

**NEVADA COUNTY, CALIFORNIA
INITIAL STUDY**

**receives full report, others receive NOA/NOI only with report available online.*

TO:

Building Department	Higgins Fire Protection District
Environmental Health Department	Department of Fish and Wildlife
Economic Development Office	State Lands Commission
DPW Engineering, Transit Services	PG&E
Department of Sanitation	Northern Sierra AQMD
Principal Planner, Tyler Barrington	Nevada Irrigation District
Supervisor Ed Scofield, District II	Shingle Springs Band of Miwok Indians
Commissioner Laura Duncan, District II	UAIC
CEO – Alison Lehman	Nevada City Rancheria
COB – Jeff Thorsby	Tsi Akim Maidu
Fire Protection Planner, Scott Eckman	Central Valley Water Quality Control Board
Bear Yuba Land Trust	CNPS Redbud
General Plan Defense Fund	Keep Nevada County Rural

Date: August 11, 2023

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File Number(s): PLN22-0230; AAP22-0005; EIS20-0015

Assessor's Parcel Numbers: 021-010-012

Applicant/Owner: Sean Bothelio
Lake of the Pines
11665 Lake Shore North
Auburn, California 95602

Zoning District: R1-X-PD (Single-Family Residential Planned Development with limitations on further subdivision)

General Plan Designation: PRC (Planned Residential Community)

Project Location: 11665/11685 Lakeshore North, Auburn California 95603. The project site is located approximately 0.6-miles south of Magnolia Road and 1.5 miles east of California State Highway 49, within the Lake of the Pines Community Region.

Project Description: The project is an application to the Zoning Administrator for an Amendment to an Approved Permit (AAP22-0005) proposing to demolish the building referred to as the ‘yacht club’ that was approved by U80-038 and replace it with a 3,558 square foot family pavilion with 2,634 square feet of outdoor use area in approximately the same footprint as the yacht club. The family pavilion project includes a reconfiguration of a portion of the existing parking lot and new landscaping around the vicinity of the building. The family pavilion is proposed to be used for conference meetings, weekly scheduled classes and clubs, an activity center for kids, and the occasional event. The existing main club house will not be affected by this project.

Project Site and Surrounding Land Uses:

The project parcel is approximately 5.3-acres in size and is located in Western Nevada County on the northern side of the Lake of the Pines at an elevation of approximately 1,537 feet above mean sea level. The project parcel is zoned R1-X-PD (Single-Family Residential Planned Development with limitations on further subdivision) but was developed as a recreation parcel to support the Lake of the Pines golf course and Planned Residential Community. The concept for the property was originally approved in January 1967 with a Use Permit (U66-60/U66-61). The project parcel is disturbed with contemporary activity, including tennis courts, a swimming pool, the clubhouse, the existing yacht lounge, a marina, a beach, parking, and other related structures. There are large parking areas and landscaping throughout the property. The project parcel is bordered by the Lake of the Pines to the south, which is a flood-controlled lake, and the site does not contain any areas within a floodplain. The parcel to the north is another recreation-oriented parcel and contains a golf course pro-shop, locker rooms, portions of a golf course, and parking. Because the parcel is within the Lake of the Pines Planned Residential Community (PRC) it is surrounded by parcels that have been developed with single-family residential homes. Figure 1 shows the subject project parcel, surrounding properties and the zoning of the area.



Figure 1- Zoning, Noticed Parcels and Vicinity Map

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

1. Grading/Building Permits- Nevada County Building Department (530) 265-1222
2. Stormwater Pollution Prevention Plan – Nevada County Department of Public Works

Relationship to Other Projects: On October 2, 1980, the Nevada County Board of Zoning Administration approved the existing 1,300 square-foot “yacht lounge” building under Use Permit U08-038 as a multi-purpose snack bar/meeting room/cabana building. It is still used as a multi-purpose meeting room and lounge. On October 6, 2010 the Nevada County Zoning Administrator approved an amendment (AP10-001) to Use Permit U80-038 that authorized an as-built 800 square-foot deck, which is an addition to the previously permitted 1,300 square-foot yacht lounge structure. On February 16, 2023 a building permit (223238) for the redesign of the main beach and playground was issued. This building permit included installing a new lawn, retaining walls, concrete mow strips, relocating a swing set, gravel installation, fence replacement, and shade structure installation.

Tribal Consultation: California Native American Tribes with potential ancestral land within the Parcel were routed the project during distribution in January of 2023. Comments were not received from the Nevada City Rancheria Nisenan Tribe, T’si Akim Maidu, or the United Auburn Indian Community of the Auburn Rancheria. However, the Shingle Springs Band of Miwok Indians responded and stated that they are not aware of any cultural resources on the site. The California Native American Tribes will be sent a Notice of Availability for Public Review and Notice of Intent to Adopt a Mitigated Negative Declaration for this project, which will allow the California Native American Tribes the opportunity to comment on the analysis of environmental impacts. Mitigation has been included in Sections 5 and 18 of this initial study to address a plan for further consultation, if needed.

SUMMARY OF IMPACTS and PROPOSED MITIGATION MEASURES

Environmental Factors Potentially Affected:

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

—	1. Aesthetics	—	2. Agriculture / Forestry Resources	✓	3. Air Quality
✓	4. Biological Resources	✓	5. Cultural Resources	—	6. Energy
✓	7. Geology / Soils	—	8. Greenhouse Gas Emissions	—	9. Hazards / Hazardous Materials
—	10. Hydrology / Water Quality	—	11. Land Use / Planning	—	12. Mineral Resources
✓	13. Noise	—	14. Population / Housing	—	15. Public Services

—	16. Recreation	—	17. Transportation	✓	18. Tribal Cultural Resources
✓	19. Utilities / Service Systems	—	20. Wildfire	✓	21. Mandatory Findings of Significance

Summary of Impacts and Recommended Mitigation Measures:

3. **AIR QUALITY:** To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required:

Mitigation Measure 3A: Implement dust control measures. Prior to the approval of any Grading or Building Permits, to reduce short-term construction impacts, all future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
4. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans

Reporting: Approval of the grading permit and improvement plans

Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3B: Minimize Construction Equipment Idling. In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: “During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor.”

Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans*

Reporting: *Planning Department approval of Grading Permits or Building Permits / Complaint driven*

Responsible Agencies: *Planning and Building Department, Code Compliance Division*

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal. Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.

Timing: *Prior to issuance of Grading Permits, Building Permits or Improvement Plans and during construction*

Reporting: *Approval of the grading permit and improvement plans*

Responsible Agency: *Northern Sierra Air Quality Management District*

Mitigation Measure 3D: Comply with the Asbestos Airborne Toxic Control Measure (ACTM) for construction. If serpentine, ultramafic rock, or naturally occurring asbestos is discovered during construction or grading, the Northern Sierra Air Quality Management District shall be notified no later than the following business day and specific requirements contained in Section 93105 of Title 17 of the California Code of Regulations shall be strictly complied with. This measure shall be included as a note on all grading and improvement plans.

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

Reporting: *Approval of the grading permit and improvement plans*

Responsible Agency: *Northern Sierra Air Quality Management District*

4. **BIOLOGICAL RESOURCES:** To reduce potential construction impacts to biological resources, the following mitigation measures are required:

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

If any active nests are located onsite, an appropriate no disturbance buffer zone shall be established around the nests, as determined by the qualified biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or until the young have successfully fledged. Buffer zones are 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found in areas of work, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce

the buffer depending on the species and daily monitoring is required to ensure that the nest is not disturbed, and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied.

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

Reporting: *Approval of the grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

Mitigation Measure 4B: Protection of aquatic resources. The following shall be noted on future improvement plans and be implemented during construction. The contractor shall exercise reasonable precaution to protect these aquatic resources as well as adjacent non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutants such as oil, cement and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off of the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.

Timing: *During construction*

Reporting: *Noted on grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

Mitigation Measure 4C: Refueling buffers. The following shall be noted on future improvement plans and be implemented during construction. No equipment or vehicle maintenance or refueling shall occur within the 100-foot non-disturbance buffers measured from the highwater mark of the lake (1507 feet in elevation). The contractor shall immediately contain and clean up any petroleum or other chemical spills.

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

Reporting: *Noted on grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

Mitigation Measure 4D: Erosion control. Prior to construction, install the erosion control measures, including the weed-free wattles on the downhill sides of the construction areas adjacent to the beach, as shown on sheet C6 of the 6/15/2023 site plans.

Timing: *Prior to construction*

Reporting: *Noted on grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

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

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Human Remains, Cultural Resources or Paleontological Resources are Discovered during Project Construction. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following: All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work within 100 feet shall be halted immediately and the Nevada County Planning Department shall be

contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the immediate vicinity of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.

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

Reporting: *Planning Department Approval of Grading and Construction Permits. If Discovered, Refer to the MM5A for Specific Requirements*

Responsible Agency: *Planning Department*

7. **GEOLOGY / SOILS:** To mitigate potentially adverse soils or erosion impacts from project grading and construction, the following mitigation measures in addition to Mitigation Measure 5A shall be required:

Mitigation Measure 7A: Prepare and Implement an Erosion and Sediment Control Plan. Complete erosion control, grading, drainage, construction and utility plans shall be submitted for review at time of building/grading permit submittal in conformance with Nevada County Land-Use Code Chapter V.

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

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

Responsible Agency: *Planning Department and Building Department*

Mitigation Measure 7B: Implement the recommendations of the Geotechnical Engineering Report. Prior to issuance of a Grading Permit or Building Permit, two sets of wet stamped/signed final Geotechnical Engineering Report shall be submitted to the Nevada County Building Department, and recommendations of the report shall be followed for all subsequent grading and structural work. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.

Timing: *Prior to issuance of the Grading Permit and improvement plans*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Department of Public Works, Building Department*

Mitigation Measure 7C: Limit the grading season. Grading plans shall include the time of year for construction activities. No grading shall occur after October 15 or before May 1 unless the Chief Building Inspector or his/her authorized agent determines project soil conditions to be adequate to accommodate construction activities.

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

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Building Department*

13. **NOISE**: To reduce potentially significant impacts associated with construction noise, the following mitigation measure shall be noted on improvement plans:

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During grading and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday - Saturday. Prior to issuance of grading and building permits, improvement plans shall reflect hours of construction.

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

Reporting: Agency approval of permits or plans

Responsible Agency: Planning Department

18. **TRIBAL CULTURAL RESOURCES**: To offset potentially adverse cultural or historical resource impacts associated with the construction activities, the following mitigation measures shall be required and shall be included as notes on all future site plans:

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: Prior to Issuance of grading/improvement/building permits and throughout construction

Reporting: Planning Department Approval of Grading and Construction Permits

Responsible Agency: Planning Department

Mitigation: See Mitigation Measure 5A.

