NEVADA COUNTY, CALIFORNIA
INITIAL STUDY

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

TO:

CEO – Alison Lehman
Principal Planner – Tyler Barrington
COB – Jeff Thorsby
Supervisor Hoek – District IV
Building Department – Nick McBurney
Economic Development – Kimberly Parker
Commissioner Mastrodonato – District IV
Bear Yuba Land Trust
California Native Plant Society – Redbud
Assistant CEO – Caleb Dardick
PG&E
Penn Valley Area Chamber of Commerce
United Auburn Indian Community
Sierra Club – Sierra Nevada Group
Nevada City Rancheria Nisenan Tribe
FREED
Friends of Nevada City
Maureen Collins
Assessor – Rolf Kleinhans
Cannabis Compliance
Department of Public Works – Kevin Nelson
Fire Protection Planner – Scott Eckman
Environmental Health – David Huff
Agricultural Commissioner
Penn Valley Fire Protection District
NSAQMD – Duane Strawser
Penn Valley MAC
Caltrans
General Plan Defense Fund
CDA Director – Trisha Tillotson
NID
Penn Valley Community Foundation
Shingle Springs Band of Miwok Indians
T'si Akim Maidu
Water Quality Control Board – Central Valley
F.O.N.A
Lake Wildwood HOA
Sanctuary Ranch Homeowners Association
Nevada County Transportation Commission

Date: February 26, 2024

Prepared by: Zachary Ruybal, Assistant Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959
(530) 470-2488
Email: zachary.ruybal@nevadacountyca.gov

File Number(s): PLN23-0071; CUP23-0005; EIS23-0007

Assessor's Parcel Numbers: 050-340-009

Applicant/Owner:	John Conger 2874 Tori Way Las Vegas, Nevada 89074
Zoning District:	AG-10 (General Agricultural with a minimum parcel size of 10-acres)
General Plan Designation:	RUR-10 (Rural with a minimum parcel size of 10-acres)
Project Location:	12616 Country Heights Drive, Penn Valley, CA 95946. The project site is located approximately 0.3 miles west of Lake Wildwood and 2.3 miles north of State Highway 20. *See Figure 1.*

Project Description: The project is a Conditional Use Permit application (CUP23-0005) proposing a special events venue for up to 150 guests in the General Agricultural (AG-10) zoning district with a minimum parcel size of 10-acres. Events will be held outside only and include private celebrations such as weddings, anniversaries, family reunions, memorials, birthdays, etc. The frequency of special events is anticipated up to 20-25 times per year, and although these special events may be held 7 days a week, it is anticipated that most of the events will be scheduled on weekends. The special events venue will be accessed from Country Heights Drive at the driveway entrance designated on the site plan for the special events venue only, and one monument sign with no lighting will be located to the right of the special events venue driveway entrance. A new fire standard gravel road on the western side of the parcel will be constructed for the special events venue. Special event hours will be restricted to 8:00am-11:00pm. The proposed special event area location will consist of live music or a DJ with speakers, with no amplified music after 10:00pm. The speaker sound system for the amplified music shall be oriented to the southeast and will be located in the specific location designated on Figure 3 of the project Environmental Noise Assessment only. The noise produced on-site from the amplified music will be in compliance with the Nevada County Noise Ordinance for both the daytime and evening hours of operation. Food and drinks will be allowed at events; however, all food preparation shall be done off-site and then brought to the venue. Overall event set-up and clean-up will be the responsibility of the renter, and each vendor working at the event will be responsible for setting up and cleaning up their personal equipment. For inclement weather, the owner will allow the use of easy-ups or other rented structures to provide cover. All trash generated on-site during each event is required to be disposed of off-site by the renter. A restroom facility is proposed for event attendees that will meet ADA accessibility requirements per the 2022 California Building Code, and ADA parking and a path of travel will be provided to the restroom facility. The restroom facility will be 12’11” in height and will also include showers, storage, a sauna, and a bar area. The proposed restroom facility will have 5 exterior lights installed along the perimeter of the building. All 5 of the proposed lights are downward facing and fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways. The minimum number of parking spaces required for the special events venue is 38, and the project proposes 43 standard parking spaces within a graveled area with landscape islands on the western side of the property plus 2 ADA parking spaces to be constructed near the restroom facility, for a total of 45 parking spaces. Other improvements will include a bicycle rack to the west of the restroom facility, approximately 500 cubic yards of net grading for the new driveway, new ADA parking area, and future restroom facility, landscaping consistent with Nevada County landscaping requirements, and a septic system for the restroom facility. All event requirements will be enforced by the owner, and the existing shop and proposed residence shall not be used for any special events.

Project Site and Surrounding Land Uses:
The project parcel is approximately 7.8-acres in size and is located in Western Nevada County approximately 0.4 miles west of the Lake Wildwood Community. The parcel is accessed from Country Heights Drive via Mooney Flat Road, approximately 0.3 driving miles from Pleasant Valley Road. The project parcel is zoned AG-10 (General Agricultural with a minimum parcel size of 10.00 acres) and has a RUR-10 (Rural with a minimum parcel size of 10.00 acres) General Plan designation. The project parcel is partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The parcel topography generally slopes north to south towards Mooney Flat Road with slopes ranging from 5% to 30%+, however the proposed project areas have previously experienced ground disturbance activities, including previously graded areas for a previously approved commercial cannabis cultivation operation. The project parcel is bordered by three (3) parcels zoned General Agricultural with a minimum parcel size of 40-acres (AG-40) to the east, south, and west, and two (2) parcels zoned Single-Family Residential with both Subdivision Limitation and Planned Development combining districts (R1-X-PD) to the north. The project parcel is surrounded by parcels that have been developed with a single-family residential home and accessory structures to the west, and undeveloped parcels to the north, south, and east. Figure 1 shows the subject project parcel, surrounding properties, and the zoning of the area.

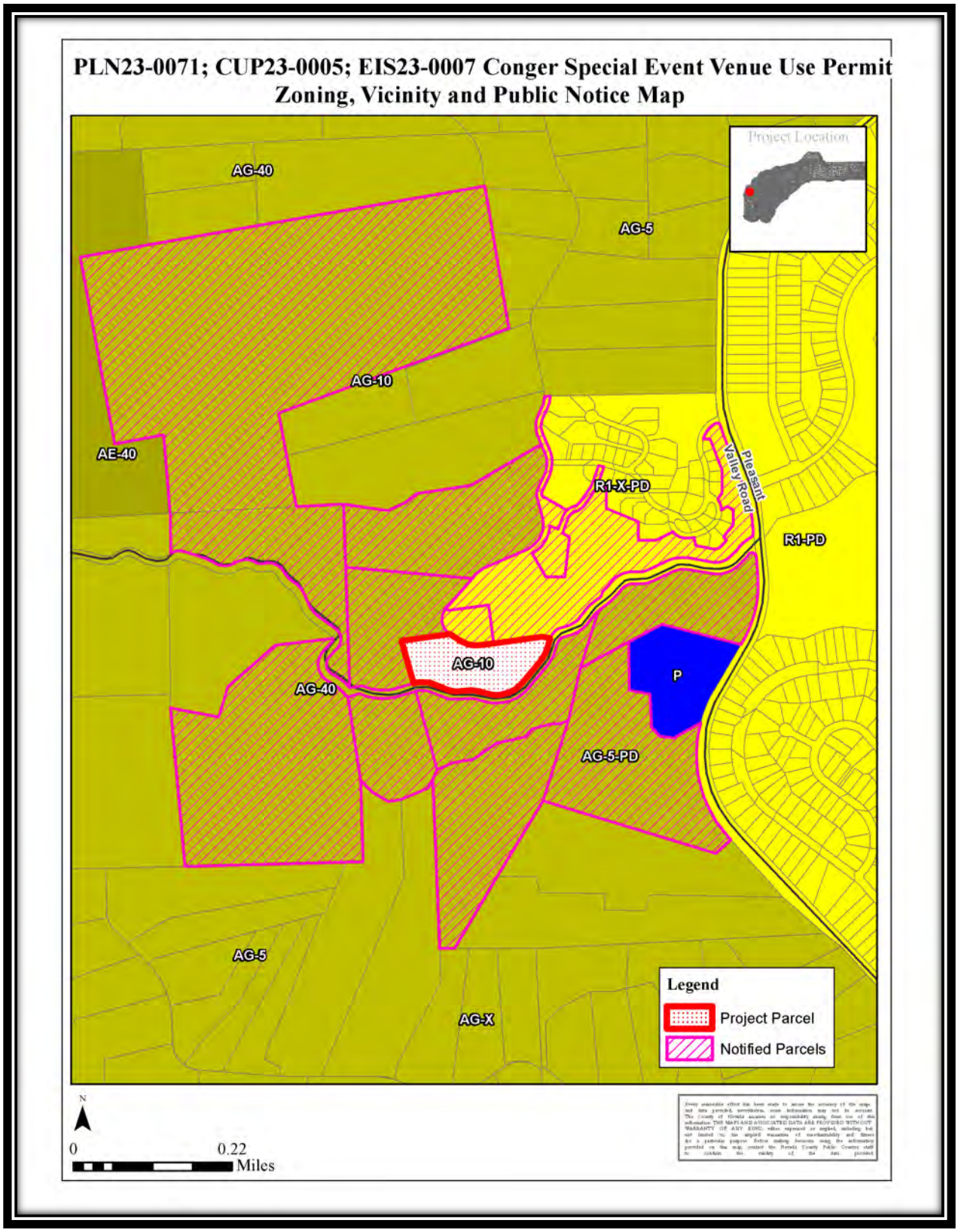

Figure 1- Zoning, Noticed Parcels and Vicinity Map

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
3. Water Quality Control Plan – Nevada County Department of Public Works & Planning

Relationship to Other Projects: On January 19, 1978, the Nevada County Parcel Map Review Committee approved a Tentative Parcel Map (PM77-318) to subdivide approximately 41-acres. In early December of 2020, the Nevada County Building Department issued a building permit for the construction of a new shop on the project parcel (202577), and in January of 2022 the approved shop was finaled. On June 22, 2022, the Nevada County Planning Department approved an Administrative Development Permit for the cultivation of commercial cannabis (ADP21-0087) and an Oak Resources Management Plan (MGT21-0041) for disturbance in a landmark oak grove to perform grading activities for the commercial cannabis cultivation site. On July 11, 2022, a grading permit (211958) was issued for the grading associated with the commercial cannabis cultivation pads and was finaled on September 22, 2022. Although the grading permit issued was originally for the commercial cannabis cultivation pads, the site was never used for commercial cannabis cultivation, and instead the graded area proposed for the cannabis operation is now proposed to be utilized for a new gravel parking area associated with the Special Events Conditional Use Permit (CUP23-0005).

Tribal Consultation: California Native American Tribes with potential ancestral land within the Parcel were routed the project during distribution in June of 2023. Comments were not received from the Nevada City Rancheria Nisenan Tribe, T'si Akim Maidu, Shingle Springs Band of Miwok Indians or the United Auburn Indian Community of the Auburn Rancheria. 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 form 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*

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 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 Reports shall be submitted to the Nevada County Building Department, and recommendations of the report shall be followed for all subsequent grading and structural work. Please see Appendix B for the Earthwork Recommendations identified in Section 5 of the Geotechnical Evaluation Report prepared by Lincoln & Long Civil Engineering and Environmental Services. 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*

10. **HYDROLOGY / WATER QUALITY:** To offset potential impacts to hydrology and water quality the following mitigation measures shall be required:

Mitigation Measure 10A: Water Quality Treatment and Retention Methods. The following Best Management Practices (BMP's) shall be required to be implemented prior to discharge of flow to existing drainage facilities:

1. Infiltration Trenches provide runoff treatment and storage using a long, narrow gravel filled trench. Infiltration trenches store water in the void space between stones, and infiltrates through the bottom. Infiltration trenches provide good removal of fine sediment and associated pollutants.

Timing: *Prior to issuance of grading/improvement/building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department, Department of Public Works*

Mitigation Measure 10B: Water Quality Control Plan Required. Prior to issuance of grading and building permits, a Water Quality Control Plan will be prepared for this site.

Timing: *Prior to issuance of grading/improvement/building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department, Department of Public Works*

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: *Nevada County Planning Department*

Mitigation Measure 13B. Amplified Music and Event Hours. The proposed project is predicted to comply with the Nevada County exterior noise standards assuming the following project noise limits at the event area:

1. Sound system speakers shall be oriented towards the southeast and will be located in the specific location designated on Figure 3 of the project Environmental Noise Assessment only.
2. Daytime (7:00 a.m. to 7:00 p.m.) sound system output shall not exceed 55 dBA Leq and 75 dBA Lmax at the project site property lines from the specific sound system location only in order to comply with Nevada County noise standards.
3. Evening (7:00 p.m. to 10:00 p.m.) sound system output shall not exceed 50 dBA Leq and 65 dBA Lmax at the project site property lines from the specific sound system location only in order to comply with Nevada County noise standards.
4. Amplified music is prohibited past 10:00 p.m.

