Hairy marsh hedge-nettle occurs in meadows and seeps, and in Great Basin scrub between 3,900 and 5,000 feet in elevation. The flowering period is June through August.	Yes	No	No	Although potentially suitable habitat is present on the site, hairy marsh hedge-nettle was not observed during the botanical survey and is not expected to be present.
Northern coralroot	*Corallorhiza trifida*	2B.1	Northern coralroot, a perennial rhizomatous herb, occurs in association with meadows and seeps in lower montane coniferous forests. The species is reported between 4,500 and 5,800 feet in elevation. The flowering period is June and July.	No	No	No	Northern coralroot occurs at a substantially higher elevation than the project site. The species was not observed during the botanical survey and is not expected to be present.
Plumas rayless daisy	*Erigeron lassenianus* var. *deficiens*	1B.3	Plumas rayless daisy occurs on open, rocky sites, barren flats, gravelly soils, and sometimes serpentine habitats. The species is reported between 4,000 and 6,200 feet in elevation. The flowering period is June through September.	No	No	No	Plumas rayless daisy was not observed during the botanical survey and is not expected to be present.
Pointed broom sedge	*Carex scoparia* var. *scoparia*	2A	Pointed broom sedge is a perennial herb that occurs in marshes and wet meadows. The species is reported from 400 to 3,300 feet in elevation. The flowering period is May.	Yes	No	No	Pointed broom sedge was not observed during the botanical survey and is not expected to be present.
Sticky pyrrocoma	*Pyrrocoma lucida*	1B.2	Sticky pyrrocoma occurs in meadows and alkali flats, usually on volcanic or mixed alluvial soils. The species is reported to occur between 1,900 and 6,400 feet in elevation. The flowering period is July and August.	Yes	No	No	Although marginally suitable habitat is present on the site, sticky pyrrocoma was not observed during the botanical survey and is not expected to be present.
Tall alpine-aster	*Oreostemma elatum*	1B.2	Tall alpine-aster, a perennial herb, occurs in bogs, fens, meadows, and seeps in upper montane coniferous forests. The species is reported between 3,300 and 6,900 feet in elevation. The flowering period is June and July.	No	No	No	Tall alpine-aster was not observed during the botanical survey and is not expected to be present.

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
Watershield	*Brasenia schreberi*	2B.3	Watershield, a perennial rhizomatous herb, occurs in marshes and swamps. The species is reported between sea level and 7,300 feet in elevation. The flowering period is June through September.	No	No	No	Watershield was not observed during the botanical survey and is not expected to be present.
Webber's ivesia	*Ivesia webberi*	1B.1	Webber's ivesia, a perennial herb, is associated with an open, sparsely vegetated plant community on vernally moist volcanic derived soils with a high clay content. These habitats occur as inclusions within Great Basin scrub, pinyon and juniper woodland, and lower montane coniferous forest. The species is reported between 3,300 and 6,800 feet in elevation. The flowering period is May through July.	No	No	No	Although Webber's ivesia has been recorded by CNDDB as occurring in the vicinity of the project area, there is no suitable habitat on the project site. Additionally, this species was not observed during protocol-level botanical survey and is therefore not expected to be present.
INVERTEBRATES							
Western bumble bee	*Bombus occidentalis*	SCE	Western bumble bees are found in meadows and grasslands with abundant floral resources. In California, the species is largely confined to high-elevation sites in the Sierra Nevada and scattered sites on the coast. The flight period is generally from early February to late November. Nests are primarily in underground cavities on open west-southwest slopes bordered by trees, although a few aboveground nests have been reported. Very little is known about overwintering site; however, the species has been reported in overwintering sites that were two inches deep in a "steep west slope of the mound of earth."	Yes	No	Pot.	According to CNDDB the nearest sighting of western bumble bee is approximately one mile east of the project site. The project site provides suitable foraging habitat for the western bumble bee. Although the western bumble bee may forage on the site, it is not expected to nest on the site.

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
BIRDS							
Bald eagle	*Haliaeetus leucocephalus*	FD, SE, SFP	Bald eagles nest in large, old-growth trees or snags in mixed stands near open bodies of water. Adults tend to use the same breeding areas year after year and often use the same nest, though a breeding area may include one or more alternate nests. Bald eagles do not usually begin nesting if human disturbance is evident. In California, the bald eagle nesting season is from February through July.	No	No	No	No old-growth forest or potentially suitable nesting trees/snags near open bodies of water are present in the project site. No bald eagles or eagle nests were observed during the field survey. Thus, bald eagles are not expected to nest on the project site.
Bank swallow	*Riparia riparia*	ST	Bank swallows require vertical banks and cliffs with fine-textured or sandy soils near streams, rivers, ponds, lakes, or the ocean for nesting.	No	No	No	No vertical cliffs or banks are present on the project site to provide nesting habitat for the bank swallow. Therefore, this species is not expected to be present.
Northern goshawk	*Accipiter gentilis*	SSSC	Northern goshawks generally nest on north-facing slopes near water in old-growth coniferous and deciduous forests. Goshawks re-use old nests and maintain alternate nest sites.	No	No	No	Neither old-growth forest nor a large water feature is present on or adjacent to the project site. Therefore, this species is not expected to nest in the project vicinity.
Greater sandhill crane	*Antigone canadensis tabida*	FT, SFP	Greater sandhill cranes nest in wetland habitats near grain fields in northeastern California. Nests generally consist of large mounds of vegetation in shallow water. Shallow islands bordered by tules and cattails are ideal nesting sites; natural hummocks or muskrat houses may also be used as nest sites.	No	No	No	Suitable habitat for the greater sandhill crane does not occur on the project site, therefore this species is not expected to be present.
Yellow rail	*Coturnicops noveboracensis*	SSSC	In summer, yellow rails inhabit shallow marshes and large wet meadows dominated by sedges and grasses. In winter, they inhabit coastal salt marsh, especially drier areas with dense stands of spartina. The yellow rail is one of the most secretive birds in North America.	No	No	No	According to CNDDB, yellow rails were observed in Quincy prior to1900. The species is not currently known to breed in the area, and no suitable nesting habitat is present on the project site. The species would not be present.

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
AMPHIBIANS							
California red-legged frog	*Rana draytonii*	FT	Suitable aquatic habitat for the California red-legged frog (CRLF) consists of permanent water bodies of virtually still or slow-moving fresh water, including natural and man-made ponds, backwaters within streams and creeks, marshes, lagoons, and dune ponds. The CRLF is not characteristically found in deep lacustrine habitats (e.g., deep lakes and reservoirs). Dense, shrubby riparian vegetation, e.g., willow (Salix) and bulrush (Scirpus) species, and bank overhangs are important features of CRLF breeding habitat. The CRLF tends to occur in greater numbers in deeper, cooler pools with dense emergent and shoreline vegetation.	No	No	No	According to CalHerps (http://www.californiaherps.com/frogs/pages/r.draytonii.html), the project area is outside the historical range of the California red-legged frog. In any case, this frog is primarily a pond species, and no suitable breeding habitat is present on or adjacent to the site.
Foothill yellow-legged frog	*Rana boylii*	SE, SSSC	Foothill yellow-legged frogs are typically found in shallow, partly shaded, perennial streams in areas with riffles and rocky substrates. This frog needs at least some cobble-sized substrate for egg-laying. Foothill yellow-legged frogs generally prefer low- to moderate-gradient streams, especially for breeding and egg-laying, although juvenile and adult frogs may utilize moderate- to steep-gradient streams during summer and early fall.	No	No	No	No suitable habitat for the foothill yellow-legged frog is present on the project site. Therefore, this species is not expected to occur within the proposed project area.
Sierra Nevada yellow-legged frog	*Rana sierrae*	FE, ST	The Sierra Nevada yellow-legged frog associates with perennial streams, lakes, ponds, and wet meadows between 4,500 and 12,000 feet above sea level along the western slope of the Sierra Nevada. Populations are reported from Fresno County north to Plumas County.	No	No	No	No suitable habitat for the Sierra Nevada yellow-legged frog occurs on the project site. Therefore, this species is not expected to be present.