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

Mitigation Measure 19A: Appropriately dispose of toxic waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of grading or improvement permits and during construction*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Nevada County Planning Department*

Mitigation Monitoring Matrix:

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Northern Sierra Air Quality Management District	Prior to issuance of improvement permits and during construction
3B	Planning Department Code Compliance	Prior to issuance of improvement permits and during construction
3C	Northern Sierra Air Quality Management District	Prior to issuance of improvement permits and during construction
3D	Northern Sierra Air Quality Management District	Prior to issuance of improvement permits and during construction
4A	Planning Department	Prior to issuance of grading or improvements permits and during construction
4B	Planning Department	Prior to Building Permit or Grading Permit issuance and during construction
4C	Planning Department	During Construction
4D	Planning Department	Prior to construction
5A	Planning Department	Prior to issuance of improvement permits and during construction
7A	Planning Department, Building Department	Prior to issuance of improvement permits and during construction
7B	Department of Public Works, Building Department	Prior to issuance of improvement permits and during construction
7C	Building Department	Prior to issuance of improvement permits and during construction
13A	Planning Department and Code Compliance	Prior to issuance of grading or improvement permits and during construction
18A	Planning and Building Department	Prior to issuance of grading or improvement permits and during construction
19A	Planning Department	Prior to issuance of grading or improvement permits and during construction

INITIAL STUDY AND CHECKLIST

Introduction

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

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

1. AESTHETICS

Existing Setting: The project parcel is approximately 5.3-acres in size and is located in Western Nevada County on the northern side of the Lake of the Pines at an elevation of approximately 1,525 feet above mean sea level. The project parcel was developed as a recreation parcel to support the Lake of the Pines golf course and Planned Residential Community. The project parcel is developed with contemporary activity, including tennis courts, a swimming pool, the clubhouse, the existing yacht lounge, a marina, a beach, parking, and other related structures. There are large parking areas and landscaping throughout the property. The parcel has some small rolling hills, but the project area itself is mostly flat. The project parcel is bordered by the Lake of the Pines to the south which is the lake in the middle of the PRC that is bordered by single family homes. The parcel to the north is another recreational oriented parcel and contains a golf course pro-shop, locker rooms, portions of a golf course, and parking. The proposed family pavilion would replace the existing yacht lounge which is a 1,300 square foot building that was permitted in 1980. The existing yacht lounge is a flat roofed rectangular building that is painted beige.

Except as provide in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect on a scenic vista?			✓		A, L
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓		A, L,1
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public			✓		A

Except as provide in Public Resources Code Section 21099, would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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?			✓		A, 2

Impact Discussion:

1a-c: The view of the lake can be considered a scenic view and the existing yacht lounge built on the shoreline detracts from the view due to the moderate state of dilapidation. The replacement of the old yacht lounge with the modern family pavilion would be an improvement and would result in a more attractive parcel overall. The design of the modern family pavilion is substantially consistent with the design guidelines of the Western Nevada County Design Guidelines because it establishes the pavilion as a prominent building appropriate for its use due to the spacious and welcoming entry way, wrap around balcony, and outdoor public gathering areas. Additionally, the project meets other design guidelines by using appropriate building materials such as heavy timber and river rock, and using windows, roof overhangs, balconies, rock siding, and doors to reduce the visual impact of the building. The project parcel is near a Scenic Corridor (SC) combining district but is not within the boundaries, so the SC standards do not apply. Additionally, the project is not within the nearby area that is subject to the design standards specified in the Greater Higgins Area Plan. The project parcel is 1.5 miles away from California State Highway 49, which is eligible but not officially designated as a scenic highway. Vegetation, structures, and topography block the view of the project parcel, so it is not visible from California State Highway 49. Due to a lack of visibility from a highway with an official scenic designation, there will be no impact on a state scenic highway. The Lake of the Pines is a private Planned Residential Community that restricts access to the public so the development of the family pavilion would not impact the public views of the site. Thus, as proposed, the project would not result in demonstrable negative aesthetic impacts on scenic vistas or public views, nor would it degrade the existing visual character or quality of the site and its surroundings; therefore, the project is anticipated to result in a *less than significant* impact to these aesthetic features.

1d: The proposed family pavilion would include 28 exterior lights installed along the perimeter of the building. 13 of the proposed lights emit upwards and downwards directed façade lighting. Section 4.2.8.D.4 states that “Façade lighting may be approved only when it is determined that it is compatible with the level of lighting in the immediate area and where it will not generate excessive illumination, skyglow or glare.” Overall, the proposed lights are generally small and appear to be compatible with the surrounding area. However, the 13 lights that will emit upcast façade lighting are not compatible with section 4.2.8 of the LUDC which states that all outdoor light fixtures shall be fully shielded and downward facing to prevent the light source or lens from being visible from adjacent properties and roadways. A standard condition of approval would require the lights be installed in compliance with LUDC Section L-II 4.2.8 which requires lights to be fully shielded and downward facing so as not to result in glare that could adversely affect day or nighttime views. Due to the size of the project parcel, the proposed location of the family pavilion being far away from adjacent properties, and Standard Conditions of Approval, it is not anticipated that the lights

will cause a substantial amount of light or glare that would adversely impact nighttime views. Therefore, light and glare impacts from the proposed development is anticipated to be minimal with the implementation of development standards in the Nevada County Zoning Code, and this impact is considered *less than significant*.

Mitigation: **None required.**

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: The California Department of Conservation Important Farmland Finder (2020) classifies the project parcel and the rest of the Lake of the Pines community as Urban and Build-Up Land. The California Department of Conservation defines Urban and Built-Up Land as occupied by structures with a building density of at least 1 unit to 1.5 acres. The project site does not contain any land within a Williamson Act contract, nor is the parcel within a Timberland Production Zone. Surrounding parcels have also not been mapped and are mainly low-density single-family residential in nature.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation’s Division of Land Resource Protection, to non-agricultural use?				✓	A, L, 3
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?				✓	A, 2,4
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓	A, L, 2
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓	L, 2
e. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓	A, L, 3

Impact Discussion:

2a-e: The site is designated as “Urban and Built-Up” by the California Important Farmland Finder and would thus will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not currently under a Williamson Act contract and is not within an agricultural zoning district. The project parcel is not zoned for timberland production and no forest land is being converted to non-forest use because the parcel is already developed with recreational uses and an existing building is being replaced with a larger building in approximately the same location. Therefore, the proposed project would not involve other changes in the existing environment which could result in conversion of farmland or forestland and would have *no impact*.

Mitigation: **None required.**

3. AIR QUALITY

Nevada County is located in the Mountain Counties Air Basin (MCAB). The MCAB includes the central and northern Sierra Nevada mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra Crest. The MCAB generally experiences warm, dry summers and wet winters. Ambient air quality in the air basin is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted. The Northern Sierra Air Quality Management District has responsibility for controlling air pollution emissions including “criteria air pollutants” and “toxic air pollutants” from direct sources (such as factories) and indirect sources (such as land-use projects) to improve air quality within Nevada County. To do so, the District adopts rules, regulations, policies, and programs to manage the air pollutant emissions from various sources, and also must enforce certain statewide and federal rules, regulations and laws. The Federal Clean Air Act of 1971 established national ambient air quality standards (NAAQS). These standards are divided into primary and secondary standards. Primary standards are designed to protect public health and secondary standards are designed to protect plants, forests, crops, and materials. Because of the health-based criteria identified in setting the NAAQS, the air pollutants are termed “criteria” pollutants. California has adopted its own ambient air quality standards (CAAQS). Criteria air pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. CAAQS include the NAAQS pollutants, in addition to visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. A nonattainment area is an area where a criteria air pollutant’s concentration is above either the federal and/or state ambient air quality standards. Depending on the level of severity, a classification will be designated to a nonattainment area. Failure of a state to reach attainment of the NAAQS by the target date can trigger penalties, including withholding of federal highway funds. Table 1 shows the current attainment/nonattainment status for the federal and state air quality standards in Nevada County.

Nevada County has two federally recognized air monitoring sites: The Litton Building in Grass Valley (fine particulate matter, also called PM_{2.5}, and ozone) and the fire station in downtown Truckee (PM_{2.5} only). For eight-hour average ozone concentrations, Nevada County is serious nonattainment for both the 2008 and 2015 state and federal ozone standards of 75 and 70 parts per billion, respectively (Table 1). Unlike other pollutants, ozone is not typically released directly into the atmosphere from any sources. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. The major sources of Nitrogen Oxides and Reactive Organic Gases, known as ozone precursors, are combustion sources such as factories, automobiles and evaporation of solvents and fuels. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, when the days are longest, especially in the late afternoon and evening hours. Ozone is considered by the California Air Resources Board to be overwhelmingly transported to Nevada County from the Sacramento Metropolitan area and, to a lesser extent, the San Francisco Bay Area. This recognition of overwhelming transport relieves Nevada County of CAAQS-related requirements, including the development of CAAQS attainment plan with a “no-net-increase” permitting program or an “all feasible measures” demonstration. For particulate matter, ambient air quality standards have been established for both PM₁₀ and PM_{2.5}. California has standards for average PM₁₀ concentrations over 24-hour periods and over the course of an entire year, which are 50 and 20 µg/m³, respectively. (The notation “µg/m³” means micrograms of pollutant per cubic meter of ambient air.) For PM_{2.5}, California only has a standard for average PM_{2.5} concentrations over a year, set at 12 µg/m³, with no 24-hour-average standard. Nevada County is in compliance with all of the federal particulate matter standards, but like most California counties it is out of compliance with the state PM₁₀ standards. Particulate-matter is identified by the maximum particle size in microns as either PM_{2.5} or PM₁₀. PM_{2.5},

is mostly smoke and aerosol particles resulting from woodstoves and fireplaces, vehicle engines, wildfires, and open burning. PM-10 is a mixture of dust, combustion particles (smoke) and aerosols from sources such as surface disturbances, road sand, vehicle tires, and leaf blowers.

Table 1: Attainment Status by Northern Sierra Air Quality Management District of State and Federal Air Quality Standards. In addition, the entire district is either Attainment or Unclassified for all State and Federal NO₂, SO₂, Pb, H₂S, visibility reducing particles, sulfates, and vinyl chloride standards.

<u>Pollutant</u>	<u>State Designation</u>	<u>Federal Designation</u>
Ozone (O ₃)	Nevada County: Non-attainment (due to overwhelming transport)	<u>2008 O₃ Standard (75 ppb)</u> Western Nevada County: Serious Non-attainment;
		<u>2015 O₃ Standard (70 ppb)</u> Western Nevada County: Serious Non-attainment;
<i>PM₁₀</i>	Nevada County: Non-attainment	Unclassified
<i>PM_{2.5}</i>	Nevada County: Unclassified	<u>2012 Annual Standard (12µg/m³)</u> Nevada County: Unclassifiable/Attainment
		<u>2012 24-hour Standard (35µg/m³)</u> Unclassifiable/Attainment
<i>CO</i>	Nevada: Unclassified	Unclassifiable/Attainment

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of western Nevada County. The area of the project site is not mapped as an area that is likely to contain ultramafic rock, but it is adjacent to an ultramafic rock unit (California Department of Conservation, 2000). Natural occurrences of asbestos are more likely to be encountered in, and immediately adjacent to areas of ultramafic rock.