Timing: *Prior to issuance of grading/improvement/building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County 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 the grading and improvement permits
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
10A	Planning Department and Department of Public Works	Prior to issuance of improvement permits and during construction
10B	Planning Department and Department of Public Works	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
13B	Planning Department	
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 7.8-acres in size and is located in unincorporated Western Nevada County, approximately 0.3 miles west of Lake Wildwood and 2.3 miles north of State Highway 20 in Penn Valley, CA, and is accessed from Country Heights Drive via Mooney Flat Road. The topography of the parcel generally slopes north to south towards Mooney Flat Road with slopes ranging from 5% - 30%+, but the project area itself is mostly flat due to previously approved and completed grading activities. There is landmark oak grove on the southwestern and southern portion of the parcel. The project parcel is partially developed, including a 2,400 square foot shop, a class 1 well, a septic system, PG&E service, six (6) water storage tanks, solar panels, and an approved partially completed single-family residence which is still in progress. The western side of Pleasant Valley Road is a rural area with primarily agricultural and rural residential uses, with the exception of the Villaggio di Vigneto subdivision to the north of the project parcel, which are mostly undeveloped. The oak trees and vegetation on the project parcel have been well maintained.

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 project site is directly off Country Heights Drive, which is a private road that is accessed by Mooney Flat Road, which is a public road that runs perpendicular to Pleasant Valley Road. The project parcel is not visible from any State Highways, nor is it located within or near a Scenic Corridor Combining District (SC), therefore the Scenic Corridor Combining District standards do not apply. Additionally, the project is not within the area that is subject to the design standards specified in the Penn Valley Area Plan. There is no scenic view that would be hindered by the proposed project. The construction of the proposed restroom facility, the proposed parking area, and the proposed landscaping would be an improvement and would result in a more attractive parcel overall. The design of the special events venue is substantially consistent with the design guidelines of the Western Nevada County Design Guidelines because it establishes the proposed restroom facility as a prominent building appropriate for its use, and the project meets other design guidelines by using appropriate building materials such as corrugated metal and horizontal wood siding, and using a gable style roof, roof overhangs, horizontal T&G siding, muted soft colors, and doors to reduce the visual impact of the building. The project parcel is approximately 2.4 miles away from California State Highway 20, which is 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 20. Due to a lack of visibility from a highway with an official scenic designation, there will be no impact on a state scenic highway. Due to the topography, vegetation, and location of the subject parcel being out of public view, the development of the special events venue 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 special events venue includes a proposed restroom facility would include 5 exterior lights installed along the perimeter of the building. All 5 of the proposed lights are downward facing and fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways and are compatible with section 4.2.8 of the Nevada County 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. Overall, the proposed lights are generally small and appear to be compatible with the surrounding area, and 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 special events venue proposed improvements 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 as partially Grazing Land and partially Other Land, which is the same classification as the surrounding properties. The California Department of Conservation defines Grazing Land as land on which the existing vegetation is suited to the grazing of livestock, and Other Land is defined as Land not included in any other mapping category. The southwestern and southern portion of the project site designated as Other Land does have landmark oak grove. The project site does not contain any land within a Williamson Act contract, nor is the parcel within a Timberland Production Zone. To the west of the project parcel is a single-family residential home with accessory structures, and undeveloped parcels to the north, south, and east. There is no forest land on or around the project parcel.

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 both "Grazing Land" and "Other Land" 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 does not contain agricultural uses. The project parcel is not zoned for timberland production and no forest land is being converted to non-forest use because the parcel is partially developed with contemporary activity, including a 2,400 square foot shop, a well, a septic system, six (6) water

storage tanks, and ground mount solar panels. 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 PM2.5, and ozone) and the fire station in downtown Truckee (PM2.5 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 PM2.5. California has standards for average PM10 concentrations over 24-hour periods and over the course of an entire year, which are 50 and 20 $\mu g/m^3$, respectively. (The notation "$\mu g/m^3$" means micrograms of pollutant per cubic meter of ambient

air.) For PM2.5, California only has a standard for average PM2.5 concentrations over a year, set at 12 µg/m^3, 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 PM2.5 or PM10. PM2.5, 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 NO_2, SO_2, Pb, H_2S, visibility reducing particles, sulfates, and vinyl chloride standards.

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Nevada County: Non-attainment (due to overwhelming transport)	2008 O_3 Standard (75 ppb) Western Nevada County: Serious Non-attainment;
		2015 O_3 Standard (70 ppb) Western Nevada County: Serious Non-attainment;
PM_{10}	Nevada County: Non-attainment	Unclassified
PM2.5	Nevada County: Unclassified	2012 Annual Standard (12µg/m^3) Nevada County: Unclassifiable/Attainment
		2012 24-hour Standard (35µg/m^3) Unclassifiable/Attainment
CO	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. 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
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,5,6,7,29
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,5,6,7,29

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 complaint 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, 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 1,000 square foot health club and 48,700 square feet of non-asphalt surfaces which includes the construction of a future restroom facility (approximately 975 square feet in size), a new fire standard gravel road and gravel parking area on the western side of the parcel, one (1) monument

sign, ADA parking and a path of travel, and new irrigated landscaping, which was the default recreational use and default parking use that are the most similar to the proposed project.

Table 1. Project Construction Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	5.38 lbs/day (0.98 tons/year)
ROG	24-136 lbs/day	0.63 lbs/day (0.11 tons/year)
PM10	79-136 lbs/day	0.34 lbs/day (0.06 tons/year)
CO	N/A	5.71 lbs/day (1.04 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 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.

Table 2. Project Operation Air Quality Impacts

Pollutant	NSAQMD Threshold*	Project Impact
NOx	24-136 lbs/day	0.02 lbs/day (<0.005 tons/year)
ROG	24-136 lbs/day	0.09 lbs/day (0.02 tons/year)
PM10	79-136 lbs/day	<0.005 lbs/day (<0.005 tons/year)
CO	N/A	0.15 lbs/day (0.03 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 Lincoln & Long Civil Engineering and Environmental Services, 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 a rural area and is surrounded by parcels that have been developed with a single-family residential home and accessory structures to the west, and undeveloped parcels to the north, south, and east. The special events venue is intended to serve the community with private celebrations such as weddings, anniversaries, family reunions, etc. 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 special events venue 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 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 a 7.8-acre parcel in Western Nevada County at an elevation of approximately 1,286 feet in an area that is partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The project area is proposed mostly within areas that have mostly been previously disturbed. The project site contains annual grasslands containing a mixture of native and non-native annual and perennial grasses (with some species being considered invasive), Blue Oak – Foothill Pine Woodland, and landmark oak grove. Foothill Pine, Blue Oak, Interior Live Oak, Whiteleaf Manzanita, and forbes are found on the property. The project is not mapped as having major deer migration corridors, deer holding areas, or critical fawning areas.

In April of 2022, a Biological Inventory and Oak Resources Management Plan was prepared by Greg Matuzak with Greg Matuzak Environmental Consulting, LLC for the project site for a commercial cannabis operation. The biologist conducted a consultation and site survey in May of 2021, to determine the existing setting and inventory the environmental resources on the site. During that site visit, it was discovered that 0.4-acres of landmark oak grove (14 small to medium sized Blue Oak and Interior Live Oak trees) had been removed in anticipation of the project. Therefore, to mitigate the impact to the landmark oak grove that had been disturbed, the applicant paid the Bear Yuba Land Trust the full required compensatory mitigation. In May of 2023, Greg Matuzak conducted a site survey with the applicant and project engineer to re-evaluate the existing setting and inventory the environmental resources on the site. In September of 2023, an Updated Biological Resources Technical Memorandum was prepared by Greg Matuzak for the project site for the proposed Use Permit for a special events venue. There are no aquatic resources, aquatic habitat, or riparian habitat located within the subject parcel. No protected Oak resources will be removed or impacted by the proposed project. There are currently no landscaping elements on the project site, however new landscaping consistent with LUDC Sec. 4.2.7 Landscaping is proposed as a component of the Use Permit.

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,9,10,32
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, 32
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, 32
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or			✓		9,10

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓	A, 32
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,d: The project parcel is already partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. A review of the United States Fish and Wildlife Service's Information for Planning and Consultation (IPaC) shows that the California Red-legged Frog (Threatened), the Northwestern Pond Turtle (Proposed Threatened), the Western Spadefoot (Proposed Threatened), and the Monarch Butterfly (Candidate) may be impacted by this project. In September of 2023, an Updated Biological Resources Technical Memorandum was prepared by Greg Matuzak with Greg Matuzak Environmental Consulting, LLC for the project site. The conclusions and recommendations section of the Updated Biological Resources Technical Memorandum stated that as part of the updated CDFW CNDDB database search for the project site, no special-status species were observed during a site survey in May of 2023, and that the project parcel does not contain any suitable habitat for special-status species. There is potential for impacts to raptors and other migratory birds, which are protected under the Migratory Bird Treaty Act, to occur on or in the vicinity of the site through the construction activities of ground disturbances, heavy equipment uses, and various other noises that could influence nesting migratory birds. Mitigation Measure 4A is included to protect potential nesting and migratory birds in the event that further development occurs on the project site, which includes the timing of nesting bird surveys. 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) classifies the terrestrial connectivity of the parcel as a conservation planning linkage (Rank 4/5), and the California Department of Fish and Wildlife's Biogeographic Information and Observation System (BIOS) does not identify a wildlife linkage on the project parcel. 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,*** and the proposed projects impact on the movement of any native resident or migratory fish or wildlife species or on established native resident or migratory wildlife corridors is ***less than significant.***

4b-c: The project parcel does not contain any aquatic resources, aquatic habitat, or riparian habitat. The United States Fish and Wildlife Service and the Updated Biological Resources Technical Memorandum prepared by Greg Matuzak Environmental Consulting, LLC 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. Therefore, the project will have ***no impact*** on any riparian habitat or other sensitive natural communities, and ***no impact*** on any state or federally protected wetlands.

4e. 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 Updated Biological Resources Technical Memorandum prepared by Greg Matuzak Environmental Consulting, LLC identified existing landmark oak grove in the southern and southwestern portion of the project parcel, however no protected Oak resources will be removed or impacted by the proposed project. Additionally, there are no aquatic resources, aquatic habitat, or riparian habitat located within the subject parcel. Therefore, the proposed project is consistent with local policies protecting environmental resources and will have a ***no 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 project site has already been partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. No new fencing is being proposed with the project. The proposed project includes a future restroom facility that will include five (5) gooseneck exterior lights installed along the perimeter of the building. All five (5) of the proposed gooseneck exterior lights are downward facing and fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways for compliance with LUDC Section L-II 4.2.8 – Lighting. The project will also be required to comply with the noise standards in Section L-II 4.1.7 – Noise, and an Environmental Noise Assessment was prepared by Saxelby Acoustics, LLC. The Use Permit would limit the events to twenty-five (25) per year, and special events are most commonly held on weekends. On the remaining days of the week and weekends when there is no event activity, the site would be used for allowed rural and residential uses. The project site is not located in any known major deer corridors, known for deer holding areas, or critical deer fawning areas. Due to the project site already being in an active area and the limited number of events per year, the anticipated Therefore, the impacts 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*

5. CULTURAL RESOURCES

Existing Setting: The project parcel is partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The project parcel was previously approved for a commercial cannabis cultivation operation; however, the project was never completed, and the applicant officially withdrew their Administrative Development Permit (ADP21-0087) for the approved commercial cannabis cultivation operation on September 26, 2023. There are large, graded areas and landscaping throughout the property. The ground of the proposed locations for construction activities related to the special events venue have been previously disturbed.

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 proposed project is to construct a restroom facility of approximately 975 square feet, a new fire standard gravel road on the western side of the parcel, one (1) monument sign, ADA parking and a path of travel, and new irrigated landscaping for a special events venue. Given that the new special events venue will be built in locations where previous ground disturbance activities have occurred, 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 partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. 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,19
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓	A,D,19, 20

Impact Discussion:

6a: The construction plans of the proposed special events venue do not indicate there will be potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. The applicant has not yet applied for a building permit for the construction of the special events venue, however due to the recent update effective January 1, 2023, future building permits for the project will be subject to the 2022 Building Energy Efficiency Standards. The Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings. The 2022 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 special events venue 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 project site is located in Penn Valley approximately 0.2 miles east of Pleasant Valley Road. The average elevation of the property is 1286-feet above mean sea level, and the parcel topography generally slopes north to south towards Mooney Flat Road with slopes ranging from 5% to 30%+; however, the proposed project areas have previously experienced ground disturbance activities. The project site is located within the Foothill Fault System, which is designated as a Type C fault zone and is known to have low seismicity and a low rate of recurrence. There are no Alquist-Priolo earthquake fault zones near the project area. The United States Department of Agriculture Web Soil Survey identifies the project site contains Auburn – Rock Outcrop Complex, 30 to 50 percent slopes, and Rock Outcrop – Ahwahnee Complex, 9 to 50 percent slopes. The Geological/Geotechnical Evaluation Report prepared by Lincoln & Long Civil Engineering and Environmental Services describes the Auburn - Rock Outcrop Complex as basic colluvium derived from metamorphic rock and/or weathered colluvium derived from diabase and/or basic residuum weathered from diabase. Additionally, the Geological/Geotechnical Evaluation Report prepared by Lincoln & Long Civil Engineering and Environmental Services describes the Rock Outcrop – Ahwahnee Complex as weathered colluvium derived from granodiorite and/or residuum weathered from granodiorite.