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
Southern long-toed salamander	*Ambystoma macrodactylum sigillatum*	SSSC	The southern long-toed salamander generally inhabits alpine meadows, and high-mountain ponds and lakes, where it is found under bark, rocks, and rotting woodpiles as well as in the quiet water of streams, ponds, and lakes. It ranges from south-eastern Alaska south to northern California, and from the Pacific coast east to north-central Idaho and western Montana.	No	No	No	Suitable habitat for the southern long-toed salamander is not present in the project area, thus this species is not expected to occur.
FISH							
Delta smelt	*Hypomesus transpacificus*	FT	Delta smelt primarily inhabit the brackish waters of Sacramento-San Joaquin River Delta. Most spawning occurs in backwater sloughs and channel edgewaters.	No	No	No	The project site is outside of the known range of this species and no suitable habitat occurs in the project site for Delta smelt. The Delta smelt would thus not be present.
MAMMALS							
American badger	*Taxidea taxus*	SSSC	Badgers are most commonly found in dry, open areas in shrub, forest, and herbaceous habitats, with friable soils. Badgers dig burrows in dry, sandy soil, usually in areas with sparse overstory.	No	No	No	Although badgers may occur throughout most of California, they generally avoid urban areas. No badger burrows were observed on the project site and the species is not expected to be present.
California wolverine	*Gulo gulo*	SPT, ST, SFP	Wolverines associate with high mountains, near the tree-line, where conditions are cold year-round and snow cover persists well into May. Females use birthing dens that are excavated in persistent, stable snowpacks greater than 1.5 meters deep. Birthing dens consist of tunnels with runways and bed sites and may naturally incorporate shrubs, rocks, and downed logs as part of their structure. Birthing dens may occur on rocky sites, such as north-facing boulder talus or subalpine cirques. Wolverines are very sensitive to human activities and often abandon den sites in response to human disturbance.	No	No	No	No suitable habitat for the California wolverine is present in the project area, therefore this species is not expected to occur.

TABLE 3

Potential for Special-Status Species to Occur on the Project Site

July 2021

COMMON NAME	SCIENTIFIC NAME	STATUS [1]	GENERAL HABITAT DESCRIPTION	HABITAT PRESENT (Y/N)	CRITICAL HABITAT PRESENT (Y/N)	SPECIES PRESENT (Y/N/POT.)	RATIONALE/COMMENTS
Pallid bat	*Antrozous pallidus*	SSSC	Pallid bats inhabit grasslands, shrublands, woodlands, and forests, but are most common in open, dry habitats. Day roosts include caves, rock crevices, mines, and occasionally trees and buildings. Buildings are often used for night roosting. The breeding period is October through February, and pups are born between April and July.	Yes	No	Pot.	The trees and existing buildings on the proposed project site provide suitable roosting habitat for the pallid bat. The nearest occurrence recorded in the CNDDB is approximately 0.5 miles northeast. There is moderate potential for this species to use the project site as roosting habitat.
Sierra Nevada mountain-beaver	*Aplodontia rufa californica*	SSSC	The Sierra Nevada mountain-beaver, a subspecies of the mountain-beaver, is found primarily in montane riparian habitats in the Sierra Nevada. Burrows are located in deep, friable soils shrouded by dense thickets of riparian vegetation near a stream or spring.	No	No	No	Suitable habitat for the Sierra Nevada mountain-beaver is not present on the proposed project site. Therefore, there this species would not occur on the site.
Sierra Nevada red fox	*Vulpes vulpes necator*	FPE, ST	The Sierra Nevada red fox inhabits remote mountainous areas where encounters with humans are rare. Preferred habitat appears to be red fir and lodgepole pine forests in the subalpine and alpine zones of the Sierra Nevada. This species may hunt in forest openings, meadows, and barren rocky areas associated with its high elevation habitats.	No	No	No	According CNDDB, the nearest sighting of a Sierra Nevada red fox is approximately four miles from the project site. Although, there is potential for the red fox to pass through the project site and vicinity, the level of human activity is too high for suitable denning; thus, the Sierra Nevada red fox is not expected to be present.
Townsend's big-eared bat	*Corynorhinus townsendii*	SSSC	Townsend's big-eared bat is found throughout California except in subalpine and alpine habitats, and may be found in any season throughout its range. The species is most abundant in mesic habitats. The bat requires caves, mines, tunnels, buildings, or other human-made structures for roosting. This bat is especially sensitive to disturbance of roosting sites, and a single disturbance event may result in abandonment of the roost site.	Yes	No	Pot.	According to CNDDB, the Townsend's big-eared bat has been recorded approximately 0.5 miles from the project site. The existing buildings on the site could potentially provide suitable roosting habitat for the bat; there is a moderate potential for this species to roost on the site.

[1] Status Codes

Federal:

FE	Federally Listed – Endangered
FT	Federally Listed – Threatened
FC	Federal Candidate Species
FP	Federal Proposed Species
FD	Federal Delisted

State:

SFP	State Fully Protected
SR	State Rare
SE	State Listed - Endangered
ST	State Listed - Threatened
SC	State Candidate Species
SSSC	State Species of Special Concern

Rare Plant Rank

1A	Plants Presumed Extinct in California
1B	Plants Rare, Threatened or Endangered in California and Elsewhere
2A	Presumed extirpated in California, but more common elsewhere
2B	Rare or Endangered in California, but more common elsewhere

Rare Plant Threat Rank

0.1	Seriously Threatened in California
0.2	Fairly Threatened in California
0.3	Not Very Threatened in California

APPENDIX D

List of Vascular Plants Observed During the Botanical Survey

CHECKLIST OF VASCULAR PLANT SPECIES OBSERVED

Quincy Skilled Nursing Facility

May 7, June 4, and July 16, 2021

Agavaceae	**Century-plant Family**
Camassia leichtlinii ssp. *suksdorfii*	Common camas
Amaryllidaceae	**Amaryllis Family**
Narcissus pseudonarcissus	Daffodil
Apiaceae	**Carrot Family**
Ligusticum grayi	Gray's licorice-root
Lomatium nudicaule	Pestle lomatium
Osmorhiza berteroi	Mountain sweet-cicely
Apocynaceae	**Dogbane Family**
Apocynum androsaemifolium	Bitter dogbane
Vinca major	Greater periwinkle
Asteraceae	**Sunflower Family**
Achillea millefolium	Common yarrow
Adenocaulon bicolor	Trailplant
Agoseris grandiflora	Large-flowered agoseris
Ambrosia artemisiifolia	Annual ragweed
Antennaria argentea	Silver pussytoes
Artemisia douglasiana	Mugwort
Centaurea cyanus	Bachelor's button
Cichorium intybus	Chicory
Cirsium sp.	Thistle
Erigeron canadensis	Canadian horseweed
Erigeron divergens	Diffuse daisy
Erigeron inornatus var. *inornatus*	California rayless fleabane
Grindelia squarrosa var. *serrulata*	Resin-weed
Hieraceum sp.	Hawkweed
Lactuca serriola	Prickly lettuce
Leucanthemum vulgare	Ox-eye daisy
Madia exigua	Thread-stemmed madia
Madia gracilis	Slender tarweed
Matricaria discoidea	Pineapple weed
Psilocarphus tenellus	Slender woolly marbles
Solidago velutina	California goldenrod
Tanacetum vulgare	Tansy
Taraxacum officinale	Dandelion
Tragopogon dubius	Goat’s beard
Berberidaceae	**Barberry Family**
Berberis aquifolium	Barberry
Betulaceae	**Birch Family**
Alnus rhombifolia	White alder