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

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Conflict with or obstruct implementation of the applicable air quality plan.		✓			A,G

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?		✓			A,G,5,6,7,31
c. Expose sensitive receptors to substantial pollutant concentrations?			✓		A,G,L,5
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓		A,G,6
e. Generate substantial smoke ash or dust?		✓			A,G,5,6,7,31

Impact Discussion:

3a: Nevada County’s General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County. With the exception of General Plan Air Quality Element Policy 14.7A, which requires compliance with Northern Sierra Air Quality Management District Rule 226, the Nevada County General Plan Air Quality Element policies are intended to apply to development that generates new residents or new employees. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on Thresholds of Significance established by the Northern Sierra Air Quality Management District (NSAQMD), the project as proposed would comply with Northern Sierra Air Quality Management District regulations. The project has been mitigated by Mitigation Measure 3A, as discussed below to be compliant with the NSAQMD construction guidelines and be compliant with Rule 226, which is related to the control of dust emissions from construction activities including demolition, grading, excavation, and vegetation removal. In addition, based on the County’s review of the NSAQMD Rules and Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects, it appears several of the objectives of the NSAQMD regulations are achieved through the application of mitigation measures provided below.

Therefore, given the above discussion, the project itself will not violate any established policies or standards for the protection of air quality nor would it conflict with or obstruct implementation of any quality plan, therefore air quality impacts would be *less than significant with mitigation*.

3b,e: *Construction and Operational Impacts*

The California Emissions Estimation Model (CalEEMod) provides a means to estimate potential emissions associated with both construction and operation of land use projects. Using the parameters specific to this proposed recreational project, the CalEEMod model identified potential increases in the pollutants of concern during various stages of the construction phase of the project. Construction, including demolition of the existing 1,300 square foot structure, site preparation, grading, building construction, paving, and architectural coating, was assumed to occur over a period of a year to provide a conservative analysis. The highest amount of construction-related emissions in any given year was used along with the default variables for a 6,000 square health club, which was the default recreational use most similar to the proposed project.

Table 1. Project Construction Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	2.10 lbs/day (0.3839 tons/year)
ROG	24-136 lbs/day	0.62 lbs/day (0.1138 tons/year)
PM10	79-136 lbs/day	0.15 lbs/day (0.0274 tons/year)
CO	N/A	2.36 lbs/day (0.4298 tons/year)

*These thresholds are “Level B” in NSAQMD’s *Guidelines*. All projects require basic mitigations under Level A, which is under 24 pounds per day of any pollutant shown above.

As shown above on Table 1, although all pollutant levels would increase marginally with the project, none would exceed thresholds established by NSAQMD. Although PM10 is not anticipated to exceed the per diem threshold adopted by NSAQMD, this constituent has been identified in Nevada County as exceeding ambient air quality standards and should be mitigated to the extent possible through dust control measures such as watering and stabilizing of excavated materials, slow vehicle speeds on-site, and halting work during windy periods as required in Mitigation Measure 3A.

Short-term project construction activities have the potential of generating dust and impacting the local ambient air quality with demolition, grading and excavation, vegetation removal, and construction activities from site preparation, the installation of underground utilities, and associated storm water detention facilities. If improperly managed or controlled, and depending upon the time of year and meteorological conditions, the construction activities associated with this project may have the potential to produce off-site dust impacts. The Northern Sierra Air Quality Management District (NSAQMD) therefore recommends mitigation during the construction phase of this project including Mitigation Measure 3B requiring that diesel construction equipment not be idled for more than 5 minutes to prevent smoke and ozone precursors and a requirement for alternatives to open burning of cleared vegetation, as outlined in Mitigation Measure 3C.

As shown below on Table 2, it is anticipated that long-term operation of the project site would have little effect on ambient air quality. The operational air quality impacts of the proposed 6,000 square foot facility were subtracted from the existing operational impacts of the 1,300 square foot facility.

Table 2. Project Operation Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	0.68 lbs/day (0.1235 tons/year)
ROG	24-136 lbs/day	0.72 lbs/day (0.1321 tons/year)
PM10	79-136 lbs/day	0.55 lbs/day (0.10 tons/year)
CO	N/A	4.02 lbs/day (0.73 tons/year)

*These thresholds are “Level B” in NSAQMD’s *Guidelines*. All projects require basic mitigations under Level A, which is under 24 pounds per day of any pollutant shown above.

Ultramafic Rock

Serpentine soils and ultramafic rock are not mapped on the project site, pursuant to the General Location Guide for Ultra Mafic Rocks in California prepared by the Department of Conservation Division of Mines and Geology. Additionally, a geotechnical engineering report prepared by

Holdrege & Kull, an NV5 Company, states that ultramafic rock, serpentinite, or naturally occurring asbestos minerals were not encountered during the site visit. Although unlikely, there is always the potential to encounter these soil types during grading activities. According to the NSAQMD, ultramafic rock typically contains asbestos, a cancer-causing agent. Disturbance of this rock and nearby soil during project construction can result in the release of microscopic cancer-causing asbestos fibers into the air, resulting in potential health and safety hazards. Health risks related to project grading would be reduced by the incorporation of Mitigation Measure 3D, which would require compliance with the Asbestos Airborne Toxic Control Measure (ACTM) for construction.

The mitigation measures recommended above will minimize the potential adverse impacts associated with construction and operational emissions to a level that is *less than significant with mitigation*.

- 3c,d: The project is proposed within the Lake of the Pines Planned Residential Community so there are many single-family homes surrounding the proposed family pavilion. The family pavilion is intended to serve the community and provide recreational opportunities. Because of the intended use of the operation as a recreational facility, it will not expose the surrounding residents to substantial amount of pollution, as demonstrated in Table 2. The family pavilion does not propose any uses that could reasonably be expected to create odors for a substantial number of people. Therefore, the project will have **less than significant impacts** in regard to exposing populations to odors or pollution.

Mitigation: To offset potentially adverse air quality impacts associated with the project activities, the following mitigation measures shall be required:

Mitigation Measure 3A: Implement dust control measures. Prior to the approval of any Grading or Building Permits, to reduce short-term construction impacts, all future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:

1. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
2. All material excavated, stockpiled or graded shall be sufficiently watered, treated or converted to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
3. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
4. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
5. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

6. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance. 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 as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans

Reporting: Approval of the grading permit and improvement plans

Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3B: Minimize Construction Equipment Idling. In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: “During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor.”

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans

Reporting: Planning Department approval of Grading Permits or Building Permits / Complaint driven

Responsible Agencies: Planning and Building Department, Code Compliance Division

Mitigation Measure 3C: Use Alternative Methods to Open Burning for Vegetation Disposal.

The following note shall be included on all grading or improvement plans: “Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.”

Timing: Prior to issuance of Grading Permits, Building Permits or Improvement Plans and during construction

Reporting: Approval of the grading permit and improvement plans

Responsible Agency: Northern Sierra Air Quality Management District

Mitigation Measure 3D: Comply with the Asbestos Airborne Toxic Control Measure (ACTM) for construction. If serpentine, ultramafic rock, or naturally occurring asbestos is discovered during construction or grading, the Northern Sierra Air Quality Management District shall be notified no later than the following business day and specific requirements contained in Section 93105 of Title 17 of the California Code of Regulations shall be strictly complied with. This measure shall be included as a note on all grading and improvement plans.

Timing: Prior to issuance of the grading permits and improvement plans and during grading activity

Reporting: Approval of the grading permit and improvement plans

Responsible Agency: Northern Sierra Air Quality Management District

4. BIOLOGICAL RESOURCES

Existing Setting: The project site is in Western Nevada County at an elevation of approximately 1,537 feet in an area that is developed as a recreational parcel to support the Lake of the Pines Planned Residential Community. The project area is proposed on the footprint of the existing yacht lounge which will be demolished. Due to the larger size of the new building, the footprint will be expanded. The Lake of the Pines waterbody is located south of the project parcel and could provide habitat for aquatic species. The proposed family pavilion will be immediately bordered by an existing parking lot and a constructed sand beach. There is manicured grass landscaping that was recently replaced under building permit 223238. The project will involve the removal of one 24-inch diameter at breast height maple tree. All other trees, including the four trees along the southern border of the parking lot, will be retained. There is no natural vegetation within the vicinity of the project site due to the site being developed.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			K,9,10,11,12
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓			A,K,L,8
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓	A,K,L,8
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?			✓		9,10
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓		A
f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓		A
g. Introduce any factors (light, fencing, noise, human presence and/or domesticated animals) which could hinder the normal activities of wildlife?			✓		A

Impact Discussion:

- 4a: The development of the proposed family pavilion with 3,558 square feet of conditioned building area and 2,634 square feet of outdoor use area within the Lake of the Pines Planned Residential Community is not anticipated to result in negative impacts to riparian habitat or other sensitive

natural communities identified in local or regional plans. The United States Fish and Wildlife Service's Information for Planning and Consultation (IPaC) shows that the California Red-legged Frog (Threatened), the Monarch Butterfly (Candidate) and Stebbins' Morning-glory (Endangered) may be impacted by this project. The California Department of Fish and Wildlife's Biogeographic Information and Observation System (BIOS) identified the parcel as being within the California Red-legged Frog's range. Further BIOS shows there is predicted habitat for the California Red-legged Frog within the lake and on the adjacent banks, but IPaC did not identify any critical habitat at the parcel. Although the project is within the range of the California Red-legged Frog, the project will not require the removal of natural habitat. Based on a site inspection on March 24, 2023, there is no suitable habitat for the California Red-legged Frog, the Monarch Butterfly, or the Stebbins Morning-glory on or near the project site. The California Red-legged frog prefers shorelines with dense and shrubby vegetation for protection, but at the project site there is only a heavily disturbed, constructed, open sand beach with manicured landscaping. The monarch butterfly requires milkweed as a food source and as a host for their larva, and there are no milkweeds or other nectar bearing flowers that could provide food. The Stebbin's Morning-glory occurs primarily or exclusively on gabbro soils, but the project site is only sand and the barren footprint of the existing yacht lounge. One 24-inch DBH maple tree will be removed, but it is an isolated tree surrounded by landscaping and is not part of a broader ecosystem or part of a riparian zone. All other trees, including the four trees along the southern border of the parking lot, will be retained. Additionally, there is no riparian habitat or any sensitive natural communities on the project site. The subject parcel site is already heavily disturbed from the existing recreational uses including tennis courts, a club house, landscaping, and a swimming pool. The proposed family pavilion would be immediately bordered by an existing parking lot and a constructed sand beach. IPaC also identifies sixteen migratory Birds of Conservation concern, so Mitigation Measure 4A is recommended to require a nesting survey prior to any disturbance during nesting season to identify nesting raptors and migratory bird's onsite to avoid impacts to them. Therefore, the development of the proposed project, as a whole, is not anticipated to result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service and thus impacts, if any, are anticipated to be *less than significant with mitigation*.