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:			✓		12, 13, 14, 17, 18, 29

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure including liquefaction? iv. Landslides?					
b. Result in substantial soil erosion or the loss of topsoil?		✓			15,16,17
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?		✓			12, 13, 14, 17, 18, 29
d. Be located on expansive soil creating substantial direct or indirect risks to life or property?		✓			11, 15
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 located within the Foothill Fault System, which is known to have low seismicity and a low rate of recurrence. 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 the project site is not located within an Alquist-Priolo active fault zone, 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. Additionally, geological consultants Lincoln & Long Civil

Engineering and Environmental Services determined that that the risk of seismically induced hazards such as slope instability, liquefaction, and surface rupture are very low 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 very low and therefore expected to be ***less than significant***. Lincoln & Long Civil Engineering and Environmental Services 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 proposed grading on 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 Auburn - Rock Outcrop Complex has a K value rating of 0.24 and the Rock Outcrop – Ahwahnee Complex has a K value rating of 0.20, which are both considered lower K values. Due to the lower K values, erosion of topsoil is not expected to be substantial; however, the proposed project does include approximately 500 net cubic yards of grading for the new driveway and ADA parking area along with construction activities, which has the potential for causing erosion. Due to the soil in the project areas being mostly bare and exposed, with the grading and construction activities proposed, there is potential for erosion activities to occur. In order to prevent erosion from happening, an Erosion and Sediment Control Plan will be required to be prepared and implemented to reduce the potential impact on the project on erosion. The inclusion of Mitigation Measure 7A, which is proposed to require the applicant to provide and implement an Erosion and Sediment Control Plan, along with Mitigation Measure 7B, which is proposed to require the implementation of the Recommendations of the Geotechnical Engineering Report, the project's proposed grading and construction activities would not result in siltation, deposition, or erosion of soils. is proposed to reduce erosion. Due to the project site having a maximum K rating of 0.24, which is considered a low value, and the implementation of Mitigation Measures 7A and 7B, the project is expected to have a ***less than significant impact with mitigation***, relating to soil erosion or the loss of topsoil.

7d: The soil of the map unit for the project parcel is composed of both Auburn – Rock Outcrop Complex, 30 to 50 percent slopes, and Rock Outcrop – Ahwahnee Complex, 9 to 50 percent slopes. These soils series are extensive throughout the surrounding areas of the Sierra Nevada foothills and mountains. The Auburn – Rock Outcrop Complex soils consist 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 Auburn – Rock Outcrop Complex soil as Hydrologic Soil Group D, having a very slow infiltration rate when thoroughly wet. These consist of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission. Additionally, the United States Department of Agriculture defines the Rock Outcrop – Ahwahnee Complex soil as Hydrologic Soil Group B, having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. According to UC Davis Soilweb, the engineering rating of both the Auburn – Rock Outcrop Complex, 30 to 50 percent slopes, and Rock Outcrop – Ahwahnee Complex, 9 to 50 percent slopes 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. Please see Appendix B for the Earthwork Recommendations identified in Section 5 of the Geotechnical Evaluation Report prepared by Lincoln & Long Civil Engineering and Environmental Services. 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 project parcel has an existing private septic system for sewage disposal that the approved single-family residence will be connected after completion. The proposed project includes a future restroom facility that will be constructed at a later date. The project was distributed to the Department of Environmental Health, who had some minor concerns regarding the sewage disposal for the proposed project. One concern was the future restroom facility and how sewage will be disposed of prior to the construction of the restroom facility. The Nevada County Environmental Health Department review included a condition of approval that until the future restroom facility is constructed, the owner will be required contract with a company to provide portable toilets with hand washing stations for events. Additionally, the Nevada County Environmental Health Department's review included another condition of approval that the owner will need to submit for a separate septic permit and conduct a separate onsite soils evaluation for the onsite wastewater system/septic system that will serve the future restroom facility. Therefore, a ***less than significant impact*** related to inadequate soils for wastewater disposal is anticipated with the proposed project.

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 restroom facility, 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. Please see Appendix B for the Earthwork Recommendations identified in Section 5 of the Geotechnical Evaluation Report prepared by Lincoln & Long Civil Engineering and Environmental Services. 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 (CO_2), methane (CH_4), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6) and nitrous oxide (NO_2). 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. CO_2 emissions are largely from fossil fuel combustion and electricity generation. Agriculture is a major source of both methane and NO_2, 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 CO_2. 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, 27
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, 27

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 scale wedding events venue intended for private celebrations, high levels of greenhouse gas emissions are not anticipated. Typically, cumulative impacts are analyzed and mitigated in the County's General Plan and associated EIR. In this case, the Nevada County General Plan does not address GHG emissions. Therefore, this analysis uses the precautionary principle and knowledges that the project will make a small, minor contribution to regional and statewide GHG emissions.

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 170 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 4.09 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 Very High 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?				✓	22
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓	L
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	A,21
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓		21

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. The project site is approximately 1 air-mile south of the nearest private airstrip, Limberlost Ranch Airport. Limberlost Ranch Airport is a private airstrip located southwest of Lake Wildwood and is restricted to use by the property owner. The project site is located approximately 11.5-miles northwest of the Nevada County 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 Very High Fire Hazard Severity Zone as mapped by the California Department of Forestry and Fire Protection (CalFire). Pursuant to the Nevada County LUDC, all discretionary projects located within a Very High Fire Hazard Severity Zone will be required to provide a Fire Protection Plan for the Nevada County Office of the Fire Marshal to review and approve as a condition of approval. A typical condition of approval will be required to provide defensible space all around future structures, consistent with PRC 4291, which requires up to 100 feet of fuels treatment or to the property line, whichever is closer. Additionally, a condition of approval from will be required for substantial vegetation reduction along Mooney Flat Road from the intersection of Country Heights to the western property line of the project parcel, from the edge of both sides of the road: a 30 ft depth of fuel reduction, all flammable vegetation removed below 6" at diameter breast height (DBH), and all remaining 6" DBH vegetation limbed up no less than 6 feet high from the ground. This condition is to be maintained as needed, or no less than every 3 years in perpetuity of this use permit and will be inspected prior to final approval. The Nevada County Office of the Fire Marshal and the Penn Valley Fire Protection District both reviewed the project and did not express any additional concerns. The project parcel is directly accessed by an existing gravel road (Country Heights Drive), which intersects with an existing asphalt road (Mooney Flat Road) that could be used for access by fire protection vehicles. 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 parcel has been partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The Federal Emergency Management Agency identifies the project parcel 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. There are no aquatic features located on the project parcel.

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 run off; or iv. impeded or redirect flood flows?		✓			A,B,L,23, 30
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓	L,23
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,23
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				✓	L,23

Impact Discussion:

10a,c,e: The operation of the special events venue is not anticipated to violate any water quality standards or waste discharge requirements. However, there is potential for the construction of the special events venue to allow pollutants that could potentially affect the quality of storm water discharges from the site. During construction, additional BMPs including temporary erosion control facilities shall be implemented to control any pollutants that could potentially affect the quality of storm water discharges from the site. Therefore, in order to properly mitigate the potential effects of erosion control, grading, and drainage plans is required prior to the issuance of any grading and building permits for the proposed project. The required Erosion and Sediment Control Plan shall include requirements for soil stabilization, revegetation, and erosion control which is anticipated to prevent the substantial degradation of any surface or ground water. The project proposes a special events venue with a future restroom facility and parking facilities and will add approximately 4,200 square feet of impervious surfacing. Storm drainage from impervious areas (roads, walks, roofs) is collected and routed through water quality treatment facilities for removal of potential pollutants. A Pre-liminary Drainage Report was prepared by Millenium Planning & Engineering which concluded that the project requires minor utility improvements, roadway construction, and storm drainage treatment facilities. Furthermore, Millenium Planning & Engineering concluded that surface drainage from impervious areas of compacted gravel, concrete and roof runoff will be captured via sheet flow to infiltration trenches adjacent to impervious areas throughout the project. The runoff from the gravel drive aisle by the future restroom will enter an area drain and be routed to an infiltration trench for treatment. In an extreme rain event, the infiltration facilities will overflow, and the drainage will return to sheet flow in the natural drainage pattern. Final drainage calculations will be required by the Department of Public Works prior to issuance of a grading permit. The final drainage calculations will ensure that pre-construction 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, with Mitigation Measures 10A and 10B, water quality impacts are expected to be ***less than significant with mitigation.***

10b The project site has an existing class 1 well that currently serve six (6) water storage tanks and will serve the approved single-family residence upon the completion of construction. A well completion report from 2020 proved 6.5 gallons per minute and passed water quality standard testing. A future 975 square foot restroom facility which includes showers and a bar will be constructed and served by the existing well. Because the events would be limited to 25 events per year with up to 150 guests, a commercial well is not required. The Nevada County Environmental Health Department did not express any major concerns about the projects water demand; however, it was advised that the owner should be prepared to implement additional water tank storage and storage sanitation protections should usage burden the existing Class 1 Well. Furthermore, the existing well would not be used to provide drinking water and kitchen facilities are not included in this project. All food would be prepared offsite and catered to the property for events. Due to the limited use proposed for the existing well, the impacts relating to groundwater are anticipated to be ***less than significant.***

10d,f-g: The proposed special events venue is not in a flood hazard, tsunami, or seiche zone and the special events venue 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: To offset potentially adverse hydrology and water quality impacts associated with the project activities, the following mitigation measures shall be required:

Mitigation Measure 10A: Water Quality Treatment and Retention Methods. The following Best Management Practices (BMP's) shall be required to be implemented prior to discharge of flow to existing drainage facilities:

1. Infiltration Trenches provide runoff treatment and storage using a long, narrow gravel filled trench. Infiltration trenches store water in the void space between stones, and infiltrates through the bottom. Infiltration trenches provide good removal of fine sediment and associated pollutants.

Timing: *Prior to issuance of grading/improvement/building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department, Department of Public Works*

Mitigation Measure 10B: Water Quality Control Plan Required. Prior to issuance of grading and building permits, a Water Quality Control Plan will be prepared for this site.

Timing: *Prior to issuance of grading/improvement/building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department, Department of Public Works*

11. LAND USE / PLANNING

Existing Setting: The project parcel is approximately 7.8-acres in size and is located in Western Nevada County, approximately 0.3 miles west of Lake Wildwood and 2.3 miles north of State Highway 20 in Penn Valley, CA, at an elevation of approximately 1,286 feet above mean sea level. The project parcel is zoned AG-10 (General Agricultural with a minimum parcel size of 10.00 acres) and has a RUR-10 (Rural with a minimum parcel size of 10.00 acres) General Plan designation. The project parcel is partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The parcel topography generally slopes north to south towards Mooney Flat Road with slopes ranging from 5% to 30%+, however the project area itself has been previously graded for a previously approved commercial cannabis cultivation operation. The project parcel is bordered by three (3) parcels zoned General Agricultural with a minimum parcel size of 40-acres (AG-40) to the east, south, and west, and two (2) parcels zoned Single-Family Residential with both Subdivision Limitation and Planned Development combining districts (R1-X-PD) to the north. The parcel is accessed from Country Heights Drive, approximately 0.3 driving miles from Pleasant Valley Road. The project parcel is surrounded by parcels that have been developed with a single-family residential home and accessory structures to the west, and undeveloped parcels to the north, south, and east.

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 rural uses. The development of the special events venue is intended to create opportunities for the public to rent out the special events venue for private celebrations. The special events venue is proposed mostly on areas of the parcel that have already been previously disturbed from previously approved projects. Due to the size, purpose, and location, the project will not disrupt or divide the physical arrangement of an existing community. In addition, a Condition of Approval will be implemented requiring the applicant to notify the surrounding property owners within 72 hours of a scheduled event to provide the surrounding property owners with information regarding upcoming events to make every attempt to avoid dividing the established community. Therefore, the proposed project would have ***a less than significant impact*** related to division of an existing community.

11b: The development of a special events venue is proposed on a parcel with a Rural-10 (RUR-10) General Plan Land Use designation. The RUR-10 designation is intended to provide for development of compatible uses within a rural setting. The development of a special events venue is compatible with the AG-10/RUR-10 land use designation because pursuant to Table L-II 2.3.D: Rural Districts Allowable Uses and Permit Requirements found in Section L-II 2.3 Rural Districts; special event venues are allowed subject to the approval of a Use Permit. The project also meets all site development standards of the General Agricultural with a minimum parcel size of 10-acres (AG-10) zoning district identified in Table L-II 2.3.E of the Nevada County LUDC. The maximum height of structures in the AG zoning district is 45 feet or three stories and the special events venue restroom facility would be 12 feet 11 inches tall at the highest point. With the proposed plan, 45 total parking spaces are proposed, including a gravel parking lot with 43 standard parking spaces and a new concrete pad to serve 2 ADA parking spaces in compliance with Sec. L-II 4.2.9 Parking of the LUDC. Nevada County does not have a specific parking standard for an ”outdoor events” land use. Since there’s no specific parking standard for outdoor events, the parking plan meets the parking standards. The special events venue proposes one monument sign that is consistent with Section L-II 4.2.12 Signs of the LUDC. The construction of the special events venue will not occur on steep slopes, will not encroach on any non-disturbance buffers for environmentally sensitive areas, and no trees protected by the LUDC will be removed. Table L-II 2.3.E states that the maximum impervious surface within the AG zoning district is 10%. Approximately 0.17 acres of the 7.8-acre parcel (2.22%) are covered by impervious surfacing, and therefore the proposed project will not exceed the maximum allowable impervious surface coverage. The project includes a landscaping plan that was prepared by a licensed landscape architect as required by Section L-II 4.2.7 Landscaping of the LUDC, and the preliminary landscaping plan is consistent with the landscaping standards identified in Section L-II 4.2.7 Landscaping of the LUDC. The project site is surrounded by three (3) parcels zoned General Agricultural with a minimum parcel size of 40-acres (AG-40) to the east, south, and

west, and two (2) parcels zoned Single-Family Residential with both Subdivision Limitation and Planned Development combining districts (R1-X-PD) to the north that have been developed with a single-family residential home and accessory structures to the west, and undeveloped parcels to the north, south, and east. The project site will consist mostly of rural and residential uses, which is compatible with the surrounding properties, which also include the utilization of rural and residential uses. The proposed event area location will consist of live music or a DJ and will implement Mitigation Measure 13B, which requires the sound system speakers to directed toward the southeast of the project site in the exact location identified on Figure 3 of the Environmental Noise Assessment prepared by Saxelby Acoustics, LLC, in order to comply with the Nevada County Noise Standards identified in Section L-II 4.1.7 of the LUDC. Therefore, the project will have a ***less than significant impact*** in regards to any 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 2.7 miles south-east of the project site. 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 special events venue, 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 project site is located within a rural land use designation. The subject property is currently partially developed with contemporary activity, including a 2,400 square foot shop, an existing

outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The closest residence to the proposed event area is approximately 180 feet away to the west, and undeveloped parcels directly to the north, south, and east. Across Pleasant Valley Road to the west is Lake Wildwood in Penn Valley. The project site is directly off Country Heights Drive, which is a private road that is accessed via Mooney Flat Road, which is a public road that runs perpendicular to Pleasant Valley Road. The existing noise environment in the project area is defined primarily by distant traffic noise on Mooney Flat Road and County Heights Drive. Secondary noise sources include natural sounds such as birds and insects.