CHECKLIST OF VASCULAR PLANT SPECIES OBSERVED

Quincy Skilled Nursing Facility

Boraginaceae	**Borage Family**
Cryptantha torreyana	Torrey's cryptantha
Hydrophyllum occidentale	California waterleaf
Plagiobothrys tenellus	Slender popcorn-flower
Brassicaceae	**Mustard Family**
Capsella bursa-pastoris	Shepherd's purse
Draba verna	Whitlow grass
Hirschfeldia incana	Shortpod mustard
Lepidium campestre	English peppergrass
Raphanus raphanistrum	Jointed charlock
Turritis glabra	Tower-mustard
Caprifoliaceae	**Honeysuckle Family**
Symphoricarpos mollis	Trailing snowberry
Caryophyllaceae	**Pink Family**
Lychnis coronaria	Rose campion
Stellaria media	Common chickweed
Chenopodiaceae	**Goosefoot Family**
Chenopodium album	Lambs quarters
Convolvulaceae	**Morning Glory Family**
Ipomea sp.	Morning glory (horticultural)
Cupressaceae	**Cypress Family**
Calocedrus decurrens	Incense-cedar
Cyperaceae	**Sedge Family**
Carex amplifolia	Big-leaved sedge
Carex feta	Green-sheathed sedge
Carex fracta	Fragile-sheathed sedge
Carex infirminervia	Weak-nerved sedge
Carex multicaulis	Many-stemmed sedge
Carex stipata var. *stipata*	Stiped sedge
Scirpus microcarpus	Small-fruited bulrush
Dennstaedtiaceae	**Bracken Family**
Pteridium aquilinum var. *pubescens*	Bracken fern
Equisetaceae	**Horsetail Family**
Equisetum arvense	Common horsetail
Ericaceae	**Heath Family**
Chimaphila umbellata	Pipsissewa

CHECKLIST OF VASCULAR PLANT SPECIES OBSERVED

Quincy Skilled Nursing Facility

Fabaceae	**Legume Family**
Acmispon americanus var. *americanus*	Spanish lotus
Lathyrus sp.	Pea
Lathyrus latifolius	Perennial sweet pea
Lupinus albicaulis	Sickle keeled lupine
Medicago lupulina	Black medick
Melilotus albus	White sweetclover
Trifolium breweri	Brewer's clover
Trifolium hybridum	Alsike clover
Trifolium pratense	Red clover
Fagaceae	**Oak Family**
Quercus kelloggii	California black oak
Geraniaceae	**Geranium Family**
Erodium cicutarium	Red-stemmed filaree
Grossulariaceae	**Gooseberry Family**
Ribes nevadense	Pink mountain currant
Ribes roezlii var. *roezlii*	Sierra gooseberry
Hypericaceae	**St. John's-wort Family**
Hypericum anagalloides	Tinker's penny
Hypericum perforatum	Klamath weed
Iridaceae	**Iris Family**
Iris sp.	Iris (horticultural)
Iris hartwegii subsp. *hartwegii*	Hartweg's iris
Juncaceae	**Rush Family**
Juncus balticus subsp. *ater*	Baltic rush
Juncus ensifolius	Sword-leaved rush
Luzula comosa var. *laxa*	Pacific wood rush
Lamiaceae	**Mint Family**
Prunella vulgaris var. *lanceolata*	Mountain self-heal
Stachys pycnantha	Short-spiked hedge nettle
Liliaceae	**Lily Family**
Lilium pardalinum	Leopard lily
Malvaceae	**Mallow Family**
Sidalcea glaucescens	Glaucous checkerbloom
Montiaceae	**Miner's Lettuce Family**
Calandrinia menziesii	Red maids
Claytonia parviflora subsp. *parviflora*	Small-flowered miner's lettuce
Claytonia perfoliata	Common miner's lettuce
Claytonia rubra	Miner's lettuce

CHECKLIST OF VASCULAR PLANT SPECIES OBSERVED

Quincy Skilled Nursing Facility

Onagraceae	**Evening-Primrose Family**
Clarkia purpurea ssp. *quadrivulnera*	Four-spot
Epilobium brachycarpum	Tall annual willowherb
Orchidaceae	**Orchid Family**
Platanthera dilata var. *leucostachys*	White bog orchid
Phrymaceae	**Lopseed Family**
Erythranthe guttata	Common monkey-flower
Pinaceae	**Pine Family**
Abies concolor	White fir
Pinus ponderosa	Ponderosa pine
Pseudotsuga menziesii var. *menziesii*	Douglas-fir
Plantaginaceae	**Plantain Family**
Collinsia parviflora	Small-flowered collinsia
Plantago lanceolata	English plantain
Plantago major	Broadleaf plantain
Veronica anagallis-aquatica	Water speedwell
Poaceae	**Grass Family**
Agrostis stolonifera	Creeping bentgrass
Bromus commutatus	Meadow brome
Bromus diandrus	Ripgut grass
Bromus hordeaceus	Soft chess
Bromus sitchensis var. *carinatus*	California brome
Bromus tectorum	Downy brome
Cynosurus echinatus	Hedgehog dogtail
Dactylis glomerata	Orchard grass
Elymus glaucus subsp. *glaucus*	Blue wild rye
Elymus repens	Quack grass
Festuca idahoensis	Idaho fescue
Festuca myuros	Foxtail fescue
Melica subulata	Alaska melic
Phleum alpinum	Mountain timothy
Phleum pratense	Cultivated timothy
Poa bulbosa	Bulbous bluegrass
Poa compressa	Canadian bluegrass
Poa pratensis	Kentucky bluegrass
Stipa lettermanii	Letterman's needlegrass
Triticum aestivum	Wheat
Polemoniaceae	**Phlox Family**
Collomia grandiflora	Large-flowered collomia
Collomia heterophylla	Variable-leaved collomia
Microsteris gracilis	Slender phlox
Polygonaceae	**Buckwheat Family**
Polygonum aviculare subsp. *depressum*	Common knotweed
Rumex acetosella	Sheep sorrel

CHECKLIST OF VASCULAR PLANT SPECIES OBSERVED

Quincy Skilled Nursing Facility

Ranunculaceae	**Buttercup Family**
Ranunculus occidentalis	Western buttercup
Rhamnaceae	**Buckthorn Family**
Ceanothus integerrimus	Deer brush
Frangula purshiana	Cascara
Rosaceae	**Rose Family**
Drymocallis lactea var. *austinae*	Mountain cinquefoil
Drymocallis glandulosa	Sticky cinquefoil
Fragaria virginiana	Mountain strawberry
Geum macrophyllum	Large-leaved avens
Malus pumila	Apple
Poteridium annuum	Western burnet
Prunus cerasifera	Cherry plum
Prunus domestica	European plum
Prunus virginiana var. *demissa*	Western choke-cherry
Rosa sp.	Wild rose
Rubus laciniatus	Cut-leaf blackberry
Rubus parviflorus	Thimbleberry
Sorbus aucuparia	Rowan
Spiraea douglasii	Douglas' spiraea
Rubiaceae	**Madder Family**
Galium aparine	Cleavers
Galium parisiense	Wall bedstraw
Salicaceae	**Willow Family**
Salix sp.	Willow
Violaceae	**Violet Family**
Viola glabella	Stream violet
Viola sheltonii	Shelton's violet
Woodsiaceae	**Cliff Family**
Cystopteris fragilis	Fragile fern
Athyrium filix-femina var. *cyclosomum*	Western lady fern

Aquatic Resource Delineation Report

Quincy Skilled Nursing Facility Project
Plumas County, California

Prepared for:

Plumas District Hospital

July 2021
655-01

ENPLAN

3179 Bechelli Lane Suite 100
Redding, CA 96002

Quincy Skilled Nursing Facility Project
Aquatic Resource Delineation Report

Applicant/Landowner:
Plumas District Hospital
1065 Bucks Lake Road
Quincy, CA 95971
Attn: Darren Beatty, COO

Access:
The Quincy Skilled Nursing Facility project site is located in the community of Quincy, on the south side of Bucks Lake Road across from its intersection with Bellamy Lane. The site is 0.75 miles west of the intersection of Bucks Lake Road and Highway 70.

I. INTRODUCTION

The Plumas District Hospital (District) is proposing to construct a new skilled nursing facility in the community of Quincy. The new facility will replace the former Nursing and Rehabilitation Center that closed in 2015. The new facility would be situated directly across Bucks Lake Road from the Plumas District Hospital. The ±20,040 square-foot facility would consist of two one-story buildings joined by a pedestrian bridge, and would include 24 private and semi-private patient rooms with pharmaceutical service/storage space, dietary service space (including food storage, prep., and dining areas), activity programming space, common areas (including lobby and reception, spa and salon, consult/family room, and restrooms), administrative offices, housekeeping, storage, and employee dressing rooms, lockers, and staff lounge and necessary parking. An emergency access road would wrap around the entire facility. Other appurtenant improvements would include landscaping, concrete walkways, snow removal areas, one or two above-ground propane storage tanks, and storm water detention and drainage facilities.