- 4b: Ordinance 2234 amended the non-disturbance buffer from the Lake of the Pines on parcel 021-010-012 to be 20 feet from the historical highwater mark, defined as 1507.0 feet. The deck of the existing yacht lounge is approximately 28 feet away from this line. The new family pavilion will be approximately 31 feet from this line, but will include an outdoor recreation area that will be 20 feet away from the 1507 elevation line. Therefore, the proposed project development area will be 8 feet closer to the Lake of the Pines waterbody. Although there will be an expansion, the area that is being expanded into is a constructed sand beach that is not native. No riparian habitat will be damaged by the expansion because the site is already developed. The Lake of the Pines waterbody is located south of the project parcel and could provide habitat for aquatic species. Although no disturbance to the lake is proposed, Mitigation Measures 4B, 4C, and 4D are recommended to reduce potential impacts from construction to the lake. Mitigation Measure 4B is intended to prevent construction-related pollution from entering the lake, Mitigation Measure 4C is proposed to prohibit contractors from refueling their vehicles within 100 feet of the lake to reduce the chance of fuel entering the water, and Mitigation Measure D is proposed to require standard erosion control measures to prevent sediment from the construction site entering the lake. Thus impacts, if any, are anticipated to be *less than significant with mitigation*.

- 4c: The United States Fish and Wildlife Service identified the Lake of the Pines waterbody as a lake but did not identify any wetlands or riparian areas on or around the project site. Additionally, the soil of the project site is not hydric soil. Hydric soils along with hydrophytic vegetation and wetland hydrology are used to define wetlands. The construction of the Lake of the Pines family pavilion does not include the removal or addition of material to the lake. Therefore, the project will have *no impact* on state or federally protected wetlands.
- 4d. The project is not anticipated to interfere with the movement of wildlife because the project is not along any wildlife corridors identified by either the California Department of Fish and Wildlife or the United States Department of Fish and Wildlife. The California Department of Fish and Wildlife's Biogeographic Information and Observation System (BIOS) does not identify a wildlife linkage on the project parcel or within the Lake of the Pines. CDFW BIOS classifies the terrestrial connectivity of the parcel as a large natural habitat (Rank 2/5) rather than a Connection with Implementation Flexibility, Conservation Planning Linkage, or an Irreplaceable and Essential Corridor. The Terrestrial Connectivity analysis area includes large portions of undeveloped land and the Lake of the Pines is a higher density urbanized Planned Residential Community that is included within that area. It is likely that a higher resolution analysis focused more specifically on Lake of the Pines and excluding the surrounding area would result in a lower terrestrial connectivity ranking. The project is on a parcel that is already developed for recreational uses and the new building is going to be constructed in the same location as an existing building. The Bear River is 2 miles south of the Lake of the Pines and is identified by BIOS as a riparian corridor, but riparian corridors are not identified on the project site. Therefore, the projects impact on movement of any native resident or migratory fish or wildlife species or on established native resident or migratory wildlife corridors is *less than significant*.
- 4e. The project involves the removal of one maple tree with a 24-inch diameter at breast height. No other trees are proposed to be removed. Nevada County Land Use and Development Code Section L-II 4.3.15 defines protected trees as any oak species with a DBH of 36 inches or greater or whose size, visual impact, or association with a historically significant structure or event. The maple tree does not meet this definition and it does meet the definition of a landmark hardwood tree grove because it is a single tree. Typically, a waterbody identified by the United States geological service is required to have a 100-foot non-disturbance setback as identified by Section L-II 4.3.17 of the Nevada County Land Use and Development Code. However, an amendment to Zoning District Map (ZDM) 059 to allow a 20-foot setback from the Lake of the Pines for this parcel was approved by the Nevada County Planning Commission on March 8, 2007. The associated initial study states that "future development should not be subject to a Management Plan because the standard Best Management Practices and requirements for erosion control, as currently required by the Nevada County Building Department, will ensure that the proposed project does not impact the lake or conflict with local policies." Therefore, the proposed protect is consistent with local policies protecting environmental resources and will have a *less than significant* impact.
- 4f. There is no known local, regional, or state habitat conservation plan adopted on or adjacent to the project site. The United States Fish and Wildlife Service's Information for Planning and Consultation did not identify any critical habitat on the project site and thus impacts, if any, are anticipated to be *less than significant*.
- 4g: The site is developed with existing recreational uses and the new family pavilion is replacing an existing lounge/meeting room and will have essentially the same functions, but at a higher intensity due to the extra space for additional people. Although the extra space will allow more people to gather, there is no clear habitat that could be disturbed by factors such as noise, lighting, fencing,

or extra people. There is an existing 297-space parking lot that indicates the already strong human presence on the parcel and the larger building is not expected to significantly contribute to the presence that already occurs on the developed recreational parcel. As required, pursuant to LUDC Section L-II 4.2.8, all exterior lighting shall be fully shielded and down-facing so as to not result in glare that could adversely affect day or nighttime views. The project will also be required to comply with the noise standards in Section L-II 4.1.7 Noise. The project does not propose any fencing. Therefore, this impact would be considered *less than significant*.

Mitigation: To reduce potential construction impacts to biological resources, the following mitigation measures are required:

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

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

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

Reporting: *Approval of the grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

Mitigation Measure 4B: Protection of aquatic resources. The following shall be noted on future improvement plans and be implemented during construction. The contractor shall exercise reasonable precaution to protect these aquatic resources as well as adjacent non-disturbance buffers from pollution with fuels, oils and other harmful materials. Construction byproducts and pollutants such as oil, cement and wash water shall be prevented from discharging into or near these resources and shall be collected for removal off of the site. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.

Timing: *During construction*

Reporting: *Noted on grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

Mitigation Measure 4C: Refueling buffers. The following shall be noted on future improvement plans and be implemented during construction. No equipment or vehicle maintenance or refueling shall occur within the 100-foot non-disturbance buffers measured from the highwater mark of the

lake (1507 feet in elevation). The contractor shall immediately contain and clean up any petroleum or other chemical spills.

Timing: *During Construction*

Reporting: *Noted on grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

Mitigation Measure 4D: Erosion control. Prior to construction, install the erosion control measures, including the weed-free wattles on the downhill sides of the construction areas adjacent to the beach, as shown on sheet C6 of the 6/15/2023 site plans.

Timing: *Prior to construction*

Reporting: *Noted on grading and improvement permits*

Responsible Agency: *Nevada County Planning Department*

5. CULTURAL RESOURCES

Existing Setting: The project parcel is developed as a recreation parcel to support the Lake of the Pines Golf Course and Planned Residential Community. The concept for the property was originally approved in January 1967 with a Use Permit (U66-60/U66-61). The project parcel is disturbed with contemporary activity, including tennis courts, a swimming pool, the clubhouse, the existing yacht lounge, a marina, a constructed beach, and other related structures. There are large parking areas and landscaping throughout the property. The ground of the proposed location of the family pavilion is covered by asphalt, grass, sand, and the existing yacht lounge.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓			A
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓			A
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓			A

Impact Discussion:

5a-c: As proposed, the project is to replace the existing 1,300 square foot yacht lounge and 800 square foot deck within the Lake of the Pines PRC with a 3,558 square foot family pavilion with 2,634 square feet of associated outdoor area. Given that the project site is heavily disturbed and the new family pavilion will be built in the same location of the existing building, the potential for the proposed project to encounter potentially undiscovered cultural resources, including historic, prehistoric, tribal and paleontological resources, is relatively low. Nonetheless, there is still potential for unanticipated discovery of cultural resources during project construction. Mitigation Measure 5A requires that work be halted and a professional archeologist be consulted, in the event of discovery of any cultural resources during ground disturbance activities. This impact would be *less than significant with mitigation*.

Mitigation Measures: To offset potentially adverse cultural or historical resources impacts associated with the construction activities, the following mitigation measure shall be required:

Mitigation Measure 5A: Halt Work and Contact the Appropriate Agencies if Human Remains, Cultural Resources or Paleontological Resources are Discovered during Project Construction. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following: All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work within 100 feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the immediate vicinity of the find and the Nevada County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.

Timing: Prior to Issuance of Building Permit or Grading Permit and throughout construction
Reporting: Planning Department Approval of Grading and Construction Permits. If Discovered, Refer to the MM5A for Specific Requirements
Responsible Agency: Planning Department

6. ENERGY

Existing Setting: The subject parcel is developed with an existing yacht lounge structure and other recreational uses such as a swimming pool, tennis court, parking lot, and club house. The subject project site is currently served by an existing underground electric service.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?			✓		A,21
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A,D,21,22

Impact Discussion:

6a: The construction plans of the 3,558 square foot family pavilion with 2,634 square feet of outdoor use area do not indicate there will be potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. The applicant applied for a building permit on 12/29/2022 so the project is subject to the 2019 Building Energy Efficiency Standards.

The Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings. The 2019 update to the Building Energy Efficiency Standards focuses on improving the energy efficiency of newly constructed buildings and additions. Because the project would be required to comply with the California Building Code including the Building Efficiency Standards, the moderate size of the structure, and lack of energy intensive uses, long-term operational impacts related to energy resources are anticipated to be *less than significant*.

6b: The family pavilion would not conflict with any state or local plans for renewable energy or energy efficiency. Building Permits would be required in order to construct the project. As part of the Building Permit review, all equipment and structures would be required to meet energy standards identified in the California Building Code. Likewise, the project would not obstruct or prevent plans for renewable energy or efficiency. Therefore, the project would have *no impact* to state or local plans for renewable energy or energy efficiency.

Mitigation: None Required.