The Nevada County Land Use and Development Code establishes noise standards in the project area at 55 dB Leq and 75 dB Lmax from 7:00 a.m. to 7:00 p.m.; 50 dB Leq and 65 dB Lmax from 7:00 p.m. to 10:00 p.m.; and 40 dB Leq and 55 dB Lmax from 10:00 p.m. to 7:00 a.m.

Would the proposed project result in:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**	**Reference Source (Appendix A)**
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?		✓			A,25,26
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 project application included an Environmental Noise Assessment, prepared by Luke Saxelby with Saxelby Acoustics, LLC. As part of the noise study, to quantify the existing ambient noise environment in the project vicinity, a continuous 24-hour noise level measurement was conducted at the project site from August 17th, 2023, through August 20th, 2023. The measurements were taken from both the western and eastern portion of the project site where the new gravel parking lot and sound equipment will each be located, which are the two primary locations on the property where the most noise will be produced. The average existing ambient noise levels ranged from 44 to 51 dBA Leq, while the maximum existing ambient noise levels ranged from 52 to 62 dBA Lmax. The measured ambient noise level already exceeds the Nevada County Noise Standards in LUDC Section L-II 4.1.7 for nighttime noise limits, between 10:00 p.m. and 7:00 a.m. The main noise-generating features of the project are the parking lot and event area. The proposed event area location will consist of live music or DJ with speakers directed toward the southeast of the project site. It is unlikely that there will be a permanent substantial increase in ambient noise levels in the project vicinity because when events are not occurring, no additional noise is proposed onsite. The nearest residence that could be considered sensitive in regard to noise is approximately 190 feet away to the western portion of the project site, which would allow the noise generated by the new proposed gravel parking area to dissipate.

Saxelby Acoustics prepared noise contour graphics showing average (Leq) noise contours for the proposed event area. Noise contours were prepared using the SoundPLAN noise prediction model. Inputs to the model included sound system typical output, existing and proposed structures, topography, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics - Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. Figure 3 of the Environmental Noise Assessment shows the average (Leq) noise contours for daytime (7:00 a.m. to 7:00 p.m.) operation at the proposed event area and the single specific location that the sound system speakers are allowed to be located, and the Environmental Noise Assessment includes a summary of the noise level measurement survey results and contains the complete results of the noise monitoring. These two portions of the Environmental Noise Assessment only have been included as Appendix C, attached to this Initial Study. Possible vibrations from the special events venue may be created by music, vehicle traffic, or 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.

Due to the proposed project allowing either live music or a DJ with speakers, the sound system will not always be exactly the same. The evaluation of the project noise exposure states that in order to ensure that the amplified music, regardless of whether it's live music or a DJ with speakers, comply with the Nevada County Noise Standards at the property lines, during the daytime hours (7:00 a.m. to 7:00 p.m.) of operation, the sound system output to shall not exceed 85 dBA Leq and 95 dBA Lmax at a distance of 50 feet away from the specific sound system location only identified in Figure 3 of Appendix C, and during the evening time hours (7:00 p.m. to 7:00 p.m.) of operation, the sound system output to shall not exceed 80 dBA Leq and 90 dBA Lmax at a distance of 50 feet away from the specific sound system location only identified in Figure 3 of Appendix C. Due to every sound system being different, requiring that the dBA Leq and dBA Lmax are consistent with Saxelby Acoustics, LLC's recommendations for the sound system output will ensure that regardless of the sound system being used, the dBA Leq and dBA Lmax for both daytime and nighttime hours will not exceed noise levels of 55 dB Leq and 75 dB Lmax from 7:00 a.m. to 7:00 p.m. and 50 dB Leq from 7:00 p.m. to 10:00 p.m. at the project site property lines. The conclusion section of the Environmental Noise Assessment prepared by Saxelby Acoustics, LLC provides the recommendation that the sound system speakers shall be oriented to the southeast and will be located in the specific location designated in Figure 3 of Appendix C only. Furthermore, in order to comply with Nevada County noise standards at the project site property lines, the implementation of Mitigation Measure 13B is required.

Therefore, the implementation of Mitigation Measures 13A and 13B will reduce ground borne vibration or ground borne noise levels, therefore the anticipated noise generated by the special events venue is anticipated to result in ***less than significant with mitigation*** noise impacts; and ***less than significant with mitigation*** construction related noise impacts.

13c: The project site is approximately 8.9 air-miles northwest of the closest known private heliport – the Grass Valley Service Center Heliport. The project site is approximately 11.6 air-miles west of the closest known public airport – the Nevada County Airport. The project site is approximately 1 air-

mile south of the nearest private airstrip, Limberlost Ranch Airport. Limberlost Ranch Airport is a private airstrip located southwest of Lake Wildwood and is restricted to use by the property owner. The subject parcel is not located within an airport land use plan. 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*

Mitigation Measure 13B. Amplified Music and Event Hours. The proposed project is predicted to comply with the Nevada County exterior noise standards assuming the following project noise limits at the event area:

1. Sound system speakers shall be oriented towards the southeast and will be located in the specific location designated on Figure 3 of the project Environmental Noise Assessment only.
2. Daytime (7:00 a.m. to 7:00 p.m.) sound system output shall not exceed 55 dBA Leq and 75 dBA Lmax at the project site property lines from the specific sound system location only in order to comply with Nevada County noise standards.
3. Evening (7:00 p.m. to 10:00 p.m.) sound system output shall not exceed 50 dBA Leq and 65 dBA Lmax at the project site property lines from the specific sound system location only in order to comply with Nevada County noise standards.
4. Amplified music is prohibited after 10:00 p.m.

Timing: *Prior to issuance of grading/improvement/building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Nevada County Planning Department*

14. POPULATION / HOUSING

Existing Setting: The project use area is designated as a Rural with a minimum parcel size of 10-acres (RUR-10) on the General Plan Land Use Map. The project parcel is zoned AG-10 (General Agricultural with a minimum parcel size of 10-acres) and has been partially developed with contemporary activity including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The vast majority of the surrounding parcels have been developed with single-family residential homes and accessory structures to the west, and undeveloped parcels to the north, south, and east.

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

Impact Discussion:

14a-b: The proposed project is not anticipated to result in impacts to population or housing. No new housing or additional parcels are being proposed with this project. The project parcel has an approved Building Permit for a single-family residence (203909) and an existing 2,400 square foot shop, an outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels, and no second dwellings consistent with zoning could be built on the property due to the parcel size. In addition, the proposed project would not result in population growth or the displacement of housing or people; therefore, ***no impact*** relative to displacement of existing houses or persons would result from approval of this project. The added use of 20-25 special events per year would not be expected to induce substantial population growth in the area. The special events would likely include 8 event staff, 6 vendors, and 2 staff associated with the project site per event, which would not be substantial. Therefore, it is anticipated that this project will have ***a less than significant impact*** on population growth related 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 Penn Valley Fire Protection District provides fire protection services to this site.
Police: The Nevada County Sheriff provides law enforcement services.
Schools: Penn Valley Union and Nevada Joint Union provides education for the area.
Parks: The Western Gateway Park & Recreation District provides recreational facilities and opportunities.
Water & Sewer: Water is provided by a private class 1 well and sewage is disposed of via a private septic tank 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 special events venue would be used 20-25 times per year and would hold private celebration events on certain occasions when rented out by a private party. It is likely that a special event would result in a temporary increase in population concentrated on the project site, but due to the special events venue being intended to serve private celebrations only, this concentration of people would mostly be those that are attending the specific event on the date of the private celebration. The project will not increase the population so service ratios will not be impacted. It is possible that additional people traveling to the special events venue 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, however a Traffic Memo was prepared by W-Trans which concluded that the proposed project's annualized trips would produce approximately 63 VMT, which is well below the 630 VMT threshold. Since the special events venue is not anticipated to increase the County-wide population, no significant impact to services is anticipated. Given the existing conditions of the parcel, the existing water storage tanks, and conditions from the Office of the Fire Marshal requiring defensible space and substantial vegetation reduction along Mooney Flat Road, the need for additional fire protection for the construction of the special events venue is anticipated to be minimal. Therefore, the impacts are considered to be ***less than significant.***

Mitigation: None required.

16. RECREATION

Existing Setting: The project site is located within the Western Gateway Recreation & Park District with Western Gateway Park located south of State Highway 20, approximately 2.4 miles southeast of the project site. Nearby recreational resources include Western Gateway Park and the Penn Valley Bike Trail approximately 2.4 miles southeast of the project site, Englebright Lake Recreation Area approximately 1.8 miles west of the project site, Lake Wildwood approximately 0.3 miles west of the project site. The special events venue and will be used for private celebrations and activities associated with private celebrations.

General Plan Policy 5.5 requires 3.0-acres of parkland for each increase of 1,000 persons in countywide population.

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 or residential units that would increase the use of parks or recreational facilities. There are no proposed trails or recreational uses alongside the project parcel. The Western Gateway Park and the Penn Valley Bike Trail are approximately 2.4 miles southeast of the project site, Englebright Lake Recreation Area is approximately 1.8 miles west of the project site, and Lake Wildwood is approximately 0.3 miles west of the project site. The proposed outdoor events at this site would not disrupt or interfere with any activities in any of the identified recreational areas or prevent recreation in the area; therefore, the proposed project will have ***no impact*** on established recreation uses on this property and it will have ***no impact*** on existing recreational facilities.

Mitigation: None required.

17. TRANSPORTATION

Existing Setting: The project parcel is partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The project site is directly off Country Heights Drive, which is a private road that is accessed via Mooney Flat Road, which is a public road that runs perpendicular to Pleasant Valley Road. The closest transit stop is a Route 6-Penn Valley bus stop serviced by the Nevada County Department of Transit Services at the Wildwood Center, which is approximately 1.9 driving miles south from the project site, off of Pleasant Valley Road.

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, 28

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
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: The Route 6-Penn Valley 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 unlikeliness of the bus route being substantially used by attendees or staff of the special events venue, it is not anticipated that the construction of the new proposed special events venue 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 maximum occupancy of the special events venue at any given event is stated to be up to 150 people by the project design professional and would be for special events only and would not be representative of typical daily use. The special events venue would be used 20-25 times per year and serves the community by holding private celebration events on specific occasions when rented out by a private party. It is unlikely to create regional draw because access to the special events venue is restricted to private parties who have rented out the special events venue for a private celebration. While the Nevada County Department of Public Works did not require a Traffic Study to be done, a Trip Generation and VMT Assessment completed by W-Trans was provided with the submittal to be conservative that concluded that the project as proposed would be expected to result in 152 trips per event and no more than 11 trips per day after averaging those trips over an entire year; for this project to exceed the 630 VMT limit the average trip length for would need to exceed 57 miles, which is unlikely. The Nevada County Department of Public Works reviewed the project and the provided Trip Generation and VMT Assessment completed by W-Trans 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 special events venue will not include any design features that could create a hazard. The proposed project would allow for the construction of a special events venue including a restroom facility approximately 975 square feet in size, a new fire standard gravel road and 43-space gravel parking area on the western side of the parcel, one (1) monument sign, a concrete 2-space ADA parking area and a path of travel, and new irrigated landscaping. The project site is on a parcel intended for both residential and rural uses and allows additional uses, such as a special event venue, with the approval of a Use Permit, so the special events venue is compatible with the surrounding area and increases in hazards will be ***less than significant.***

17d: The proposed project would include temporary, periodic increases of population of up to 150 guests 20-25 times per year. Therefore, there is potential for the project to result in a significant increase of the population needed to be evacuated. Pursuant to the Nevada County LUDC, all discretionary projects located within a Very High Fire Hazard Severity Zone will be required to provide a Fire Protection Plan for the Nevada County Office of the Fire Marshal to review and approve as a condition of approval. The plan shall be site specific to the project and shall include the following: Identification of the proximity to emergency responders and estimated emergency response times; Description of the primary and, if applicable, secondary, access road conditions; Identification of the project's emergency water supply or emergency water storage facilities consistent with Article 4 of Chapter XVI of the Land Use and Development Code; Identification of any proposed or required fire sprinkler system; Identification of a feasible evacuation plan and/or safe evacuation routes for use by future occupants of the project; Identification and use of clustered buildings and/or building sites and where feasible, the use of common driveways and access roads; and A Fuels Management Plan that includes: Identification of the project's defensible space design, consistent with California Code of Regulations Title 14, Natural Resources Division 1.5, Department of Forestry and Fire Protection Chapter 7, Fire Protection Subchapter 3, Fire Hazard; Identification of high fuel load areas; Provisions to ensure that adequate defensible space is provided including, but not limited to, the use of increased property line setbacks or fuel modification zones or easements around newly created lots; Identification of the mechanism proposed for maintaining defensible space; and Use of fire-

resistant plantings for all landscaping required by County Ordinance using the most current Fire-Wise Plant Book prepared by the Fire Safe Council of Nevada County, or similar publication. The proposed project was reviewed by the Nevada County Department of Public Works, the Nevada County Fire Marshal, and the Penn Valley Fire Protection District, and did not note any additional adverse impacts to emergency response or evacuation plans nor any issues with access to the parcel. Therefore, it is anticipated that any potential adverse impacts would be ***less than significant***.