As shown in **Figure 1** (**Appendix A**), the study area is situated in the community of Quincy, on the south side of Bucks Lake Road, west of Highway 70, in Section 15, Township 24 North, Range 9 East (U.S. Geological Survey, Quincy 7.5-minute quadrangle, 1994). The site ranges in elevation from approximately 3,445 to 3,470 feet above sea level. Land uses adjoining the study area are primarily commercial, rural residential, and timberland. The Plumas District Hospital and Church of Jesus Christ of Latter-Day Saints are located north of Bucks Lake Road, Gansner Creek and a single-family residence are to the east of the project site, and timberlands are present west and south of the project site.

The predominant community types in the study area are mixed conifer forest, a disturbed dry meadow, and riparian scrub. According to the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS, 2020), two soil units have been mapped within the study site (**Table 1**). Neither of the soil types is identified as hydric or as containing hydric inclusions. Locations of the soil units within the study area are shown in **Figure 2** (**Appendix A**).

Table 1
Summary of On-Site Soil Units

Map Symbol	Soil Unit Name	Hydric Soil?	Hydric Inclusions Present?	Hydric Criteria	Hydric Landforms
18	Forgay-Urban land complex, 0 to 5 percent slopes	N	N	—	—
222	Kistirn-Aiken-Deadwood families complex, 30 to 50 percent slopes	N	N	—	—

The climate of the project vicinity consists of warm, dry summers and cold, wet winters. Annual precipitation averages ±40.15 inches at Quincy, California (WRCC, 2020).

The U.S. Army Corps of Engineers' Antecedent Precipitation Tool (APT) was used as an indicator of climatic circumstances at the time of the field delineation. Rainfall conditions for the three months prior to the field date were calculated and compared to rainfall quantities during typical years. According to the APT, the field delineation was conducted during dryer than normal conditions (Deters, 2020). It is unlikely however, that these conditions were extreme enough to conflict with an accurate wetland delineation. The wetlands specialist is experienced with identifying wetland indicators (i.e., hydrology, soils, and vegetation) during diverse environmental conditions. Results produced by the APT are provided in **Appendix B**.

II. METHODOLOGY

Prior to undertaking the field study, National Wetlands Inventory maps (U.S. Fish and Wildlife Service, 2021) were reviewed to determine if any waters have been previously mapped on the study site. No wetland or stream features were mapped within the boundary of the proposed project. The nearest mapped feature is Gansner

Creek, a perennial stream located approximately 200 feet east of the project site. Gansner Creek is ultimately tributary to Spanish Creek.

The field investigation was conducted on May 7 and June 4, 2021. Field indicators were sufficient to identify the presence/absence of wetlands and other waters. The field investigation was conducted in accordance with technical methods outlined in the *Corps of Engineers Wetlands Delineation Manual* (U.S. Department of the Army, Corps of Engineers, 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Department of the Army, Corps of Engineers, 2010). Wetland determination forms were completed and are provided in **Appendix C**.

Scientific nomenclature for plants cited in this report is in accordance with *The Jepson Manual* (Baldwin et al., 2012). The indicator status of plants in this report is in accordance with the National Wetland Plant List (U.S. Department of the Army, Corps of Engineers, 2018).

The wetland boundary was flagged in the field. The flagged boundary was then surveyed by a licensed land surveyor. The surveyed boundary coordinates were then downloaded into QGIS for mapping and acreage calculations.

III. RESULTS

As a result of the field delineation effort, two features were identified: a riparian scrub wetland and a roadside ditch (**Figure 3, Appendix A**). The 0.22-acre riparian wetland is a perennial, or near perennial, spring-fed feature. The spring originates just south of the study area boundary and flows to the north. During the 2021 field visits, surface water was observed in the approximate upper 75 percent of the 290-foot-long feature. All water appears to percolate back into the ground. A low berm is present at the northern end of the feature; moist soil and evidence of ponding was observed upslope of the berm, but there was no evidence of a surface connection (or subsurface connection) to the roadside ditch about 50 feet north of the wetland. The wetland supports both herbaceous and shrubby plant species, including big-leaved sedge (OBL), green-sheath sedge (FACW), fragile-sheath sedge (FAC), Baltic rush (FACW),

willow (probably *Salix lasiolepis*; FACW), Douglas' spiraea (FACW), common camas (FACW), and others.

The 0.03-acre roadside ditch is a constructed feature that intercepts sheet-flow runoff from abutting uplands to the south of the ditch. The ditch flows to the west-northwest along Bucks Lake Road. About 30 feet west of the project site, flow enters a culvert under Bucks Lake Road and enters another constructed ditch on the opposite side of the road. This ditch directs flow west and north around the Church of Jesus Christ of Latter-Day Saints and then dissipates into uplands. Under flood conditions, Gansner Creek overflows its banks, and the excess flow enters the roadside ditch. Due to limited culvert capacity at the dental clinic driveway, some of the flood water crosses Bucks Lake Road near the main entrance to the hospital.

Representative photos of the two features are presented in **Appendix D**. A table identifying the Cowardin types is provided in **Appendix E**.

IV. CONCLUSION

Neither the on-site riparian wetland nor the roadside ditch appears to be subject to federal jurisdiction under the Navigable Waters Protection Rule. Neither feature has direct connectivity to federally regulated waters, and the ditch is constructed wholly in uplands and (except during infrequent floods) receives only sheet-flow from adjoining uplands. The State of California claims jurisdiction over all surface waters, which would include both the wetland and roadside ditch.

The extent of federal jurisdiction will be determined by Corps staff in accordance with the Navigable Waters Protection Rule (or other rules that are in effect at the time of determination). The extent of state jurisdiction will be determined by Water Board staff, in accordance with the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State.

V. REFERENCES

Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors. 2012. The Jepson Manual: Vascular Plants of California, second edition. University of California Press, Berkeley.

Deters, J. Antecedent Precipitation Tool (APT) - v 1.0.13. U.S. Army Corps of Engineers; accessed January 2021. <*https://github.com/jDeters-USACE/Antecedent-Precipitation-Tool/releases/tagv.1.0.13*>.

U.S. Department of the Army, Corps of Engineers. 1987. Corps of Engineers Wetland Delineation Manual. Technical Report Y-87-1. National Technical Information Service, Springfield, Virginia.

_____. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Regions*. U.S. Army Engineer Research and Development Center, Vicksburg, MS.

_____. 2018. National Wetland Plant List, version 3.4. Accessed May 2021. *<http://wetland-plants.usace.army.mil/>.*

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS). 2020. Web Soil Survey, accessed June 2021. *<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.*

U.S. Environmental Protection Agency. 2020. The Navigable Waters Protection Rule: Definition of "Waters of the United States." Federal Register 85(77): 22250-22342, accessed June 2021. *<https://www.federalregister.gov/documents/2020/04/21/2020-02500/the-navigable-waters-protection-rule-definition-of-waters-of-the-united-states>.*