7. GEOLOGY / SOILS

Existing Setting: The topography of the parcel is relatively flat, but slightly slopes downwards from the north to the south towards the lake, going from 1525 feet to 1507 feet over a distance of 133 feet resulting in a 13% slope. The project site is 1.6 miles away from the Wolf Creek Fault Zone, also called the Foothills fault system, which is defined as a late quaternary fault displacement that occurred during the past 130,000 years. According to data from the United States Geological Survey, this is a well constrained fault, meaning that it is well documented or can be independently verified from mapping or logs. The Foothills Fault System is designated as a Type C fault zone, with low seismicity and a low rate of recurrence. The United States Department of Agriculture Web Soil Survey identifies the project site as 100% Boomer, hard bedrock – Rock outcrop complex, 5 to 30 percent slopes. The soil survey describes the Boomer-Rock outcrop complex as well drained soils underlain by weathered basic rock, with low to high runoff and slight to moderate erosion hazard. There are no Alquist-Priolo earthquake fault zones near the project area.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides? 			✓		14, 15, 16, 19, 20, 31

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
b. Result in substantial soil erosion or the loss of topsoil?		✓			18,19
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?		✓			14, 15, 16, 19, 20, 31
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?		✓			13, 17
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓	A,C
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓			A
g. Result in substantial grading on slopes over 30 percent?				✓	A,L

Impact Discussion:

7a,c,g: Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault (generally fifty feet). An active fault, for the purposes of the Alquist-Priolo Act, is one that has ruptured in the last 11,000 years. The project site is 1.6 miles away from the Wolf Creek Fault Zone, defined as a late quaternary fault displacement which occurred during the past 130,000 years. This is an active fault but is not an Alquist-Priolo earthquake fault zone. The Alquist-Priolo Earthquake Fault Zoning Act directs the State Geologist to delineate regulatory “Zones of Required Investigation” to reduce the threat to public health and safety and to minimize the loss of life and property posed by earthquake-triggered ground failures. Because Wolf Creek Fault Zone is identified as an active fault, but it is not an Alquist-Priolo active fault, the California Department of Conservation has not mapped the area as a Zone of Required Investigation. The California Geological Survey prepared a map showing the relative likelihood of deep land sliding based on detailed information on the location of past landslides, the location and relative strength of rock units, and steepness of slope. On the most basic level, weak rocks and steep slopes are more likely to generate landslides. The map shows that landslides are unlikely on the project site due the rocks being fairly strong and the site being fairly flat at 13% based on topographic lines of the site plan. Additionally, geological consultants Holdrege & Kull, an NV5 Company, determined that that the risk of seismically induced hazards such as slope instability, liquefaction, and surface rupture are remote at the project site. Due to the project not being near an Alquist-Priolo Earthquake Fault and because of the factors discussed above, impacts from seismic ground shaking, ground due failure to liquefaction, and landslides are expected to be *less than significant*. Holdrege & Kull, an NV5 company, also determined that the site is suitable for the proposed improvements, provided that the geotechnical engineering recommendations and design criteria presented in this report are incorporated into the project plans. Therefore, Mitigation Measure 7B, which incorporates the recommendations of the geotechnical report, is proposed to mitigate risks associated with a geologic unit that is unstable

or would become unstable and therefore, impacts will be *less than significant with mitigation*. Due to there being no slopes greater than 30%, *no impact* is expected for substantial grading on slopes over 30%.

- 7b: The soil of the project site has values of K that range from 0.02 to 0.69. Other factors being equal, the higher the K value, the more susceptible the soil is to erosion by water. The boomer, hard bedrock – rock outcrop complex has a K value rating of 0.24, which is considered a lower K value. Due to the lower K value, erosion of topsoil is not expected to be substantial. However, due to the proximity of the project to the lake, Mitigation Measure 7A is proposed to reduce erosion and therefore, impacts will be *less than significant with mitigation*.
- 7d: The soil of the map unit for the project parcel is composed of Boomer, hard bedrock – Rock outcrop complex, which is a soil series that is extensive throughout the surrounding areas of the Sierra Nevada foothills and mountains. The Boomer series consists of deep and very deep, well drained soils that formed in material weathered from metavolcanic and basic igneous rocks. The United States Department of Agriculture defines the project soil as Hydrologic Soil Group C, having a slow infiltration rate when thoroughly wet. The group consists chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission. According to UC Davis Soilweb, the engineering rating of the boomer soil series for small commercial buildings is “very limited”. Therefore, as required by Mitigation Measure 7B, the Nevada County Building Department, and General Plan Policy GH – 10.2.2, the project would be conditioned to require 2 sets of wet stamped/signed final geotechnical evaluation reports to be submitted at the time of the submission of the Building Permit. Furthermore, a grading and foundation design review letter from a geotechnical engineer would need to accompany the plan submittal. The purpose of the geotechnical report is to ensure that the proposed project complies with all soil stability requirements of the California Building Code. During wet weather, construction activities can result in adverse erosion impacts, therefore standard Mitigation Measure 7C is recommended to limit any grading activities during the wet weather periods. With the implementation of these mitigation measures, adverse impacts related to erosion and unstable slope conditions would be *less than significant with mitigation*.
- 7e: The existing yacht lounge is connected to the public Nevada County sewer system. The project was distributed to the Department of Sanitation and no concerns about sewage disposal were expressed. Therefore, *no impact* related to inadequate soils for wastewater disposal is anticipated.
- 7f: There are no known paleontological resources or unique geological features in or around the project site. Being that there will be ground disturbance for grading and the installation of the family pavilion, Mitigation Measure 5A would require work to halt in the event that there is an unanticipated discovery of paleontological resources. Direct or indirect damage to paleontological resources is anticipated to be *less than significant with mitigation*.

Mitigation: To mitigate potentially adverse soils or erosion impacts from project grading and construction, the following mitigation measures in addition to Mitigation Measure 5A shall be required:

Mitigation Measure 7A: Prepare and Implement an Erosion and Sediment Control Plan. Complete erosion control, grading, drainage, construction and utility plans shall be submitted for review at time of building/grading permit submittal in conformance with Nevada County Land-Use Code Chapter V.

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

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

Responsible Agency: *Planning Department and Building Department*

Mitigation Measure 7B: Implement the recommendations of the Geotechnical Engineering Report. Prior to issuance of a Grading Permit or Building Permit, two sets of wet stamped/signed final Geotechnical Engineering Report shall be submitted to the Nevada County Building Department, and recommendations of the report shall be followed for all subsequent grading and structural work. The Nevada County Building Department shall verify that the recommendations are being implemented during the plan review and inspection stages of the permit process.

Timing: *Prior to issuance of the Grading Permit and improvement plans*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Department of Public Works, Building Department*

Mitigation Measure 7C: Limit the grading season. Grading plans shall include the time of year for construction activities. No grading shall occur after October 15 or before May 1 unless the Chief Building Inspector or his/her authorized agent determines project soil conditions to be adequate to accommodate construction activities.

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

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Building Department*

8. GREENHOUSE GAS EMISSIONS

Existing Setting: Global climate change refers to changes in average climatic conditions on the earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in the average temperature of the earth's surface and atmosphere. One identified cause of global warming is an increase of greenhouse gases (GHGs) in the atmosphere. Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g. gasoline, diesel, coal, etc.), are believed to have contributed to the increase in atmospheric levels of GHGs. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO₂), methane (CH₄), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆) and nitrous oxide (NO₂). Emission inventories typically focus on GHG emissions due to human activities only, and compile data to estimate emissions from industrial, commercial, transportation, domestic, forestry, and agriculture activities. CO₂ emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and NO₂, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents, and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO₂. Global warming adversely impacts air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and causes an increase in health-related problems.

To reduce emissions of greenhouse gases, the California Legislature enacted AB 32 (Núñez and Pavley), which is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multiyear program to limit California's GHG emissions at 1990 levels by 2020, and initiate the transformations required to achieve the state's long-range climate objectives. In April 2015, the California Air Resources Board issued Executive Order B-30-15 to set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep

California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 as set forth in EO S-3-05. SB 32, enacted in 2016, codified the 2030 the emissions reduction goal of CARB Executive Order B-30-15.

In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, *Guidelines for Assessing Air Quality Impacts of Land Use Projects*, which includes mitigations for general air quality impacts that can be used to mitigate GHG emissions when necessary. Continuing to reduce greenhouse gas emissions is critical for the protection of all areas of the state, but especially for the state’s most disadvantaged communities, as those communities are affected first, and, most frequently, by the adverse impacts of climate change, including an increased frequency of extreme weather events, such as drought, heat, and flooding.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓		A, G, 29
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓		A, G, 29

Impact Discussion:

8a-b: The project is not expected to generate greenhouse gases that would result in significant environmental impacts or that would be in conflict with plans for greenhouse gas reductions. Due to the project being a small family pavilion intended for recreational uses, high levels of greenhouse gas emissions are not anticipated. There is an existing parking lot for 297 cars and this project will replace 12 of the car parking spaces with golf cart parking spaces. This is a preference of the community but should also reduce tailpipe emissions because golf carts are typically electric while many cars are powered by internal combustion engines. Additionally, the existing inefficient structure is being demolished and replaced with a modern structure that will be required to meet the 2019 California energy efficiency standards.

California is divided geographically into air basins for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. Nevada County and Placer County are both within the Mountain Counties Air Basin. Nevada County is within the jurisdiction of the Northern Sierra Air Quality Management District, but the NSAQMD has not adopted thresholds of significance for greenhouse gases. However, Placer County Air Pollution Control District has adopted thresholds of significance for greenhouse gases. Due to greenhouse gas emissions being not only a regional but also a global concern, and the similarities between the neighboring air districts, it was determined that the Placer APCD thresholds are relevant standard for the determination of significance.

The thresholds adopted by Placer County APCD include a bright-line threshold of 10,000 metric tons of Carbon dioxide equivalent per year and a De Minimis level of 1,100 metric tons of carbon

dioxide per year. A bright-line threshold is a numerical value used to determine the significance of a project’s annual GHG emissions. GHG emissions from projects that exceed 10,000 MT CO2e/year would be deemed to have a cumulatively considerable contribution to global climate change. The De Minimis Level for the operational phases of 1,100 MT CO2e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis.

The California Emissions Estimator Model (CalEEMod) was used to model the greenhouse gas emissions from the construction and operation of the project. A conservative estimate without any mitigation measures in place determined 70 metric tons of Carbon dioxide equivalent would be emitted a year during the construction phase. During the operational phase, the unmitigated greenhouse gas emissions are estimated to be 86 metric tons of Carbon dioxide equivalent per year. Due to the greenhouse gas emissions from the project being substantially below both of the greenhouse gas significance thresholds, the overall GHG impact is expected to remain at a level that is *less than significant*.

Mitigation: None required.