17e: The project site does not contain trails for pedestrian or bicycle traffic, although there could potentially be some pedestrian traffic along Country Heights Drive from neighbors or bicyclists along Mooney Flat Road or Pleasant Valley Road. Because of the more rural area of the site, a substantial amount of bicycle and pedestrian traffic is not expected. Likewise, the project would not substantially affect transit services. The closest transit stop is at the Wildwood Center, which is approximately 1.9 driving miles south from the project site, off of Pleasant Valley Road. If transit services are used, it is unlikely that the project would generate enough of a demand to change transit routes and the project would not conflict with any policies supporting transit. During construction of the project, there would be a slight increase in traffic to the site for construction vehicles and equipment. Due to the project being an outdoor venue for special events, the construction at the site is limited. Construction would include a restroom facility approximately 975 square feet in size, a new fire standard gravel road and 43-space gravel parking area on the western side of the parcel, one (1) monument sign, a concrete 2-space ADA parking area and a path of travel, and new irrigated landscaping. The project does not propose any road improvements along Country Heights Drive nor Mooney Flat Road or any design features that would create a hazard, nor does the project propose any incompatible uses on the roads. The project site is not beyond dead end road limits, and therefore no secondary access is required. Therefore, the increases in traffic hazards, including short-term construction and long-term operational traffic, 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. See Section 5 for additional information regarding tribal resources.

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local		✓			A

Would the proposed project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					

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 June 1, 2023. No responses were received from any of the California Native American Tribes regarding consultation. Given that the project site has been previously disturbed and the special events venue components will be built in locations where previous ground disturbance has mostly already occurred, 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 a private septic tank and class 1 well. 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 project parcel is already partially developed with contemporary activity, including a 2,400 square foot shop, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The project parcel is provided water by a private class 1 well. As proposed, the development of the special events venue would not require an extension of water or wastewater services. Since, the property is already served by Pacific Gas and Electric for electrical 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 has the potential to result in a temporary, periodic increase in the production of solid waste from baseline conditions due to the increased capacity of the special events venue, because the proposed project would allow for up to 150 guests up to 20-25 times per year. This temporary, periodic 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. In order to ensure that solid waste is being disposed of and taken care of properly, a condition of approval for the applicant to provide trash enclosures consistent with Sec. L-II 4.2.13 of the Nevada County LUDC is required. Therefore, with the implementation of the condition of approval that requires trash enclosures consistent with Sec. L-II 4.2.13 of the Nevada County LUDC and the implementation of Mitigation Measure 19A, which requires that all toxic waste not accepted by the regional landfill shall be properly disposed of in compliance with existing regulations and facilities, impacts are expected to be ***less than significant with mitigation.***

19d: The development and operation of the proposed special events venue has the potential to result in temporary, periodic significant amounts of solid waste due to the project proposed up to 150 guests up to 20-25 times per year; however, any waste generated would be required to comply with federal, state, and local statutes and regulations related to solid waste. Additionally, in order to ensure that all solid waste is being disposed of and taken care of properly, a condition of approval for the applicant to provide trash enclosures consistent with Sec. L-II 4.2.13 of the Nevada County LUDC is required as a part of the proposed project. Therefore, with the implementation of the condition of approval to require trash enclosures consistent with Sec. L-II 4.2.13 of the Nevada County LUDC, 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 Penn Valley Fire Protection District and is in a Very High Fire Hazard Severity Zone as designated by CalFire. The project site is in Western Nevada County at an elevation of approximately 1,286 feet in a more rural area that is partially developed. The parcel topography generally slopes north to south towards Mooney Flat Road with slopes ranging from 5% to 30%+, however the proposed project areas are flatter due to previously approved ground disturbance activities. The project parcel is partially developed with contemporary activity, including a 2,400 square foot shop, an existing outdoor concrete pad with rockery wall, a well, a septic system, six (6) water storage tanks, and ground mount solar panels. The project parcel 0.3 miles west of Lake Wildwood, 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,24
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, 21,2-7
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, 12,18

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. Pursuant to the Nevada County LUDC, all discretionary projects located within a Very High Fire Hazard Severity Zone will be required to provide a Fire Protection Plan for the Nevada County Office of the Fire Marshal to review and approve as a condition of approval. The proposed project would allow for the construction of a special events venue including a restroom facility approximately 975 square feet in size, a new fire standard gravel road and gravel parking area on the western side of the parcel, one (1) monument sign, ADA parking and a path of travel, and new irrigated landscaping. 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, in addition to substantial vegetation reduction along Mooney Flat Road. 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 project parcel generally slopes north to south towards Mooney Flat Road with slopes ranging from 5% to 30%+, however the project area itself has been previously graded, and is in a Very High 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. Additionally, due to the defensible space, 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 will involve maintaining defensible space, but there is minimal vegetation around the project areas that will need to be cleared. A typical condition of approval will be required to provide defensible space all around future structures, consistent with PRC 4291, which requires up to 100 feet of fuels treatment or to the property line, whichever is closer. Additionally, a condition of approval from will be required for substantial vegetation reduction along Mooney Flat Road from the intersection of Country Heights to the western property line of the project parcel, from the edge of both sides of the road: a 30 ft depth of fuel reduction, all flammable vegetation removed below 6" at diameter breast height (DBH), and all remaining 6" DBH vegetation limbed up no less than 6 feet high from the ground. This condition is to be maintained as needed, or no less than every 3 years in perpetuity of this use permit and will be inspected prior to final approval. Pursuant to the Nevada County LUDC, all discretionary projects located within a Very High Fire Hazard Severity Zone will be required to provide a Fire Protection Plan for the Nevada County Office of the Fire Marshal to review and approve as a condition of approval. The Nevada County Office of the Fire Marshal and the Penn Valley Fire Protection District both reviewed the project and did not express any additional concerns. The project will require the installation of additional infrastructure such as a new gravel driveway, a new gravel parking area, new electrical lines, and a new water line that could exacerbate fire risk; however, because the proposed construction of the additional infrastructure is proposed primarily in locations where previously approved ground disturbance activities have taken place, the impacts are expected to be minimal. 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 special events venue could result in potentially adverse impacts to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, 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, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and possible impacts to Utilities/Service, see Mitigation Measures 3A-3D, 4A, 5A, 7A-7C, 10A-10B, 13A-13B, 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.

__X__ 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.

Zachary Ruybal, Assistant Planner — 03/01/2024 Date

APPENDIX A – REFERENCE SOURCES

A. Planning Department
B. Department of Public Works
C. Environmental Health Department
D. Building Department
E. Nevada Irrigation District
F. Natural Resource Conservation Service/Resource Conservation District
G. Northern Sierra Air Quality Management District
H. Penn Valley Fire Protection District
I. Regional Water Quality Control Board *(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. Penn Valley Union School District

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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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9. "Information for Planning and Consultation." *IPaC*, United States Fish and Wildlife Service, https://ipac.ecosphere.fws.gov/location/YAJJ2XYESVDB5AM5YXQ4XMJZHY/resources#endangered-species.
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14. *Alquist-Priolo Earthquake Fault Zones*. California Department of Conservation, https://www.conservation.ca.gov/cgs/alquist-priolo.
15. *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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21. *FHSZ Viewer*, California Department of Forestry and Fire Protection , https://egis.fire.ca.gov/FHSZ/.
22. *EnviroStor Database*, California Department of Toxic Substances Control, https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True.
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29. Geotechnical Engineering Report – Conger Special Events Use Permit, Lincoln & Long Civil Engineering and Environmental Services, September 3, 2021
30. Preliminary Drainage Report – Conger Special Events Venue Use Permit, Millenium Planning & Engineering, September 2023.
31. Trip Generation and VMT Assessment – Conger Special Events Venue Use Permit, W-Trans, January 3, 2024.
32. Biological Resource Technical Memorandum – Conger Special Events Venue Use Permit, Greg Matuzak Environmental Consulting LLC, September 23, 2023.

APPENDIX B – GEOTECHNICAL EVALUATION REPORT

1. Lincoln & Long Civil Engineering and Environmental Services

APPENDIX C – PORTION OF ENVIRONMENTAL NOISE ASSESSMENT

1. Saxelby Acoustics, LLC

LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

SOILS REPORT
APN 050-340-009
14642 Mooney Flat Road
Penn Valley
Nevada County
September 2021

LINCOLN & LONG

Civil Engineering and Environmental Services

568 E Main Street Suite D Grass Valley CA 95945

(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

September 3, 2021

PROJECT #: APN 050-340-009

For: 14642 Mooney Flat Road
Penn Valley, California
Nevada County

Re: Geological / Geotechnical Evaluation Report

To Whom It May Concern:

Lincoln & Long Civil Engineering and Environmental Services have completed a soils investigation. The soil testing that our office has completed has been used to evaluate the on-site soil conditions and establish the site classification per the 2019 California Building Code and to determine the stability of the cut slopes.

The findings of our soil evaluation for this site have indicated the proposed development is feasible from a soil engineering point of view as long as the recommendations of this report are properly applied to the design and construction of the proposed project.

Please contact this office with any questions regarding this report.

Respectfully;

David P. Long
PE 58083

LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 lincolnandlong@yahoo.com

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LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 lincolnandlong@yahoo.com

Maps

Figure #1	**Aerial Map/Tree**
Figure #2	**Vicinity Map**
Figure #3	**Site Map/Test Pit Location**
Figure #4	**Web Soil Survey Map**
Figure #5	**Geologic Map**
Figure #6	**Fault Activity Map**

Appendicies

Appendix A	**Soil Profile Logs**
Appendix B	**LabTest Data**
Appendix C	**Seismic Design Criteria**

Addendum

Addendum #1	**Benching Detail**

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Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

1. INTRODUCTION / PROPOSED DEVELOPMENT

John Conger retained Lincoln & Long to prepare a Geotechnical Report for the site located at 14642 Mooney Flat Road, Penn Valley, California (Nevada County APN 050-340-009). Based on our conversation with John, they are developing this parcel for a commercial cannabis operation.

SCOPE OF WORK

To prepare our soil engineering report we performed the following services:

- Reviewed site layout plans and proposed improvements.
- On site visit and evaluation and review of all general soils data available for this parcel.
- Performed 2 exploratory geotech tests in trenches approximately 32 – 40 inches deep at locations selected by our field staff. See Geotechnical Test Pit Location Map, STP #1 and STP #2 for test locations.
- Conducted field testing and obtained soil samples for laboratory testing including moisture/density, standard penetration test, unconfined compressive strength, undrained shear strength, and plasticity index. See Appendix B for lab test results.
- Prepare this Soil Engineering Report in order to present the conclusions of our soil testing to determine your site classification per Table 1610.1 and Section 1806.2 of the 2019 Part II, Volume II of the California Building Code. All applicable ASTM Methods.

We recommend that Lincoln and Long be used to perform any needed soil compaction testing for general trench backfill, building pads and roadways.

LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

2. SITE CONDITIONS

2.1 SITE DESCRIPTION

The subject property is located in a rural area of Nevada County and is at an elevation of 1250 feet. The landscape is scattered pine and manzanita with 5 – 15 percent slopes.

2.2 LOCAL GEOLOGY

The Nevada County area is in the east-central part of the Sierra Nevada geomorphic province of Northern California and lies on the western portion of the North American Plate. This property is located towards the western side of the Sierra Nevada Mountains. We reviewed the 1992 Geologic Map of the Chico Quadrangle prepared by the California Department of Mines and Geology (DMG) and State of California Department of Conservation Geologic Map of the Chico Quadrangle.

Generalized Rock Types: **grMz**

The age is Mesozoic and general lithology is plutonic rocks. The description is Mesozoic granite, quartz monozonite, granodiorite, and quartz diorite.

2.3 FAULTS AND SEISMICITY

Based on the California Geological Survey Open File Report 96-08 (Probabilistic Seismic Hazard Assessment for the State of California) this project lies within Foothills Fault System which is known to have low seismicity and a low rate of recurrence. There is a 10% probability that the site will experience a horizontal ground acceleration of 0.1g to 0.2g in the next 50 years. According to the "Fault Rupture Hazard Zones in California" (1997 edition of California Geological Survey Special Publication 43) which describes active faults and fault zone activity within 11,000 years, this site is not located within an Alquist-Priolo active fault zone.

2.4 LOCAL SOIL CONDITIONS

According to the Web Soil Survey (United States Department of Agriculture) this is the type of soil on this parcel in Nevada County: (see Web Soil Survey map)

AxE **Auburn Rock Outcrop Complex, 30 – 50 % slopes**
Basic colluvium derived from metamorphic rock and/or weathered colluvium derived from diabase and/or basic residuum weathered from metamorphic rock and/or weathered residuum weathered from diabase.

RoE **Rock Outcrop – Ahwahnee Complex, 9 to 50 % slopes**
Weathered colluvium derived from granodiorite and/or residuum weathered from granodiorite.