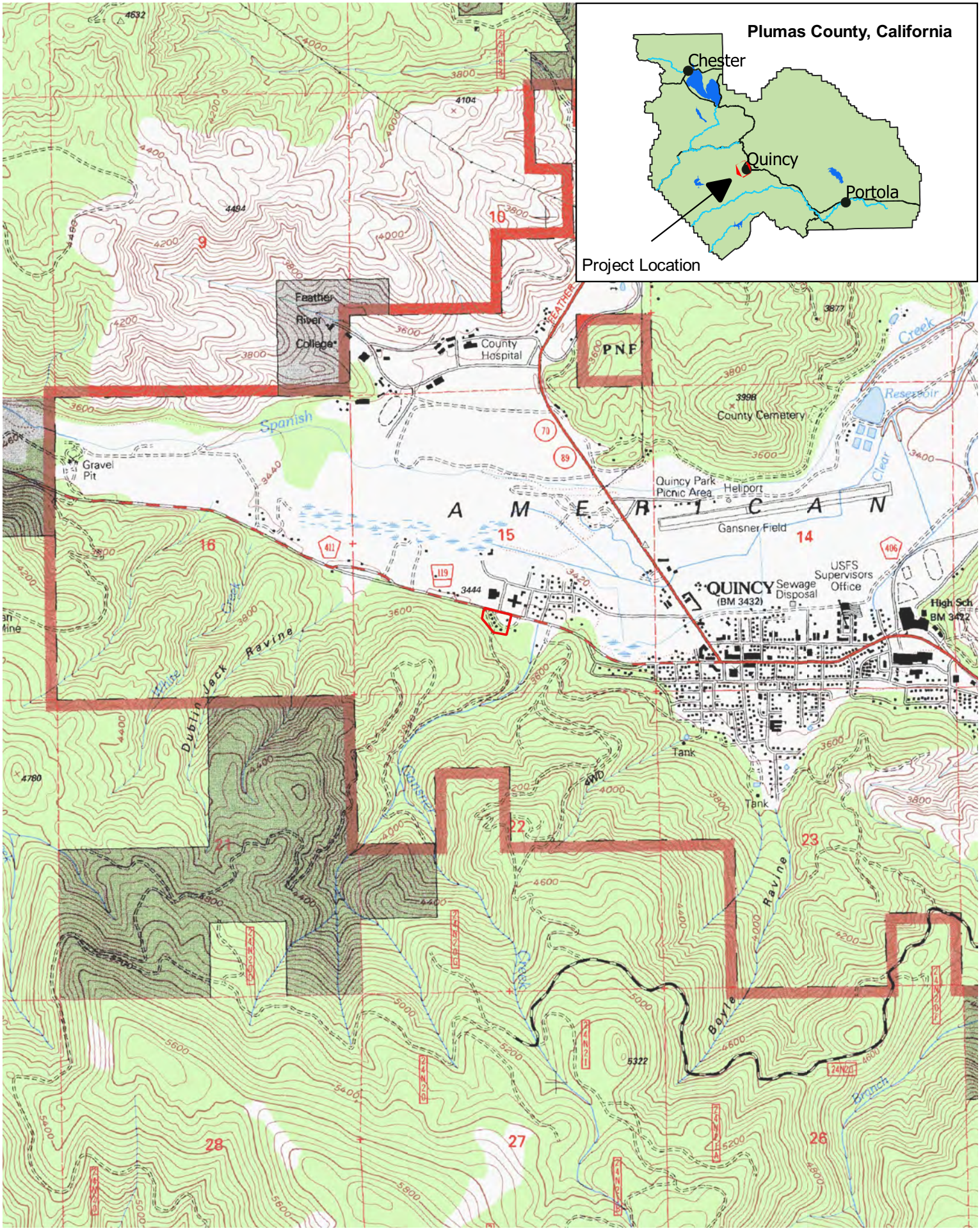
U.S. Fish and Wildlife Service. National Wetlands Inventory Wetlands Mapper, accessed June 2021. *<http://www.fws.gov/wetlands/Data/Mapper.html>.*

U.S. Geological Survey. 1994. Quincy, California, 7.5-minute quadrangle sheet.

Western Regional Climate Center. 2021. Quincy, California (047195). <QUINCY, CALIFORNIA - Climate Summary (dri.edu) >.

APPENDIX A

Figures



Path: \\nas-enplan.enplan.local\shared\companyfiles\01-Jobs Active\655-01 Quincy Skilled Nursing Facility\3-Project GIS\3-Map