9. HAZARDS/HAZARDOUS MATERIALS

Existing Setting: The property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project area is in a Moderate Fire Hazard Severity Zone as designated by CalFire.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓		A,C
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓		A,C
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓		A,L
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				✓	24
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓	L
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	A,23

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		23

Impact Discussion:

- 9a-c: Pursuant to the submitted application and the applicant, the project will not create or store hazardous materials. However, it is likely that small quantities of hazardous materials would be stored, used, and handled during construction. The hazardous materials anticipated for use are small volumes of petroleum hydrocarbons and their derivatives (e.g., gasoline, oils, lubricants, and solvents) required to operate the construction equipment. These relatively small quantities would be below reporting requirements for hazardous materials business plans and would not pose substantial public health and safety hazards through release of emissions or risk of upset. Safety risks to construction workers for the proposed project would be reduced by compliance with Occupational Safety and Health Administration (OSHA) as well as the California Occupational Safety and Health Administration (CALOSHA) standards. Therefore, these impacts would be a *less than significant*.
- 9d: The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, there would be *no impact*.
- 9e: The project is considered outside the Nevada County airport influence boundary area. There are no private or public airstrips in the vicinity of the proposed project. The project site is located approximately 4.8-miles south of the Alta Sierra Airport and is 5.8 miles north of the Auburn Municipal Airport. As a result, the project is anticipated to result in *no impact* to safety hazard for people residing or working near a public airport.
- 9f: There is currently no adopted emergency response plan for the project area. Therefore, the project would not impair implementation of, or physically interfere with, adopted emergency response plans, and *no impact* on any emergency response plan would occur as a result of the project.
- 9g: The subject parcel is located within a Moderate Fire Hazard Severity Zone as mapped by the California Department of Forestry and Fire Protection (CalFire) and is adjacent to a Lake. The project site is surrounded by irrigated landscaping, sand, and an asphalt parking lot. The project is accessed by an existing asphalt road which could be used for access by fire protection vehicles. The Office of the Fire Marshal reviewed the project and did not express any concerns. Additionally, the project will be required to meet or exceed defensible space standards and will have to provide fire sprinkler plans for the Office of the Fire Marshal to review. Therefore, it is anticipated that this project will have a *less than significant impact* in regard to exposing people or structures to significant risk of loss due to wildfire.

Mitigation: None required.

10. HYDROLOGY / WATER QUALITY

Existing Setting: The project site is adjacent to the Lake of the Pines. The Federal Emergency Management Agency identifies the Lake of the Pines as Zone X, which is an area determined to be outside of the 500-year flood or protected by levee from 100-year floods. The FEMA Flood Map Service Center classifies the project parcel as an area of minimal flood hazard.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓		B,C,D
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓		A,C
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. impeded or redirect flood flows?			✓		A,B,L,25
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	L,25
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓		A,B
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓	A,L,25
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	L,25

Impact Discussion:

- 10a,c,e: The operation of the family pavilion is not anticipated to violate any water quality standards or waste discharge requirements. However, there is potential for the construction of the family pavilion to allow pollution to enter the adjacent lake, so therefore, erosion control, grading, and drainage plans are required as shown in Mitigation Measure 7A. The Erosion and Sediment Control Plan includes requirements for soil stabilization, revegetation, and erosion control which is anticipated to prevent the substantial degradation of any surface or ground water. Drainage calculations will be required by the Department of Public Works prior to issuance of a grading permit. The drainage calculations will ensure that preconstruction runoff is less than or equal to the post construction runoff. Furthermore, the contractor will be required to follow the notes that are shown on the site plan that describe measures for reducing water quality impacts. These measures include the installation of fiber rolls to catch sediment, the installation of drain inlet protection, and other Best Management Practices shown in the California Storm Water Quality Association (CASQA) construction BMP handbook. Therefore, water quality impacts are expected to be *less than significant*.
- 10b The project will be connected to public water provided by the Nevada Irrigation District and will not use ground water that is accessed through a well. NID did not express any concerns about the projects water demand. The amount of impervious surface will increase from about 2,358 square feet to about 6,456 square feet which will impact groundwater recharge, but the overall impact is expected to be *less than significant* due to the fairly small increase in coverage.
- 10d, f-g: The proposed family pavilion is not in a flood hazard, tsunami, or seiche zone and the family pavilion will not be storing a substantial amount of hazardous material that could be released if the project was inundated with water. The project does not include the development of new housing and the project site is not within a 100-year floodplain. Therefore, there will be *no impact* to the risk of a release of pollution due to inundation or to flood hazard risks.

Mitigation: None required.

11. LAND USE / PLANNING

Existing Setting: The project parcel is approximately 5.3-acres in size and is located in Western Nevada County on the northern side of the Lake of the Pines at an elevation of approximately 1,525 feet above mean sea level. The project parcel is zoned R1-X-PD (Single-Family Residential Planned Development with limitations on further subdivision) but was developed as a recreation parcel to support the Lake of the Pines Golf Course and Planned Residential Community. The concept for the property was originally approved in January 1967 with a Use Permit (U66-60/U66-61). The project parcel is disturbed with contemporary activity, including tennis courts, a swimming pool, the clubhouse, the existing yacht lounge, a marina, a beach, parking, and other related structures. There are large parking areas and landscaping throughout the property. The project parcel is bordered by the Lake of the Pines to the south, which is a flood-controlled lake, and the site does not contain any areas within a floodplain. The parcel to the north is another recreational oriented parcel and contains a golf course pro-shop, locker rooms, portions of a golf course, and parking. The parcel is within the Lake of the Pines Planned Residential Community (PRC) along Lakeshore North. The Lake of the Pines PRC is accessed from Magnolia Road and includes many parcels that have been developed single-family residential homes.

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

Impact Discussion:

- 11a: Land surrounding the project site is developed with low-density residential and recreational uses. The development of the family pavilion is intended to create opportunities for the Lake of the Pines residents to gather. The family pavilion is proposed to replace an existing yacht lounge that is on the lake shore. Due to the size, purpose, and location, the project will not disrupt or divide the physical arrangement of an existing community. Therefore, the proposed project would have *no impact* related to division of an existing community.
- 11b: The development of a family pavilion is proposed on a parcel with a Planned Residential Community Land Use designation. The PRC designation is intended to provide for residential development in accordance with the approved Master Plan and also for community support facilities, including recreation, which are operated by a resident’s association or similar mechanism. The development of a family pavilion that is operated by the Lake of the Pines HOA meets the intention of the PRC land use designation because it is a recreational facility that includes an activity center with games such as ping pong and shuffleboard and a beach patio. The existing Lake of the Pines yacht lounge has been permitted since October 1980 and the replacement family pavilion is consistent with how that portion of the parcel has historically been used. The zoning of the project parcel includes a Planning Development (PD) combining district. The purpose of this District is to allow residential development that allows support uses in a planned community and to allow for flexible standards in both residential and commercial/industrial development. Section L-II 2.7.5- Planned Development Combining Districts (PD) states that within the General Plan Planned Residential Community designation, the following uses may be permitted in connection with said developments: private parks and recreation areas, recreation structures, clubs and social halls (including restaurants), playfields, playgrounds, maintenance facilities, and similar facilities. Due to the project being a recreation structure/recreation area, it is consistent with the PD combining district. The project also meets site development standards of the single-family residential (R1) base district. The maximum height of structures in R1 is 35 feet or three stories and the family pavilion would be 27 feet 11 inches tall at the highest point. The staff report for AP11-003 concludes there were approximately 49 spaces available to accommodate the beach activity. With the new plan, 12 parking spaces are proposed to be removed, leaving 37 extra spots. The 2,258 square foot expansion of the building would result in the need for 8 (7.5) additional spots. This means there would still be 29 spots available to accommodate beach activity. The 12 parking spaces are being removed so they can be replaced with 39 5-foot by 10-foot parking spaces for golf carts due to the prevalence of golf cart use within the PRC. Since there’s no specific parking standard for outdoor recreational uses, the parking plan meets the parking standards. All outdoor storage, solid waste disposal areas, mechanical equipment, and utilities will be screened as required by Section L-II 4.2.11 of the LUDC. The family pavilion does not propose the installation of any new signs. The

construction of the family pavilion will not occur on steep slopes and no trees protected by the LUDC will be removed. Section L-II 4.3.17 of the Nevada County Land Use and Development Code requires a 100-foot non-disturbance buffer from the highwater mark to protect perennial watercourses. The Lake of the Pines Reservoir provides an exception to this standard by allowing structures to be up to 50-feet from the high-water mark of the lake, as allowed by Note #1 shown on ZDM 059. However, Ordinance 2234 amended Zoning District Map 059 and provided a note on the map stating: “NOTE #3: 20-foot building setback along property line bordering lake” for the subject parcel (021-010-012). The project will not encroach upon the 20-foot setback from the lake. Table L-II 2.2.1.C states that the maximum impervious surface within the R1 zoning district is 40%. Approximately 2.79 acres of the 5.3-acre parcel (52.6%) are impervious so the maximum impervious surface of the parcel is exceeded. However, this parcel is just one of the many lettered parcels of the Lake of the Pines subdivision that are operated by the HOA, and viewed wholistically, the parcels are not close to exceeding the impervious surface limitation. Additionally, the project parcel within the Planned Development combining district is functionally more like a commercial parcel rather than a residential parcel so the more restrictive impervious surface limitation of R1 does not align with the intention of the parcel and would restrict the replacement of the exiting yacht club. The project includes a landscaping plan that was prepared by a licensed landscape architect as required by section 4.2.7 of the Land Use and Development Code. Section 4.2.7 of the LUDC requires that vegetation native to California be included in all landscaping plans, but the preliminary landscaping plan does not include native vegetation. Therefore, a standard Condition of Approval is proposed to require the final landscaping plan include plants native to California. Therefore, the project will have *no impact* due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation: None required.

12. MINERAL RESOURCES

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

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

Impact Discussion:

12a-b: The nearest area mapped as having mineral deposits of statewide importance (MRZ-2) is approximately 1.9 miles south-east of the project site along the Bear River. Subsequently, the project site is not within an area of known mineral deposits of state importance (MRZ) nor is it

in an area with historic or active mining operations. The project as proposed would be consistent with the property land use and zoning designations and will only disturb the ground for the construction of the family pavilion, leaving any unknown underground mineral resources intact. For these reasons, this project cannot reasonably be foreseen to result in an impact to mineral resources. Therefore, there would be *no impact* with regard to mineral resources.

Mitigation: None Required.

13. NOISE

Existing Setting: The existing noise on the subject parcel is low and typical for a park or any other recreationally oriented development. Primary contributors to noise include traffic travelling along Lakeshore North or Clubhouse Drive. During the staff site visit the parcel was not busy and the outdoor recreational amenities were not being used, but it is assumed that other contributors to noise on the parcel are vehicles navigating the parking lot, and noise from users of the beach, pools, and tennis courts. The yacht club and the club house were not substantial sources of noise.

Would the proposed project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?		✓			A,27,28
b. Generation of excessive ground borne vibration or ground borne noise levels?			✓		A
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓	A,L

Impact Discussion:

13a,b: The proposed replacement of the yacht club with the family pavilion is compatible with the existing recreational nature of the parcel and is not expected to generate significant noise impacts. The nearest residence that could be considered sensitive in regard to noise is approximately 400 feet away which would allow any noise generated by the family pavilion to dissipate. The project is not anticipated to generate excessive ground borne vibration or ground borne noise levels because the typical operation of the family pavilion would not include a use that would reasonably generate excessive ground borne vibration or ground borne noise levels. However, there is potential for noises and potential vibration generated during the construction phase. Vibration is typically sensed at nearby properties when it causes objects within the structures to vibrate such as rattling windows. Construction noises and construction related vibration are not an ongoing land use, and as they are short term in nature, they are exempt from the County noise standards. While the County’s Zoning Code does not apply its noise standards to temporary construction (Nevada County 2012), nonetheless there could be a temporary exposure of nearby uses to noise in excess of County thresholds. Therefore, Mitigation Measure 13A is recommended to limit construction work to the

hours of 7 AM to 7 PM Monday through Saturday. Anticipated noise generated by the family pavilion is anticipated to be consistent with the noise generated from existing uses on the parcel such and the old yacht club and the club house, and thus result in *less than significant* noise impacts; and *less than significant with mitigation* construction related noise impacts.