2.5 LIQUEFACTION POTENTIAL

Liquefaction describes a phenomenon in which cyclic stresses produced by ground shaking induce excess pore water pressures in cohesionless soils. These soils may thereby acquire a high degree of mobility leading to damaging deformations. In general, this phenomenon only occurs below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soil as excess pore water pressure. Liquefaction susceptibility under a given earthquake is related to the gradation and relative density characteristics of the soil, the in-situ stresses prior to ground motion, and the depth to water table, as well as other factors.

Based on the California Seismic Hazard Zone Maps, the site is not located in the potential liquefaction zone. Therefore, the potential for liquefaction is very low.

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LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

3. FINDINGS & CONCLUSIONS

3.1 FIELD INVESTIGATION

We performed our field investigation on September 2, 2021. During our field investigation, we observed the local topography and surface conditions and performed a limited subsurface investigation, using a Kubota tractor with a 3-foot bucket. The following sections summarize surface and subsurface conditions observed during our field investigation. We performed the following field tests:

FIELD INVESTIGATION TESTS

- Standard Penetration Test, ASTM D1586-99
- Undrained Shear Strength, ASTM D2573
- Unconfined Compressive Strength, Pocket Penetrometer in lieu of ASTM D2166-06
- Soil Description Manual Method, ASTM D2488
- Site Characterization for Engineering Design and Construction Purposes, ASTM D420-9
-

Our subsurface investigation included the excavation of 2 exploratory trenches adjacent to the proposed building site. The trenches were excavated to depths of approximately 32 - 40 inches below the ground surface.

A staff technician from our firm logged the soil conditions revealed in the exploratory trenches and collected relatively undisturbed and bulk soil samples for laboratory testing. Figure 3 shows the approximate exploratory trench locations and Appendix A shows the soil profile logs.

SURFACE CONDITIONS

The site has scattered pine and manzanita with 5 – 15 percent slope average.

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SUBSURFACE SOIL CONDITIONS

The soil conditions described in the following paragraphs are generalized, based on our observations of soil revealed in our 2 exploratory testing trenches. More detailed information can be found in the trench logs in Appendix A.

Soil Test Pit #1 was excavated to approximately 40 inches deep:

Horizon #1	Sandy loam, many roots, 30 % fractured rock, 0 – 16 inches deep
Horizon #2	Sandy loam, 70 % fractured rock 16 - 40 inches deep, Refusal at 40 inches

Soil Test Pit #2 was excavated to approximately 32 inches deep:

Horizon #1	Sandy loam, many roots, 30 % fractured rock, 0 – 12 inches deep
Horizon #2	Sandy loam, 70 % fractured rock 12 - 32 inches deep, Refusal at 32 inches

GROUNDWATER CONDITIONS

Groundwater evidence was not discovered in any of the test pits at the time of our exploration. Perched water was not encountered.

3.2. LABORATORY TESTING

We performed laboratory tests on selected soil samples collected from our exploratory trenches to determine their engineering properties. Laboratory test results were used to provide geotechnical engineering recommendations and design criteria for the proposed earthwork, foundations and structural improvements. We performed the following laboratory tests:

- Moisture Content, ASTM D2216/2922
- Density Unit Weight, ASTM D2937
- Plasticity Index, ASTM D4318
- Sieve Analysis, AAHSTO

See Appendix B for lab results.

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4. SITE CLASSIFICATION AND RECOMMENDATIONS

4.1 SITE CLASSIFICATION

Based on Table 1610.1 and Section 1806.2 of the 2019 Part II, Volume II of the California Building Code and all applicable ASTM Methods, this site may be categorized as Site Class "D".

4.2 FOUNDATION DESIGN CRITERIA

The proposed commercial cannabis facility can be supported on continuous or isolated spread footings bearing in competent native soil or compacted fill. Our conclusions are based on laboratory and field results and the unified soil classifications in Appendix A.

Table 1 below provides the foundation design criteria for isolated and continuous footings.
The Atterberg Limits determination revealed that the portion of the sample passing the #40 sieve is classified as **ML.**

TABLE 1 [Foundation Design Criteria per Table 1806.2 & Table 1610.1 2019 CBC] **SW – SM, and GM**

• Allowable Bearing Capacity=		1500 psf (isolated & continuous perimeter footings @12" depth
• Lateral Bearing	=	150 psf/ft below natural grade
• Lateral Sliding		
-Coefficient of friction	=	.25 (see footnote a)
-Resistance	=	-- (see footnote b)
• Design Lateral Soil Load		
-Active pressure	=	45 (see footnote d)
-At rest pressure	=	60 (see footnote d)

FOOTNOTES:
a) Coefficient to be multiplied by the dead load.
b) Cohesion value to be multiplied by the contact area, as limited by Section 1806.3.2
c) Design lateral soil loads are given for moist conditions for the specified soils at their optimum densities. Actual field conditions shall govern. Submerged or saturated soil pressures shall include the weight of the buoyant soil plus the hydrostatic loads.
d) Unsuitable as backfill material

Based on the Atterburg Limits the maximum in all three horizons is Liquid Limit (LL) = 29 and Plasticity Index (PI) = 2. This indicates that the potential for expansive soil conditions is low.

Reinforce all continuous footings with at least three #4 rebar 3 inches from bottom of footing. Reinforcement of any isolated footings should be reviewed and confirmed by the project structural engineer.

If foundations are designed in accordance with the recommendations above, we estimate total settlement for building foundations to be on the order of ¾ inch. Differential settlements should be less than ½ inch over a distance of approximately 20 feet.
Utility excavations parallel to footing lines should be clear of a 1:1 (horizontal:vertical) plane projected downward from the base of footings. Where utility lines cross under perimeter footings, they should be sleeved and footings deepened as appropriate.

Where solid nonfractured rock is encountered in the building foundation envelope it will be acceptable to "pin" the foundation to said solid rock using ½" rebar dowels. Drill ½" pilot holes at maximum 24" o.c. and drill maximum 25° from vertical. Pilot holes to be drilled into rock a minimum of 8" deep. ½" rebar dowels should be minimum 24" long and tie to horizontal steel in foundation.

4.2 SLABS-ON-GRADE RECOMMENDATIONS

Interior slab-on-grade floors should be underlain with a 4" layer of free-draining gravel. The gravel should be graded, such that, 100% passes the 1" sieve, and not more than 2% passes the #4 sieve. Over the gravel, should be a durable vapor barrier of visqueen, which is 10 ml. or thicker, covered by 2" of moist, clean sand. These will both serve as capillary moisture deterrents, as well as, to promote uniform curing of the slab concrete.
For slab-on-grades, we recommend that slabs be reinforced with reinforcing bars or welded wire fabric. This reinforcing will minimize cracking, if minor differential settlement occurs beneath the slab. It is important that the slab reinforcing be located in the middle of the slab, and it be held in place during concrete placement. Number 4 rebar at 24" OC both ways is recommended in this case.

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Contraction joints should be installed at intervals, not to exceed, twenty feet in any one direction. Such joints may be formed by deep (3/4") wet grooving while the concrete is still plastic, or by the installation of Zip Strips.

4.4 PAVEMENT DESIGN

This section of pavement design and recommendations is based on our experience in the area and calculations of R-value testing. The "R" value, or resistance value, is the ability to resist lateral spreading due to applied vertical load. In conformance with Chapters 600-670 of the California Highway Design Manual (6th edition), the average R-value (40-80) of the typical soil on the test site (gravel with sand) would comply. The appropriate traffic index and projected traffic conditions should be carefully determined by the project civil engineer.

TABLE 4.4
PAVEMENT DESIGN ALTERNATIVES

	R-value =60		
Traffic Index (TI)	Street Classification	Type B Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
6.5	Private Driveway Local Class II Road	2 3	4 6

To ensure best performance of pavements, uniform compaction of subgrade soils, as well as engineered fill and utility trench back fill within the limits of the paved areas is critical. Compaction of at least 95 percent of the ASTM D1557 maximum dry density is required for the aggregate base. Just prior to the placement of aggregate base, the subgrade preparations should be completed (See Section 5 of this report). In addition, effective drainage controls of all surface water need to be efficient in order to avoid infiltration and saturation of the aggregate base. Refer to the Caltrans Standard Specifications for materials quality and provisions.

4.5 SEISMIC DESIGN CRITERIA

Section 1613 of the 2019 California Building Code (CBC) references the American Society of Civil Engineers (ASCE) Standard 7-16 for seismic design. Based on the site latitude and longitude and using the SEAOC seismic design map tool, the seismic design parameters summarized in Appendix C may be used for the seismic design of the proposed project

5. EARTHWORKS RECOMMENDATIONS

5.1 DEMOLITION, CLEARING AND STRIPPING

Site clearing should include removal of any deleterious materials, debris, obstructions and stumps and primary roots of trees and brush (roots over 1 inch in diameter or longer than about 3 ft in length). Depressions, voids and holes that extend below proposed finish grade should be cleaned and backfilled with engineered fill compacted to the recommendations in this report.

After clearing, any surface vegetation and organic laden soils should be stripped. Organic laden soils are defined as soils with more than 3 percent by weight of organic content. The required stripping depth should be determined in the field by the geotechnical engineer at the time of construction; but for planning purposes, an average stripping depth of 3 inches may be assumed. Stripped material may be stockpiled for use in landscape areas if approved by the project landscape architect, or otherwise removed from the site.

5.2 SUBGRADE PREPARATION

Subgrade preparation should be performed after the construction areas have been properly cleared and stripped. Subgrade soil in areas to receive engineered fill, foundations, concrete slabs-on-grade or pavements should be scarified to a minimum depth of 12 inches; moisture conditioned to about 2 to 4 percent above the laboratory optimum value, and compacted to the recommendations given under "Engineered Fill Placement and Compaction." (Moisture conditioning is adjusting the water content of the soil to the recommended value, about 2 or 4 percent above the laboratory

optimum value, by either drying or adding water depending on the current water content of the soil.) Prepare soil subgrades should be non-yielding when proof-rolled by fully loaded water truck or equipment of similar weight.
Subgrade preparation should extend a minimum of 5 feet beyond the outermost limits of the proposed building areas and any adjoining exterior flatwork. For exterior flatwork not connected to buildings and for pavement areas, subgrade preparation should extend a least 2 feet beyond the limits of exterior flatwork or pavements. After the subgrades have been prepared, the areas may be raised to design grades by placement of engineered fill.

Our laboratory test results suggest the moisture content of the surface and near-surface soil was slightly above the anticipated optimum moisture content of soil, however in the spring and early summer it could be well above optimum moisture content of soil. Therefore, drying back of the soil should be anticipated to achieve proper compaction and stability. The grading contractor should be aware of the possibility of this requirement.

Unstable, wet or soft soil will require processing before compaction can be achieved. When construction schedule does not allow air-drying, other means such as lime treatment of the soil or excavation and replacement may be considered. Geotextile fabrics may also be used to help stabilize the subgrades. The method to be determined at the time of construction based on the actual site conditions. We recommend obtaining unit prices for subgrade stabilization during the construction bid process.

5.3 MATERIAL FOR ENGINEERED FILL

In general, on-site soils with an organic content of less than 3 percent by weight, free of any hazardous or deleterious materials, and meeting the gradation requirements below may be used as general engineered fill to achieve project grades, except when special material (such as "non-expansive" fill and capillary break material) is required.

In general, engineered fill material should not contain rocks or lumps larger than 3 inches in greatest dimension, should not contain more than 15 percent of the material larger than1½ inches, and should contain at least 20 percent passing the No. 200 sieve. In addition to these requirements,

import fill and "non-expansive" fill should have a low expansion potential as indicated by Plasticity Index of 15 or less, or Expansion Index of less than 20. Lab results for soil samples for this project indicate an EI=10.

All import fills must be approved by the project geotechnical engineered prior to delivery to the site. At least five (5) working days prior to importing to the site, a representative sample of the proposed import fill should be delivered to our laboratory for evaluation.

5.4 ENGINEERED FILL PLACEMENT AND COMPACTION

Engineered fill should be placed in horizontal lifts each not exceeding 8 inches in thickness, moisture condition to the required moisture content, and mechanically compacted to the recommendations below. Relative compaction or compaction is defined as the in-place dry density of the compacted soil divided by the laboratory maximum dry density as determined by ASTM Test Method D1557, latest edition, expressed as a percentage. Moisture conditioning of soils should consist of adding water to the soils if they are too dry and allowing the soils to dry if they are too wet.

Engineered fills consisting of on-site or imported soils should be compacted to a minimum of 90 percent relative compaction with moisture content between 2 and 4 percent above the laboratory optimum value. In pavement areas, the upper 8 inches of subgrade soil should be compacted at slightly above the optimum value aggregate base materials in pavement areas should be compacted at slightly above the optimum moisture content to at least 95 percent relative compaction. Fill slopes not to exceed 2:1 (H:V). Cut slopes not to exceed 2:1 (H:V).

5.5 UTILITY TRENCH EXCAVATION AND BACKFILL

All excavations should be constructed in accordance with the current CAL-OSHA safety standards and local jurisdiction. The stability and safety of excavations, braced or unbraced, is the responsibility of the contractor.