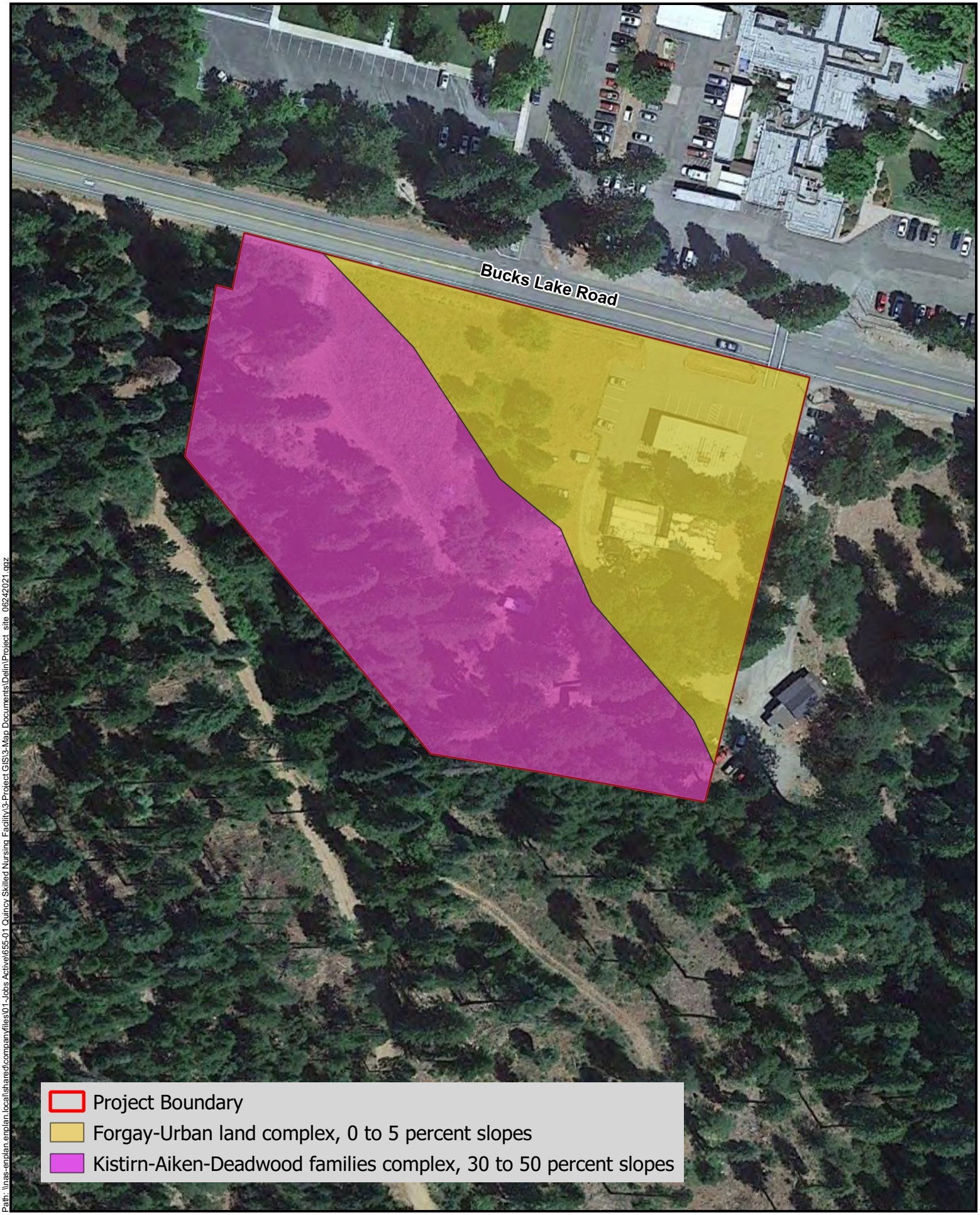
0 0.25 0.5 mi

All depictions are approximate. Not a survey product. 06.28.21

Figure 1

Project Vicinity

ENPLAN



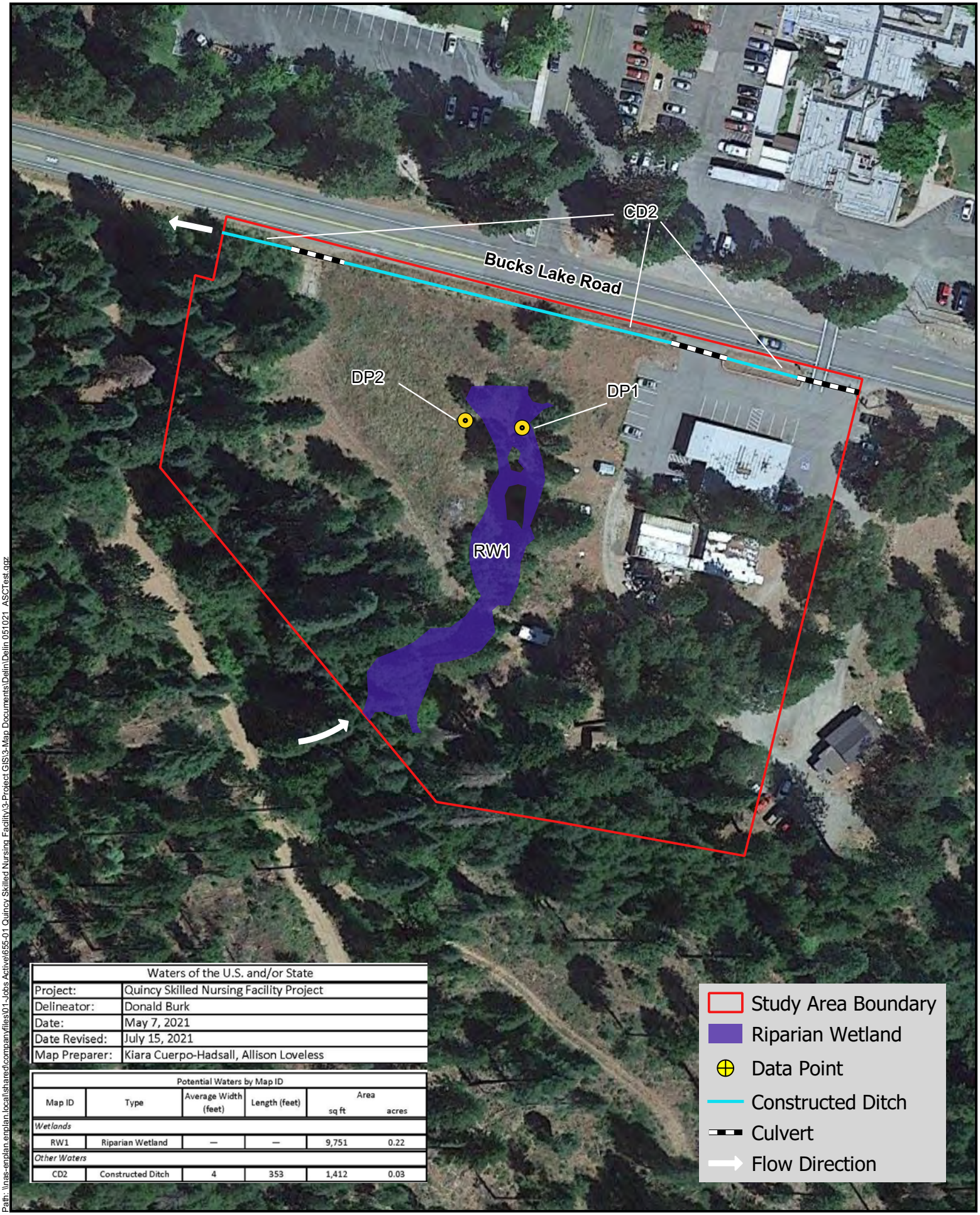
Path: \\nas-enplan.enplan.local\shared\companyfiles\01-Jobs Active\655-01 Quincy Skilled Nursing Facility\3-Project GIS\3-Map Documents\Delin\Project site_06242021.qgz

All depictions are approximate. Not a survey product. 07.02.21

0 75 150 Feet

Figure 2
Project Soils

ENPLAN



Waters of the U.S. and/or State	
Project:	Quincy Skilled Nursing Facility Project
Delineator:	Donald Burk
Date:	May 7, 2021
Date Revised:	July 15, 2021
Map Preparer:	Kiara Cuerpo-Hadsall, Allison Loveless

Potential Waters by Map ID

Map ID	Type	Average Width (feet)	Length (feet)	Area sq ft	Area acres
Wetlands					
RW1	Riparian Wetland	—	—	9,751	0.22
Other Waters					
CD2	Constructed Ditch	4	353	1,412	0.03

Study Area Boundary
Riparian Wetland
Data Point
Constructed Ditch
Culvert
Flow Direction

0 50 100 Feet

All depictions are approximate. Not a survey product. 07.20.21

Figure 3
Aquatic Resource Delineation Results

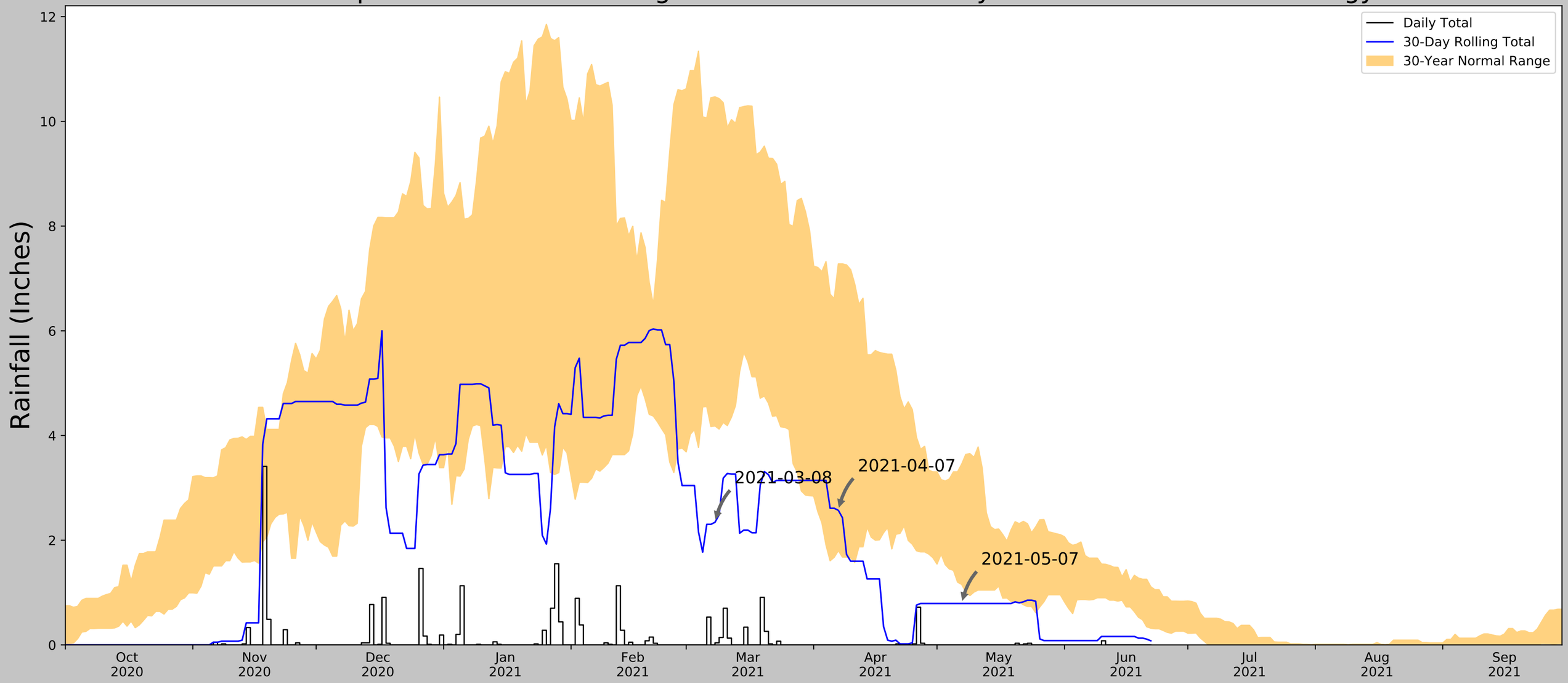
ENPLAN

Path: \\nas-enplan.enplan.local\shared\companyfiles\01-Jobs Active\655-01 Quincy Skilled Nursing Facility\3-Project GIS\3-Map Documents\Delin\Delin 051021 ASCTest.qgz