13c: The subject parcel is not located within an airport land use plan and there are no public or private airports near the project site, with the closest airport being approximately 4.8 air-miles north of the project site. Given the distance to these airports, the project would result in *no impacts* related to airport noise.

Mitigation Measures: To reduce potentially significant impacts associated with construction noise, the following mitigation measure shall be noted on improvement plans:

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During grading and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday - Saturday. Prior to issuance of grading and building permits, improvement plans shall reflect hours of construction.

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

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Department*

14. POPULATION / HOUSING

Existing Setting: The project use area is designated as a Planned Residential Community (PRC) on the General Plan Land Use Map. The project parcel is zoned R1-X-PD (Single-Family Residential Planned Development with limitations on further subdivision) and was developed as a recreation parcel to support the Lake of the Pines golf course and Planned Residential Community. The concept for the property was originally approved in January 1967 with a Use Permit (U66-60/U66-61). The vast majority of the residential lots surrounding the project parcel are already developed with single-family dwellings and cannot be further subdivided.

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

Impact Discussion:

14a-b: The project area would continue the same residential uses currently in practice and would not result in population growth or the displacement of housing or people. The family pavilion will serve the Lake of the Pines community and will not induce substantial growth because the Lake of the Pines is already developed and there is not a clear opportunity to develop more housing

within the PRC. The new family pavilion will be built in the same location as the existing yacht lounge so no housing units will be demolished to make space for the new project. Therefore, the proposed project would have **no impact** related to these issues.

Mitigation: None required.

15. PUBLIC SERVICES

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

The following public services are provided to this site:

Fire: The Higgins Fire Protection District provides fire protection services to this site.

Police: The Nevada County Sheriff provides law enforcement services.

Schools: Pleasant Ridge Union and Nevada Joint Union provides education for the area.

Parks: The Bear River Recreation & Park District provides recreational facilities and opportunities.

Water & Sewer: Water is provided by the Nevada Irrigation District and sewage is disposed of via a public sewage system.

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

Impact Discussion:

15a.1-5: The project is anticipated to have only a minimal impact on fire protection, law enforcement, schools, parks, or other public services because the project would not result in a permanent increase in population that could impact these public services. The family pavilion would be used regularly and would hold special events on certain occasions. It is likely that a special event would result in a temporary increase in population concentrated on the project site, but due to the family pavilion being intended to serve the Lake of the Pines Community, this concentration of people would mostly be those that live within the Lake of the Pines community. The project will not increase the population so service ratios will not be impacted. It is possible that additional people traveling to the family pavilion at the same time for a special event could create additional traffic which could impact response times. However, the Nevada County Department of Public Works reviewed the project and did not require a traffic study due to the moderate overall impact on traffic. Since the family pavilion is not anticipated to increase the County-wide population, no significant impact to services is anticipated. Given the existing conditions of the parcel and

conditions from the Office of the Fire Marshal requiring defensible space and fire sprinklers, the need for additional fire protection for the replacement of the yacht lounge with the family pavilion is anticipated to be minimal. The project was reviewed by the Nevada County Irrigation District and their conditions will ensure that water services will not be significantly impacted. Therefore, the impacts are considered to be *less than significant*.

Mitigation: None required.

16. RECREATION

Existing Setting: The Lake of the Pines Planned Residential Community is developed with a variety of recreational facilities such as a pool, tennis courts, and a golf course. There is also an existing club house and the yacht lounge. The family pavilion is intended to replace the yacht lounge and will be used for general gatherings and activities associated with a recreational center. The project is located within the Bear River Recreation & Park District benefit zone.

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

Impact Discussion:

16a, c: The project will not result in an increase in the permanent residential population but will increase recreational services in this area due to the family pavilion being larger than the yacht lounge that is being replaced. Therefore, the deterioration of existing recreational facilities will not be accelerated. The family pavilion will not create a conflict with established recreational uses because the Lake of the Pines community will still be able to use the beach for recreation. The family pavilion includes a beach level patio and does not restrict access to the beach. There are no established trails systems on the parcel that will be impacted. This project will have *no impact* on established recreation uses on this property and it will have *no impact* on existing recreational facilities.

16b: The proposed family pavilion is a recreational facility so no further recreational facilities will need to be constructed for support. Therefore, there will be *no impact* related to the expansion of recreational facilities.

Mitigation: None required.

17. TRANSPORTATION

Existing Setting: The project site is developed with the Lake of the Pines club house, yacht club, pool, tennis courts, parking lot, and playground. A driveway called Club House Drive comes off Lakeshore North to provide access to the different facilities within the parcel. Lakeshore North is one of the main roads within the Lake of the Pines planned residential community. The parcel is accessed by members of Lake of the Pines primarily through cars or golf carts.

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

Impact Discussion:

17a: An Auburn-Regional Route bus stop, serviced by the Nevada County Department of Transit Services, is approximately 1.9 miles away from the project location. Due to the distance and the unlikelihood of the bus route being substantially used by attendees or staff of the family pavilion, it is not anticipated that the replacement of the existing yacht lounge with the larger family pavilion will impact the transit facility. Additionally, the site would not conflict with any policies regarding transit, roadway, bicycle, or pedestrian facilities. However, the project would be required to pay its fair share of traffic mitigation fees for trips generated by the project, as determined by the Department of Public Works. Therefore, these impacts would be *less than significant* regarding these policies or services.

17b: The CEQA Section 15064.3 - Determining the Significance of Transportation Impacts describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project.

According to the Senate Bill 743 Vehicle Miles Traveled Implementation, adopted by the Nevada County Transportation Commission, a project's or plan's VMT impact may be considered less than significant if "the project or plan total weekday VMT per service population is equal to or less than "X" percent below the subarea mean under baseline conditions" and "the project or plan is consistent with the jurisdiction's general plan and the Nevada County Regional Transportation Plan."

A specific reduction “X” below subarea baseline VMT may be selected by each jurisdiction based on key factors such as the setting (as noted in CEQA Guidelines Section 15064(b)(1)), evidence related to VMT performance, and policies related to VMT reduction.)

However, analysis of smaller, less complex projects can be simplified by using screening criteria. The Office of Planning and Research suggest that screening thresholds may be used to identify when land use projects should be expected to cause a less than-significant impact without conducting a detailed study. Screening thresholds identified by the Nevada County Transportation Commission (NCTC) Senate Bill 743 Vehicle Miles Traveled Implementation document include:

- Projects in western Nevada County consistent with a Regional Transportation Plan (RTP) or General Plan that generate less than 630 VMT per day. This value is based on the CEQA exemptions allowed for projects up to 10,000 square feet as described in CEQA Guidelines Sections 15303. The specific VMT estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for western Nevada County using the travel forecasting model.

The dilapidated state of the existing yacht club facility may contribute to the current apparent lack of use. A new and improved family pavilion would be likely to draw more people from within the Lake of the Pines Community. The maximum occupancy of the family pavilion is stated to be 426 people by the project architect, but that is assumed to be for special events and would not be representative of typical daily use. The family pavilion is intended to serve the private, gated, Lake of the Pines planned residential community and is unlikely to create regional draw because access to the Lake of the Pines is restricted. The furthest resident lives 2.5 miles away from the proposed site of the family pavilion, so the furthest possible round trip would be 5 miles. Many residents live less than 1 mile from the proposed family pavilion and would get there by either walking, bicycling, or golf carts. Based on the site plans, it appears that approximately 40 people could comfortably recreate in the pavilion while having a place to sit or an activity to do. Some people are assumed to rotate in and out of the facility, so possibly 100 people would visit the facility on a typical day. Due to the close proximity of the residents, it is unlikely that the project would generate more than 630 VMT per day. Even if 200 people visit the facility a day, all drive by car, don’t carpool, and live 1.5 miles away, the screening threshold of 630 VMT would not be exceeded. The Nevada County Department of Public Works reviewed the project and determined it is unlikely to create substantial draw and thus, would only have minimal impacts related to VMT’s. Further, the project is consistent with the General Plan and Zoning intensities for the project site and surrounding area. Thus, given the above discussions, the proposed project is anticipated to have *less than a significant impact* on CEQA Guidelines Section 15064.3, subdivision (b).

- 17c: The family pavilion will not include any design features that could create a hazard. The project will be the replacement of an existing lounge with a larger recreational facility. The project site is on a parcel intended for recreational use, so the family pavilion is compatible with the surrounding area and increases in hazards will be *less than significant*.
- 17d: The proposed project would not significantly increase the population needed to be evacuated. The Nevada County Office of the Fire Marshal reviewed the project proposal and did not note any adverse impacts to emergency response or evacuation plans. It is anticipated that any potential adverse impacts would be *less than significant*.
- 17e: Lakeshore North is one of the main roads within the Lake of the Pines PRC. However, it is not anticipated that the construction of the family pavilion will significantly impact the traffic on

Lakeshore North because the proposed project site is approximately 500 feet away from the road and the existing parking lot in front of the proposed family pavilion provides plenty of space for construction activities without impacting nearby roads. The notes of the site plans state that the contractor shall include any necessary signage for large trucks entering and leaving the site, including flashing lights if required. It is possible that an increased number of Lake of the Pines residents will want to visit the new family pavilion, but this alone will not a substantial increase in traffic hazards. Therefore, the increases in traffic hazards related to the project will be *less than significant*.

Mitigation: None required.

18. TRIBAL CULTURAL RESOURCES

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. The Washoe Tribe of Nevada and California, the United Auburn Indian Community of the Auburn Rancheria (UAIC) and the Shingle Springs Band of Miwok Indians have contacted the County to request consultation on projects falling within their delineated ancestral lands. The project parcel is developed as a recreation parcel to support the Lake of the Pines golf course and Planned Residential Community. The concept for the property was originally approved in January 1967 with a Use Permit (U66-60/U66-61). The project parcel is disturbed with contemporary activity, including tennis courts, a swimming pool, the clubhouse, the existing yacht lounge, a marina, a beach, parking, and other related structures. There are large parking areas and landscaping throughout the property. The ground of the proposed location of the family pavilion is covered by asphalt, grass, sand, and the existing yacht lounge.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: <ul style="list-style-type: none"> i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the 		✓			A

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
significance of the resource to a California Native American tribe.					