Pipe zone backfill, extending from the bottom of the trench to about 1 foot above the top of pipe, should consist of free-draining sand (less than 5% passing a No. 200 sieve) unless concrete or cement slurry is specified. The

sand should be compacted to a minimum of 90 percent relative compaction. Above the pipe zone, underground utility trenches may be backfilled with free-draining sand, on-site soil or imported soil. The trench backfill should be compacted to the requirements given in the section on "Engineered Fill Placement and Compaction." Trench backfill should be capped with at least 12 inches of compacted, on-site soil similar to that of the adjoining subgrade. The upper 8 inches, if trench backfill in areas to be paved, should be compacted to a minimum of 95 percent relative compaction. The backfill material should be placed in lifts not exceeding 6 inches in un-compacted thickness. Thinner lifts may be necessary to achieve the recommended level of compaction of the backfill due to equipment limitations. Compaction should be performed by mechanical means only. Water jetting or flooding to attain compaction of backfill are not permitted and should not be used.
Trench excavations that extend below an imaginary plane inclined at 1½:1 (horizontal: vertical) down from the bottom edge of foundations should be properly shored to maintain support of the existing facilities.

5.6 CONSIDERATIONS FOR SOIL MOISTURE AND SEEPAGE CONTROL

Subgrade soil and engineered fill should be compacted at moisture content meeting our recommendations. Once compacted, soils should be protected from drying and wetting.

Consideration should be given to reducing the potential for water infiltration from the exterior to under the buildings through utility lines crossing the building perimeter. In utility lines crossing beneath perimeter foundations, permeable backfill should be terminated a least 1 foot outside of the perimeter foundation. Impermeable material, such as concrete, cement, cement slurry or clay soil, should be used for the entire trench depth to act as a seepage cutoff.

Where concrete slabs or pavements abut against landscaped areas, the base rock layer and subgrade soil should be protected against saturation. Water if allowed to seep into the subgrade soil or pavement section could reduce infiltration of water include: 1) subdrains installed behind curbs and slabs in landscape areas; 2) vertical cut offs, such as a deepened curb section, or equivalent, extending at least 3 inches into the subgrade soil; and 3) use of drip irrigation system for landscape watering.

5.7 WET WEATHER CONSTRUCTION

If site grading and construction is to be performed during the winter rainy months, the owner and contractors should be fully aware of the potential impact of wet weather. Rainstorms can cause delay on construction and damage to previously completed work by saturating compacted pads or subgrades, or flooding excavations.

Earthwork during rainy months will require extra effort and caution by the contractors. The grading contractor should be responsible to protect his work to avoid damage by rainwater. Standing pools of water should be pumped our immediately. Construction during wet weather conditions should be addressed in the project construction bid documents and/or specifications. We recommend the grading contractor submit a wet-weather construction plan outlining procedures they will employ to protect their work and to minimize damage to their work by rainstorms.

5.8 SURFACE DRAINAGE

Engineering design of grading and drainage at the site is the responsibility of the project Civil Engineer. We recommend the following be considered by the project Civil Engineer and incorporated into the project plans where appropriate.

Sufficient surface drainage should be provided to direct runoff away from building foundations, concrete slabs-on-grade, and pavements and towards suitable collection and discharge facilities. Ponding of surface water should be avoided by establishing positive drainage away from all improvements. Water collected from roof downspouts should be discharged into a closed pipe or towards drainage structures, and the water carried to a suitable discharge point.

Over-watering, especially near building, slab and pavement areas, could result in saturation of the soil and subsequent distress to site improvements. Trees should be planted away from building, concrete slabs, utilities, etc. because tree roots could cause distress to those improvements. A qualified engineer and/or landscape architect should be consulted.

5.9 PLAN REVIEW, EARTHWORK AND FOUNDATION OBSERVATION

The above recommendations are presented as guidelines for preparation of plans and specifications. We recommend Lincoln and Long Engineering be commissioned to review the grading and foundation plans to check if the intent of our recommendations has been incorporated in the project design and specifications.

A representative of Lincoln and Long Engineering should observe and test during site clearing, stripping, subgrade preparation, fill placement, backfill compaction, foundation construction and pavement construction activities. In-place field density test should be performed during fill placement to evaluate the overall compaction of the soils. Soils that do not meet minimum compaction requirements should be reworked and tested prior to placement of any additional fill.

6. LIABILITY & LIMITATIONS

The conclusions and recommendations submitted in this report are based on our data research, subsurface exploration, laboratory testing, and engineering evaluation and analyses. The nature and extent of variations in subsurface conditions may not become evident until construction. If unanticipated variations then appear evident, it will be necessary to reevaluate the recommendations of this report. Please be aware that the contracted fees for our services to prepare this report do not include additional work which may be required such as grading observation and testing, footing observations, and etc. Where additional services are required and requested, you will be billed for any equipment costs and on an hourly basis for consultation or analysis. This report is issued with the understanding that it is the responsibility of the owner or owner's representative to ensure that the information of the project is incorporated into the plans and that the necessary steps are taken to see that the contractor carry out such recommendations in the field. Lincoln & Long Civil Engineering has prepared this report for the exclusive use of the client and any authorized agent(s). This report has been prepared in accordance with generally accepted Geotechnical Engineering practices. No other warranties either expressed or implied are made as to the professional advice provided under the terms of this agreement.

LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

LIMITATIONS

The accompanying report summarizes the findings and opinions of Lincoln & Long Engineering. Our findings and opinions are based on information obtained on given dates by soil samples obtained in the test pit trenches, laboratory testing, engineering judgment, and soil analyses.

The analyses, conclusions, and recommendations contained in our report are based on site conditions as they existed at the time of our study, and further assume that probes such as exploratory trenches are representative of the subsurface conditions throughout the site; i.e., the subsurface conditions everywhere are not significantly different from those disclosed by the probes.

If during construction different subsurface conditions from those encountered during our exploration or different from those assumed in design are observed or appear to be present, or where variations from our design recommendations are made, we must be advised promptly so that we can review these conditions and modify the applicable recommendations if necessary. We cannot be held responsible for differing site conditions, changes in design, or modified geotechnical recommendations not brought to our attention.

Soil conditions cannot always be fully determined by test pit trenches and, therefore, unanticipated soil conditions are commonly encountered. Such unexpected soil conditions often require that additional expenditures be made to attain a properly constructed project. Therefore, some contingency funding is recommended to accommodate potential extra costs.

Foundation dimensions, minimum slab thickness, and reinforcing details recommended herein are based upon geotechnical and construction considerations and are not offered in lieu of foundation design by an engineer. A determination of flooding potential, the existence of wetlands, or corrosive soil was beyond the scope of this report.

Lincoln & Long is not an expert on mold prevention. If particular recommendations are desired to prevent mold, we recommend that you contact an expert in that field.

This geotechnical study did not include an investigation regarding the existence, location, or type of possible hazardous materials. If an investigation is necessary, we should be advised. In addition, if any hazardous materials are encountered during construction of the project, the proper regulatory officials should be notified immediately.

LINCOLN & LONG
Civil Engineering and Environmental Services
568 E Main Street Suite D Grass Valley CA 95945
(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

This report was prepared for the specific use of our client and applies only to the subject property. We are not responsible for interpretations by others of data presented in this report. This report is not a legal opinion. No warranty is expressed or implied. We base our conclusions in this report on judgment, experience and the test data we completed. We performed this work in accordance with generally accepted standards of practice existing in northern California at the time of the report.

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(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

FIGURE #1
AERIAL MAP / TREE COVER

14642 Mooney Flat Rd., Nevada County, CA

August 27, 2021

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Nevada County GIS
©2018

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FIGURE #2
VICINITY MAP

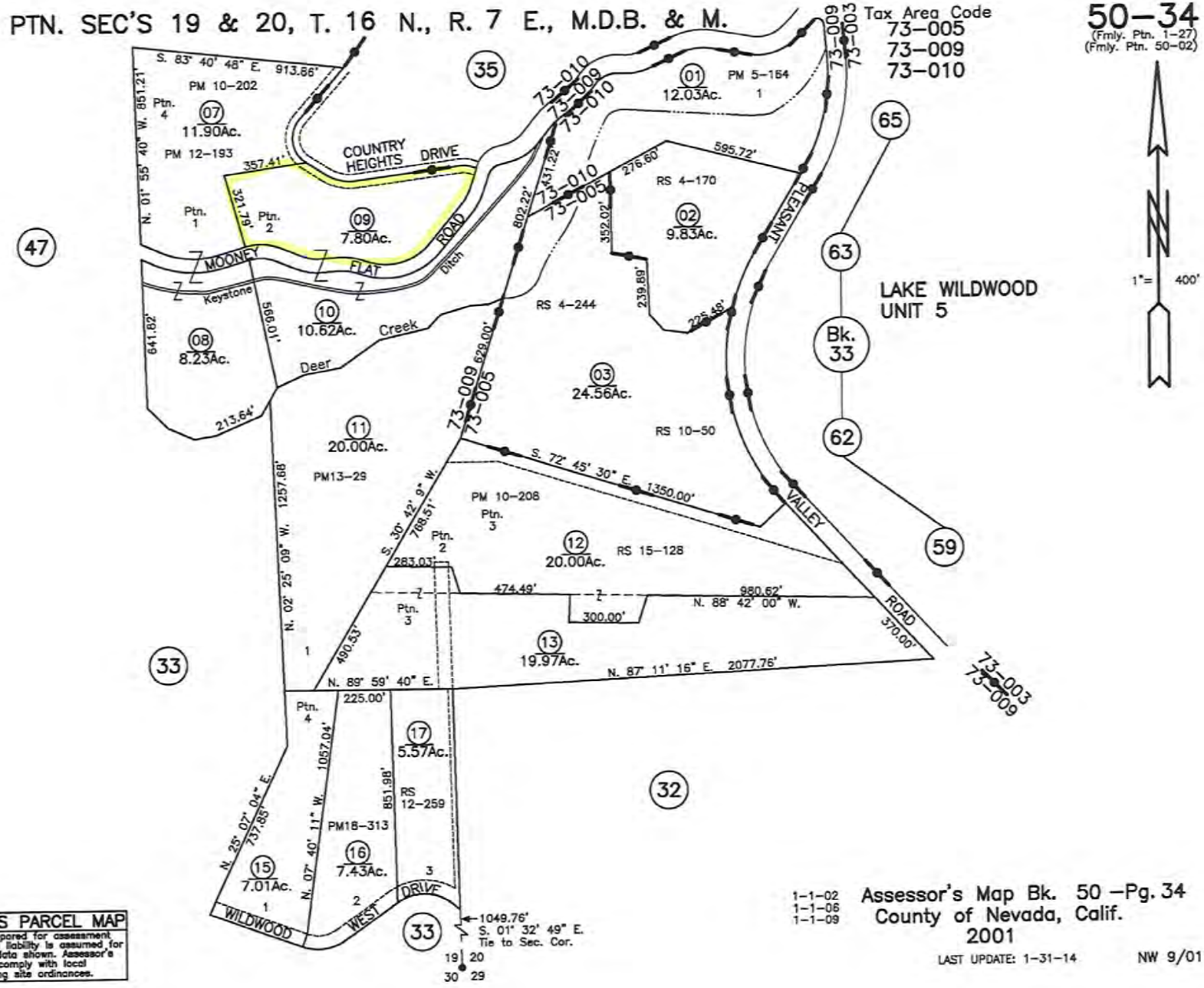
PTN. SEC'S 19 & 20, T. 16 N., R. 7 E., M.D.B. & M.
Tax Area Code
73-005
73-009
73-010
50-34
(Fmly. Ptn. 1-27)
(Fmly. Ptn. 50-02)
1"= 400'
LAKE WILDWOOD
UNIT 5
Bk. 33
COUNTRY HEIGHTS DRIVE
MOONEY FLAT ROAD
Keystone Ditch
Deer Creek
PLEASANT VALLEY ROAD
WILDWOOD WEST DRIVE
S. 83° 40' 48" E. 913.66'
N. 01° 55' 40" W. 851.21'
PM 10-202
PM 12-193
PM 5-154
RS 4-170
RS 4-244
RS 10-50
RS 15-128
PM 10-208
PM13-29
PM18-313
RS 12-259
07 11.90Ac.
08 8.23Ac.
09 7.80Ac.
10 10.62Ac.
11 20.00Ac.
01 12.03Ac.
02 9.83Ac.
03 24.56Ac.
12 20.00Ac.
13 19.97Ac.
15 7.01Ac.
16 7.43Ac.
17 5.57Ac.
35
47
33
65
63
62
59
32
N. 89° 59' 40" E. 225.00'
N. 87° 11' 15" E. 2077.76'
N. 88° 42' 00" W. 980.62'
S. 72° 45' 30" E. 1350.00'
S. 30° 42' 9" W. 788.51'
N. 02° 25' 09" W. 1257.68'
N. 25° 07' 04" E. 737.85'
N. 07° 40' 11" W. 1057.04'
1049.76' S. 01° 32' 49" E. Tie to Sec. Cor.
ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.
1-1-02
1-1-06
1-1-09
Assessor's Map Bk. 50 -Pg. 34
County of Nevada, Calif.
2001
LAST UPDATE: 1-31-14
NW 9/01