APPENDIX B

Antecedent Precipitation Tool Results

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	39.93898358, -120.96281749
Observation Date	2021-05-07
Elevation (ft)	3448.02
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Wet Season

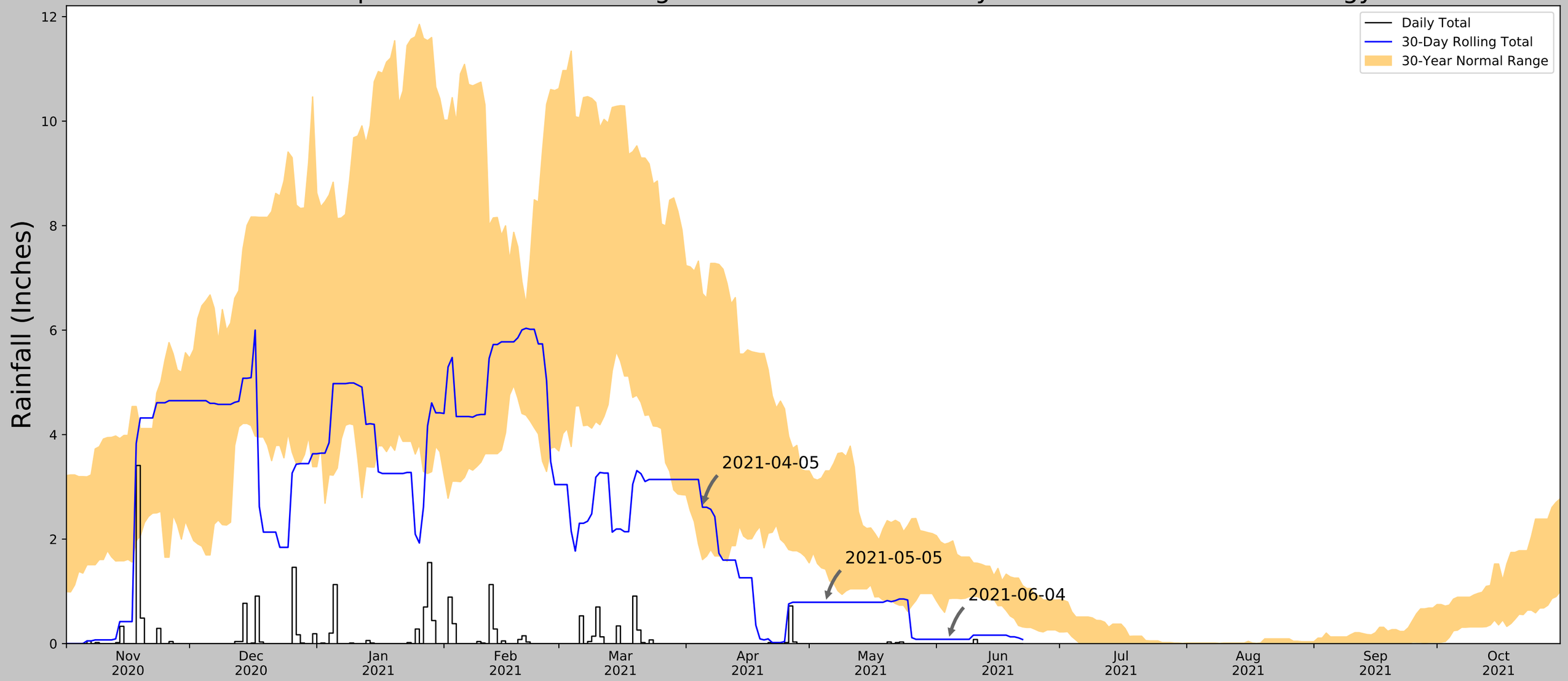
30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-05-07	1.155512	3.451969	0.791339	Dry	1	3	3
2021-04-07	1.801575	7.277953	2.570866	Normal	2	2	4
2021-03-08	4.183465	10.469292	2.34252	Dry	1	1	1
Result							Drier than Normal - 8

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
QUINCY	39.9367, -120.9475	3419.948	0.827	28.072	0.395	10316	90
QUINCY 2.3 E	39.9384, -120.905	3473.097	3.063	25.077	1.455	3	0
GREENVILLE	40.1408, -120.9506	3589.895	13.959	141.875	8.262	638	0
STRAWBERRY VALLEY	39.5631, -121.1078	3808.071	27.089	360.051	21.943	143	0
DOWNIEVILLE	39.5633, -120.8239	2915.026	26.986	532.994	26.527	40	0
CANYON DAM	40.1706, -121.0886	4560.04	17.331	1112.02	27.071	213	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	39.93898358, -120.96281749
Observation Date	2021-06-04
Elevation (ft)	3448.02
Drought Index (PDSI)	Extreme drought (2021-05)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-06-04	0.861024	1.92441	0.082677	Dry	1	3	3
2021-05-05	1.425197	3.305906	0.791339	Dry	1	2	2
2021-04-05	1.60748	6.699213	2.610236	Normal	2	1	2
Result							Drier than Normal - 7

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
QUINCY	39.9367, -120.9475	3419.948	0.827	28.072	0.395	10316	90
QUINCY 2.3 E	39.9384, -120.905	3473.097	3.063	25.077	1.455	3	0
GREENVILLE	40.1408, -120.9506	3589.895	13.959	141.875	8.262	638	0
STRAWBERRY VALLEY	39.5631, -121.1078	3808.071	27.089	360.051	21.943	143	0
DOWNIEVILLE	39.5633, -120.8239	2915.026	26.986	532.994	26.527	40	0
CANYON DAM	40.1706, -121.0886	4560.04	17.331	1112.02	27.071	213	0

APPENDIX C

Wetland Determination Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Quincy Skilled Nursing Facility City/County: Quincy/Plumas Sampling Date: 05/07/2021

Applicant/Owner: Plumas Hospital District State: CA Sampling Point: DP1

Investigator(s): D. Burk Section, Township, Range: S15, T24N, R9E

Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR): D Lat: 39.93898892 Long: -120.96270891 Datum: WGS84

Soil Map Unit Name: Forgay-Urban land complex, 0-5% slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.) Drier than normal

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? No Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X	No _____	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: 5'x5')			
1. *Spiraea douglasii*	2	Y	FACW
2. *Pinus ponderosa*	1	N	FACU
3. *Salix* sp.	7	Y	FACW
4.			
5.			
	10 = Total Cover		
Herb Stratum (Plot size: 5'x5')			
1. *Juncus balticus*	10	Y	FACW
2. *Carex feta*	30	Y	FACW
3. *Poa compressa*	10	Y	FACU
4. *Drymocallis glandulosa*	5	N	FACU
5. *Ranunculus occidentalis*	3	N	FACW
6. *Achillea millefolium*	3	N	FACU
7. *Hypericum anagalloides*	5	N	OBL
8. *Hypericum perforatum*	1	N	FACU
9. *Solidago* sp.	5	N	FACU
10.			
11.			
	72 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 25 - Duff

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ 5 - Wetland Non-Vascular Plants[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	7.5 YR 2/1	100					Rocky clay loam	
8-16	10 YR 5/2	100					Gravelly clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks: Depleted below dark surface: at least 60% with chroma of 2 or more beginning within 12 inches of the surface, with a thickness of at least 6 inches. The layer above the depleted matrix has a value of 3 or less and a chroma of 2 or less.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): 8

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Surface water 1 foot away, but no ponding in test pit.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Quincy Skilled Nursing Facility City/County: Quincy/Plumas Sampling Date: 05/07/2021

Applicant/Owner: Plumas Hospital District State: CA Sampling Point: DP2

Investigator(s): D. Burk Section, Township, Range: S15, T24N, R9E

Landform (hillslope, terrace, etc.): gentle slope Local relief (concave, convex, none): none Slope (%): 3