Impact Discussion:

18a: Due to the confidentiality and sensitive nature of ancestral lands, it is difficult to determine which tribes have stake in the specific project site. Therefore, the Nevada City Rancheria Tribe, the Shingle Springs Band of Miwok Indians, T’si Akim Maidu, and the United Auburn Indian Community of the Auburn Rancheria were all invited to begin Assembly Bill consultation on January 4, 2023. Only a response from the Shingle Springs Band of Miwok Indians was received. The response stated that the tribe is not aware of any known cultural resources on the site. Given that the project site is heavily disturbed and the new family pavilion will be built in the same location of the existing building, the potential for the proposed project to encounter potentially undiscovered tribal cultural resources is low. While cultural resource discovery has been determined to be unlikely, Mitigation Measure 5A is proposed that would require construction to be halted and local tribes to be notified in the unlikely event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. Additionally, Mitigation Measure 18A is proposed which would require that a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area be immediately notified if any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities. All work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. With these protections in place, impacts to Tribal Cultural Resources would be *less than significant with mitigation*.

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

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to Issuance of grading/improvement/building permits and throughout construction*

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

Responsible Agency: *Planning Department*

Mitigation: Also see Mitigation Measure 5A.

19. UTILITIES / SERVICE SYSTEMS

Existing Setting: The subject project site is currently served by public sewer and water. Electrical service is provided by Pacific Gas and Electric.

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

Impact Discussion:

19a, b: The proposed project would not result in development that would create a need for the extension of new public utilities and services. The site is already developed with the yacht lounge and other structures such as the Lake of the Pines Club House. The Nevada Irrigation District provides water to the parcel. Conditions of Approval from the Nevada Irrigation District will require the backflow and potentially the 6-inch Private Fire Service to be upgraded. As proposed, the development of the family pavilion would not require an extension of water or wastewater services. Since, the property is already served by Pacific Gas and Electric for electrical service and by AT&T for telephone service, the impact of the project on utilities/service systems is

anticipated to be less than significant. Therefore, there would be a *less than significant* impact related to utility service infrastructure.

19c: The operational phase of the proposed project would result in a moderate increase in the production of solid waste from baseline conditions due to the increased capacity of the family pavilion. This moderate increase in capacity is not anticipated to impact the attainment of solid waste goals. Construction activities, however, could produce solid waste in the form of construction materials or industrial toxic waste like glues, paint, and petroleum products. Construction of the proposed project could thus result in potentially adverse landfill and solid waste disposal impacts. Impacts would be *less than significant with mitigation* as identified in Mitigation Measure 19A below which requires proper disposal of waste not accepted by the regional landfill.

19d: The development and operation of the proposed family pavilion is not anticipated to result in significant amounts of solid waste; however, any waste generated would be required to comply with federal, state and local statutes and regulations related to solid waste. Therefore, project related impacts to these regulations are anticipated to be *less than significant*.

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

Mitigation Measure 19A: Appropriately dispose of toxic waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.

Timing: *Prior to issuance of grading or improvement permits and during construction*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Nevada County Planning Department*

20. WILDFIRE

Existing Setting: The project parcel is within the Higgins Fire Protection District and is in a Moderate Fire Hazard Severity Zone as designated by CalFire. The project site is in Western Nevada County at an elevation of approximately 1,525 feet in an area that is developed as a recreational parcel to support the Lake of the Pines Planned Residential Community. The topography of the parcel is relatively flat, but slightly slopes downwards from the north to the south to the lake. The project parcel is disturbed with contemporary activity, including tennis courts, a swimming pool, the clubhouse, the existing yacht lounge, a marina, a beach, parking, and other related structures. The project parcel is bordered by the Lake of the Pines to the south, which is a flood-controlled lake.

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓	A,H,M,26
b. Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?			✓		A,B,H,M, 23,27

If located in or near state responsibility areas or lands classified as very high fire severity hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓		A,H,M
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓		A,H,LM, 14,20

Impact Discussion

- 20a: The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. The Safety Element discusses the importance of ingress and egress by roadways, and Policy FP-10.7.3 requires that a condition of development is to maintain private roads, including the roadside vegetation. Nevada County has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in May 2018. Objective 3.6 of the LHMP is to improve communities’ capabilities to prevent/mitigate hazards by increasing the use of technologies. Goal 4 of the LHMP is to reduce fire severity and intensity, with Objective 4.4 to promote the implementation of fuel management on private and public lands. The proposed project would allow for the installation of 3,558 square foot family pavilion. The applicant would be required to provide defensible space around all existing and future structures consistent with Public Resource Code Section 4291, which requires up to 100 feet of fuels treatment or to the property line, whichever is closer. The proposed project complies with adopted plans for emergencies and does not pose conflicts; therefore, the project would have **no impact** on impairing emergency plans.
- 20b: The parcel is mostly flat and is in a Moderate Fire Hazard Severity Zone. Wildfires are ongoing issue in rural areas of California and wildfire smoke can impact vast regions. There are no factors that could be reasonably anticipated to expose occupants to pollutant concentrations from wildfire more than they would be in similar regions of rural California. The Lake of the Pines Community is existing and the replacement of the lounge with the family pavilion would not draw more people into the Lake of the Pines PRC because the Lake of the Pines is already developed and private. Additionally, due to the impervious surfaces, water supply, and irrigated vegetation, the project is not expected to expose populations to the uncontrollable spread of wildfire. Therefore, the project would have a **less than significant** impact on exposing populations to wildfire-related pollutant concentrations or wildfire.
- 20c: The project does not require the installation of any additional infrastructure such as roads, fuel breaks, emergency water sources, power lines, or other utilities that could exacerbate fire risk. The family pavilion is proposed to replace an existing lounge that is already developed with infrastructure. The project will involve maintaining defensible space, but there is minimal vegetation around the building that will need to be cleared. Therefore, the project will have a **less than significant** impact related to the installation of associated infrastructure.
- 20d: The proposed project would require Building Permits for the grading and site improvements, which would require compliance with the Nevada County grading standards outlined in Land

Use and Development Code Section V, Article 13. The building permits would require grading and erosion control plans for the soil disturbance, and a drainage analysis to ensure no additional runoff leaves the project site. As part of the project improvements and site inspections by the Building Department, soil compaction testing would be required for the grading at the site for the proposed building and associated improvements. Furthermore, the project area is not in an area that is mapped with high landslide activity. With the soil compaction testing, erosion control measures, and due to the area not having high landslide activity the project would have a *less than significant impact* on flooding, landslides, runoff, and post-fire slope instability.

Mitigation: None required.

21. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

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

Impact Discussion:

21a, c: As discussed in Sections 1 through 20 above, development of the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Construction and operation of the family pavilion could result in potentially adverse impacts to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, and Utilities/Service System. Mitigation measures are proposed to reduce potential impacts relative to air quality. Due to possible impacts to migratory birds and nesting raptors, mitigation has been added to reduce potential impacts if construction occurs during nesting season. Although cultural, tribal cultural, and paleontological resources are not known to be present, mitigation has been added for their protection if resources are found. To mitigate potentially adverse soil or erosion impacts from project grading and construction, mitigation measures has been included to follow the requirements of the geotechnical report. To minimize the disruption to surrounding parcels during the construction phase of the project, mitigation has been included to limit construction to daytime hours on Monday through Saturday. Lastly, mitigation has been added to reduce potential impacts related to construction waste. Each of the

potential adverse impacts are mitigated to levels that are *less than significant levels with mitigation*, as outlined in each section.

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

Mitigation Measures: To offset potentially adverse impacts to Air Quality, Biological and Cultural Resources, Geological Resources, Noise, Tribal Cultural Resources and possible impacts to Utilities/Service, see Mitigation Measures 3A-3D, 4A-4D, 5A, 7A-7C, 13A, 18A and 19A.

RECOMMENDATION OF THE PROJECT PLANNER

On the basis of this initial evaluation:

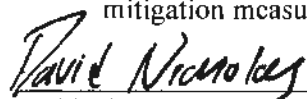
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

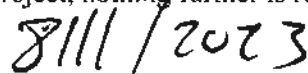
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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



David Nicholas, Associate Planner



Date

APPENDIX A – REFERENCE SOURCES

- A. Planning Department
 - B. Department of Public Works
 - C. Environmental Health Department
 - D. Building Department
 - E. Nevada Irrigation District
 - F. Natural Resource Conservation Service/Resource Conservation District
 - G. Northern Sierra Air Quality Management District
 - H. Higgins Fire District
 - I. Regional Water Quality Control Board (*Central Valley* Region)
 - J. North Central Information Service, Anthropology Department, CSU Sacramento
 - K. California Department of Fish & Wildlife
 - L. Nevada County Geographic Information Systems
 - M. California Department of Forestry and Fire Protection (Cal Fire)
 - N. Nevada County Transportation Commission
 - O. Nevada County Agricultural Advisor Commission
 - P. Grass Valley/ Nevada Joint Union School District
 - Q. Gold Country Stagecoach
-
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 2. Nevada County. *Nevada County Zoning Regulations*, adopted July 2000, and as amended.
 3. *California Department of Conservation Maps - Agriculture*. Department of Conservation, <https://maps.conservation.ca.gov/agriculture/>.
 4. *Williamson Act Parcels 2017*. Nevada County, <https://www.nevadacountyca.gov/DocumentCenter/View/30242/2017-Parcels-Affected-By-Williamson-Act-PDF>.
 5. “California Air Resources Board.” *Maps of State and Federal Area Designations | California Air Resources Board*, <https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>.
 6. *A GENERAL LOCATION GUIDE FOR ULTRAMAFIC ROCKS IN CALIFORNIA - AREAS MORE LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS*. Division of Mines and Geology, <https://www.placerair.org/DocumentCenter/View/1433/General-Location-Guide-PDF>.
 7. California Emissions Estimator Model. California Air Pollution Control Officers Association, <https://www.caleemod.com/>.
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 11. “Habitat Definitions for California Red-Legged Frog.” *EPA*, Environmental Protection Agency, <https://www.epa.gov/endangered-species/habitat-definitions-california-red-legged-frog>.
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15. *U.S. Quaternary Faults*, USGS Geologic Hazards Science Center Golden, CO, <https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>.
16. *Alquist-Priolo Earthquake Fault Zones*. California Department of Conservation, <https://www.conservation.ca.gov/cgs/alquist-priolo>.
17. *Web Soil Survey*, United States Department of Agriculture Natural Resources Conservation Service, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.
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23. *FHSZ Viewer*, California Department of Forestry and Fire Protection , <https://egis.fire.ca.gov/FHSZ/>.
24. *EnviroStor Database*, California Department of Toxic Substances Control, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>.
25. *Flood Maps*. Federal Emergency Management Agency, <https://www.fema.gov/flood-maps>.
26. Nevada County. *Local Hazard Mitigation Plan Update*. August 2017. <https://www.mynevadacounty.com/DocumentCenter/View/19365/Nevada-County-LHMP-Update-Complete-PDF?bidId=>
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