Subregion (LRR): D Lat: 39.93898358 Long: -120.96281749 Datum: WGS84

Soil Map Unit Name: Forgay-Urban land complex, 0-5% slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.) Drier than normal

Are Vegetation _____, Soil X, or Hydrology _____ significantly disturbed? Yes Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks: The soil is disturbed by past land uses; there is much fill present.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30'x30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus ponderosa*	25	Y	FACU
2. *Prunus* sp.	7	Y	UPL
3.			
4.			
	32 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 5'x5')			
1. *Erigeron inornatus*	10	Y	UPL
2. *Bromus hordeaceous*	5	N	FACU
3. *Tragopogon dubius*	1	N	UPL
4. *Cichorium intybus*	1	N	FACU
5. *Ranunculus occidentalis*	1	N	FACW
6. *Collinsia parviflora*	1	N	UPL
7. *Lupinus albicaulis*	20	Y	UPL
8. *Rumex acetosella*	1	N	FACU
9.			
10.			
11.			
	40 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 1	x 2 = 2
FAC species 0	x 3 = 0
FACU species 32	x 4 = 128
UPL species 39	x 5 = 195
Column Totals: 72 (A)	325 (B)

Prevalence Index = B/A = 4.5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	7.5 YR 3/2	95	7.5 YR 4/2	5	C	M	Very gravelly loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No indicators of hydrology.

APPENDIX D

Representative Photos

Project site from north of Bucks Lake Road, view to southeast.

Roadside ditch from dental clinic driveway, view to west-northwest

Riparian wetland; DP1

DP2; upland pair point

APPENDIX E

Onsite Waters by Cowardin Type

Waters_Name	State	Cowardin_Code	Meas_Type	Amount	Units	Waters_Type	Latitude	Longitude
RW1	CALIFORNIA	RP2EM	Area	9751	SQ_FT	B1WETNONADJ	39.93898892	-120.96270891
CD2	CALIFORNIA	U	Area	1412	SQ_FT	B5DITCH	39.93926080	-120.96292550

7 May 2021

Rebecca Herrin
Plumas County Planning and Building Services
555 Main Street
Quincy, CA 95971

COMMENTS ON SPECIAL USE PERMIT U 4-20/21-15, APN 115-210-019-000 AND 115-210-009-000, QUINCY, PLUMAS COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 29 April 2021, we received your request for comments on Use Permit U 4-20/21-15, Plumas District Hospital Health Service (Project).

The proposed project involves the construction and use of an approximately 25,000 square foot single- and two-story building for use as a skilled nursing facility operated by Plumas Hospital District. The property is a level, approximately 2.93-acre site. The proposed use includes a total of 21 private and semi-private patient rooms with 24 beds, and support spaces, including laundry, food preparation and food storage areas, as well as an administrative two-story "chalet" comprised of a lobby and reception area, storage and office space, employee dressing rooms, lockers and staff lounge, a nurses station, pharmaceutical service/storage space, a family consult room, and common dining and activity areas. An onsite surface parking lot containing 27 parking spaces is proposed. The Project site is located on the south side of Bucks Lake Road in Quincy, directly across from the Plumas District Hospital at 1065 Bucks Lake Road.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must

EXH. 8

submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website Water Boards Stormwater Construction Permits (https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: mp

Herrin, Becky

From: Sean G. Herman <SHerman@hansonbridgett.com>
Sent: Tuesday, July 6, 2021 7:02 PM
To: Herrin, Becky
Subject: RE: PDH Skilled Nursing facility

Thanks, Becky.

From: Herrin, Becky <BeckyHerrin@countyofplumas.com>
Sent: Tuesday, July 6, 2021 2:35 PM
To: Sean G. Herman <SHerman@hansonbridgett.com>
Subject: [EXTERNAL] FW: PDH Skilled Nursing facility

Hi Sean,
Comment from the CSD.
Becky

From: Katie Nunn <Katie@americanvalleycsd.com>
Sent: Tuesday, July 6, 2021 2:27 PM
To: Herrin, Becky <BeckyHerrin@countyofplumas.com>
Subject: RE: PDH Skilled Nursing facility

Thank you Becky.

The comment from the District is that there may be a need for wastewater collection improvements to accommodate this project.

Please let me know if you need anything further.

Thank you,
Katie

From: Herrin, Becky [mailto:BeckyHerrin@countyofplumas.com]
Sent: Tuesday, July 6, 2021 2:06 PM
To: Katie Nunn <Katie@americanvalleycsd.com>
Subject: PDH Skilled Nursing facility

Good afternoon, Katie,
I hope you had a great holiday weekend.
I sent out a preliminary review request regarding the PDH Skilled Nursing facility special use permit on April 26th. Did the District wish to comment?
Thanks,
Becky

EXH. 9

PLUMAS COUNTY PLANNING & BUILDING SERVICES
555 Main Street, Quincy, CA 95971 www.countyofplumas.com
(530) 283-7011

DATE: 26 April 2021

TO: CALFIRE

FROM: Rebecca Herrin, Assistant Planning Director

RE: Preliminary Review & Consultation
Special Use Permit
U 4-20/21-15
Plumas District Hospital
Health Service (PCC 9-2.242)

We have received an application from Plumas District Hospital for a skilled nursing facility involving health service with a residential component. This project is located at 1060 and 1160 Bucks Lake Road, Quincy, unincorporated Plumas County, CA; APNs 115-210-019-000 and 115-210-009-000; T24N/R9E/Sec.15, MDM.

Enclosed is information on this project. I am reviewing this project to determine if the application is complete and to determine if the project may have a significant effect on the environment. I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. **If you need more information, let me know. Please be as specific as you can, as that will assist me in obtaining information you might need.**

If you have no comment on this project, I would appreciate being told. Return of this memo with a "no comment" written on it will do. **Please respond by May 17, 2021,** whether or not you have a comment. If you intend to respond but cannot do so by **May 17, 2021,** please call me at (530) 283-6213.

Thank you for your assistance.

No Comment JG

EXH. 10

PLUMAS COUNTY DEPARTMENT OF PUBLIC WORKS

1834 East Main Street, Quincy, CA 95971 – Telephone (530) 283-6268 Facsimile (530) 283-6323
John Mannle, P.E., Asst. Director Joe Blackwell, Deputy Director

Memorandum

Date: September 3, 2021

To: Becky Herrin, Assistant Planning Director

From: John Mannle, Public Works Director

Re: Response to Additional Information outlined in letter from Sean G. Herman dated July 27, 2021 RE: Special Use Permit from Plumas District Hospital to establish Health Services – U 4-20/21-15

The Department of Public Works has reviewed the submitted information and offers the following comments.

1. Offset intersections have the potential to increase traffic conflicts. Therefore, the access driveway to the Skilled Nursing Facility and the PDH campus north of Bucks Lake Road shall be aligned. In addition, the current intersection alignment does not match the pedestrian crosswalk striping and should either be aligned to the paint or the project should include removal and restriping of the cross walk. The site plan should also show the location and preservation of the illuminated crosswalk signage.

2. Access and drainage facilities are bisected by the north/south property line separating the property to the east. As such, access and drainage easements should be prepared and recorded between the subject property and the property located immediately to the east.

3. The size of all new culverts should be depicted on the plan set and based on the drainage analysis prepared by the applicant's engineer.

4. The existing driveway located approximately 50 feet west of the new east side entrance shall be removed and regraded to match the existing flow line.

5. The new west driveway connects to Bucks Lake Road at the location of an existing culvert that crosses Bucks Lake Road. It is unclear from the plans how this culvert is intended to function. The applicant's engineer shall provide a plan explaining the functionality of this culvert. If the culvert is to be relocated, the applicant's engineer shall provide a suitable location based on the drainage analysis provided.

6. The Department of Public Works concurs with the ADT estimate provided by the applicant. The ADT estimate represents an approximately 1.5% increase for this segment of Bucks Lake Road under pre-Covid conditions. The Plumas County Regional Transportation Plan projects an average annual ADT growth of approximately 1%. No further traffic studies are required.

If you have questions concerning this memorandum, please contact Jim Graham at (530) 283-6169.

John Mannle, Director
Department of Public Works

EXH. 11