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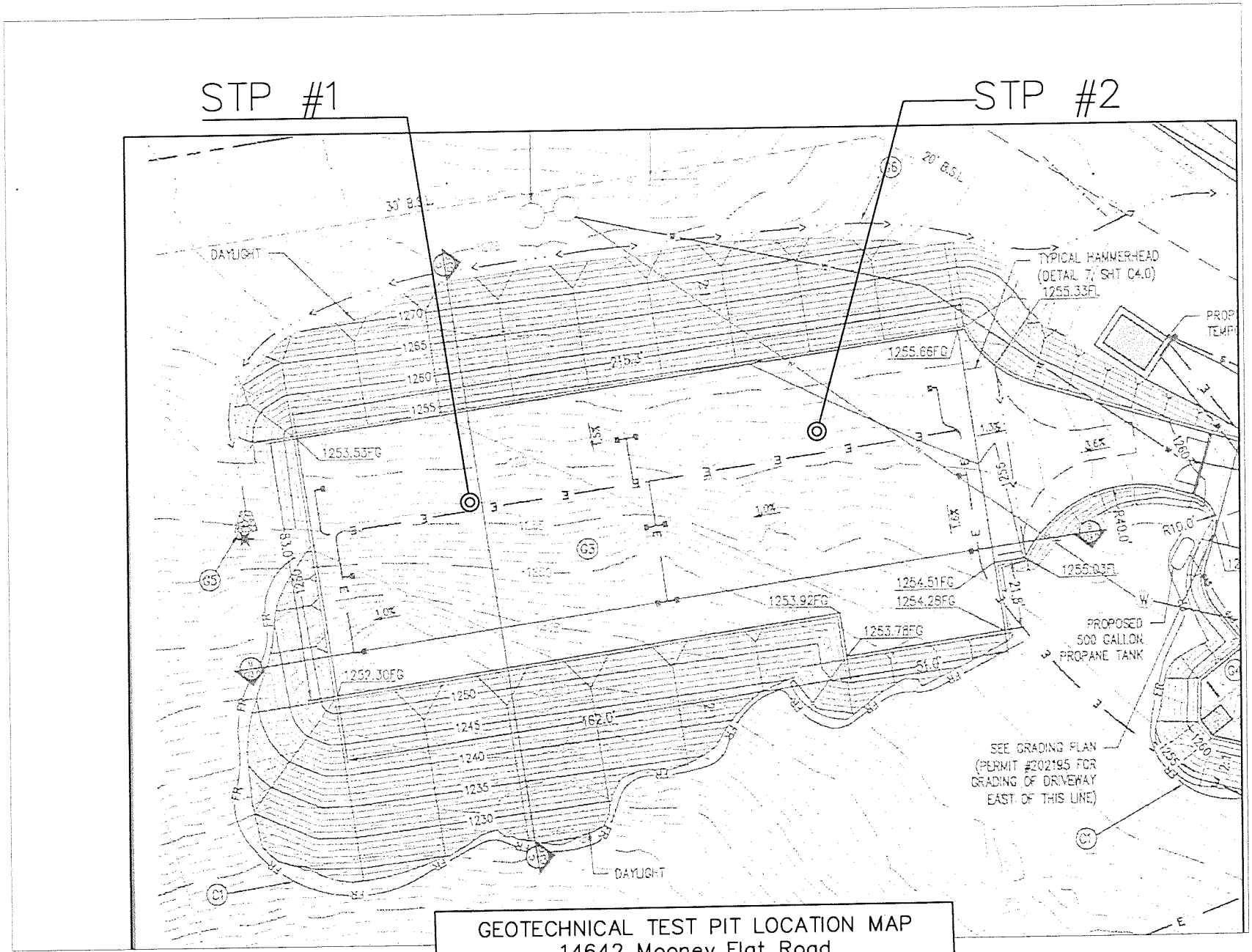
FIGURE #3
SITE MAP / TEST PIT LOCATION



NOT TO SCALE

GEOTECHNICAL TEST PIT LOCATION MAP
14642 Mooney Flat Road
APN: 050-340-009

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FIGURE #4
WEB SOIL SURVEY MAP

Soil Map—Nevada County Area, California
(14642 Mooney Flat Road, Nevada County - Web Soil Survey Map)

Map Scale: 1:1,850 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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FIGURE #5
GEOLOGIC MAP

Geologic Map of California

California Geological Survey

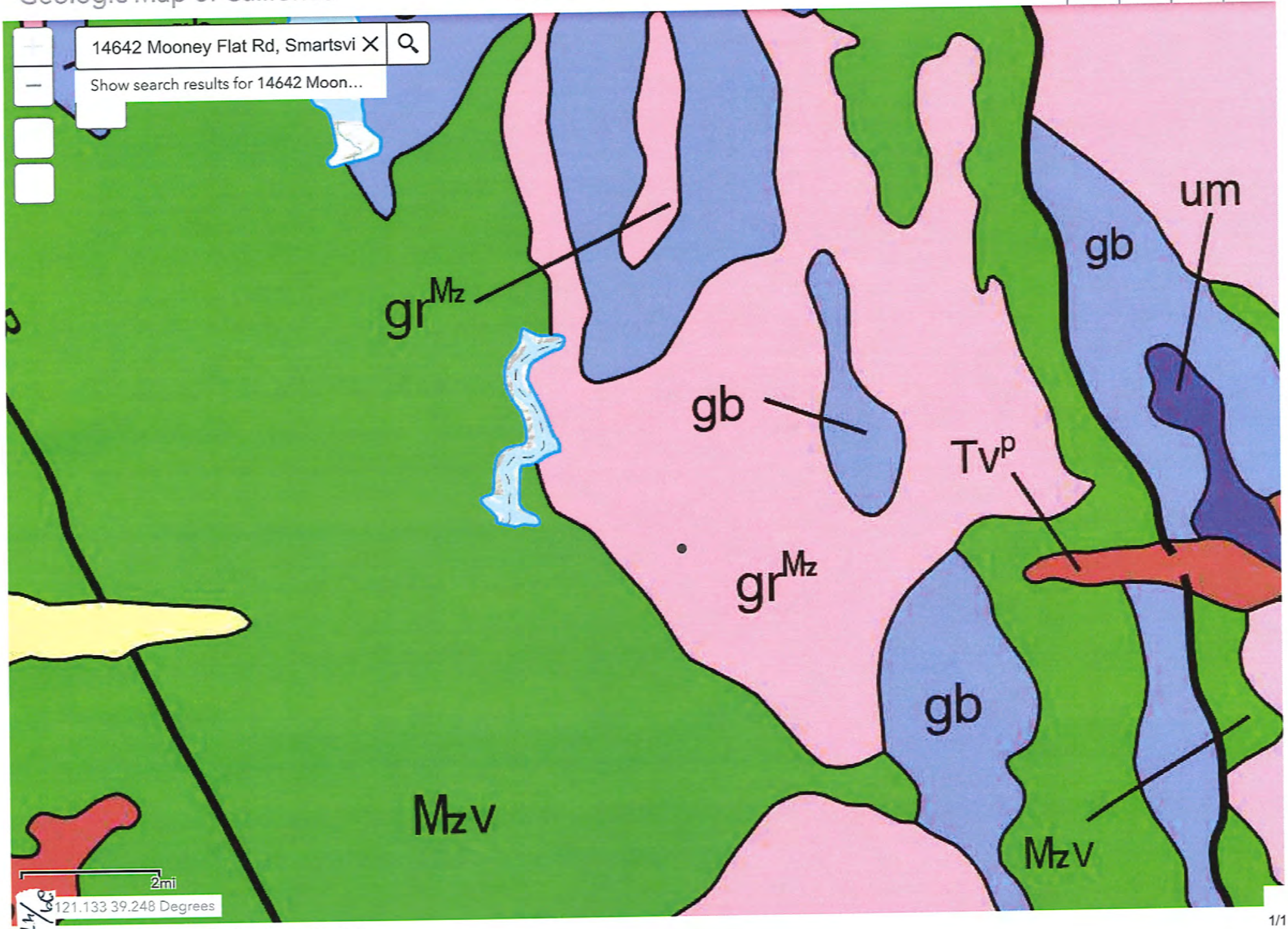

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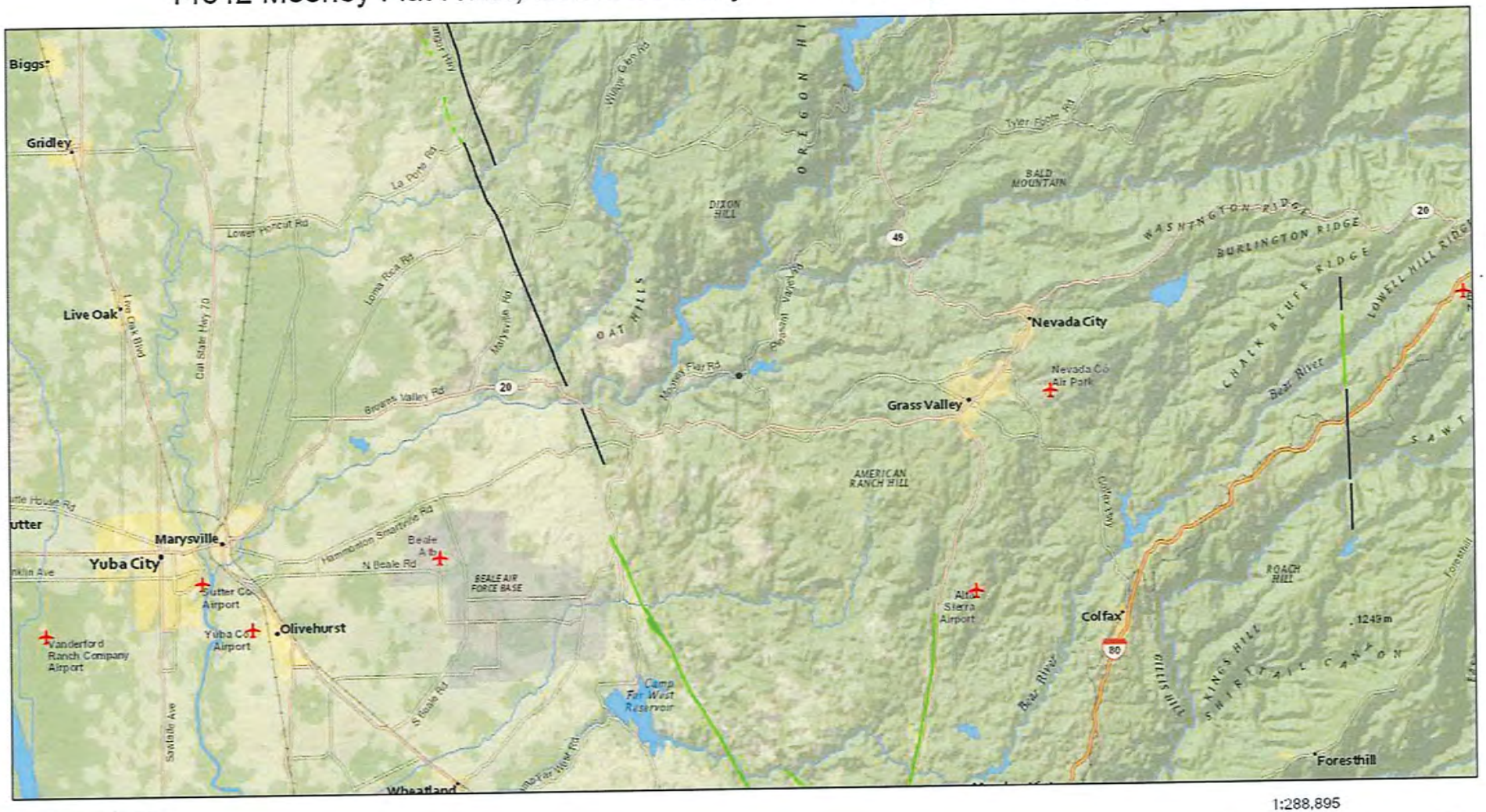
FIGURE #6
FAULT ACTIVITY MAP

14642 Mooney Flat Road, Nevada County - U.S. Geological Survey Quaternary Faults



8/27/2021, 1:27:33 PM

1:288,895

0 2.75 5.5 11 mi

0 4.5 9 18 km

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Fault Areas
- Class B
- historic
- late Quaternary
- latest Quaternary
- middle and late Quaternary

National Database
- Historic (< 150 years), well constrained location
- Historic (< 150 years), moderately constrained location
- Historic (< 150 years), inferred location
- Latest Quaternary (<15,000 years), well constrained location
- Latest Quaternary (<15,000 years), moderately constrained location
- Latest Quaternary (<15,000 years), inferred location
- Late Quaternary (< 130,000 years), well constrained location
- Late Quaternary (< 130,000 years), moderately constrained location
- Late Quaternary (< 130,000 years), inferred location
- Middle and late Quaternary (< 750,000 years), well constrained location
- Middle and late Quaternary (< 750,000 years), moderately constrained location
- Middle and late Quaternary (< 750,000 years), inferred location
- Undifferentiated Quaternary (< 1.6 million years), well constrained location
- Undifferentiated Quaternary (< 1.6 million years), moderately constrained location
- Undifferentiated Quaternary (< 1.6 million years), inferred location
- Unspecified age, well constrained location
- Unspecified age, moderately constrained location

USGS

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | USGS |

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(530) 273-0503 Fax (530) 274-3415 allmail@lincolnandlong.com

APPENDIX A
SOIL PROFILE LOGS

Lincoln and Long Civil Engineering
568 East Main Street, Suite D · Grass Valley · CA · USA · 95945
www.lincolnandlong.com · Phone: (530) 273-0503 · Fax: (530) 274-3415

GEOTECHNICAL SOIL TEST CLASSIFICATION SUMMARY

A.P.N. 050-340-009
14642 Mooney Flat
NEVADA COUNTY, CA

STP #1 - Horizon 1, 0"- 16"
SW-SM - Well graded sand with silt and gravel
38% fine to course hard, subrounded gravel and cobble; 50% fine to course hard, subrounded sand; 12% silty fines, Fines = ML,
Liquid limit= 29, Plasticity index = 1

STP #1 - Horizon 2, 16"- 40"
Same as STP #1 Horizon #1

STP #2 - Horizon 1, 0"- 12"
GM - Silty gravel with sand
50% fine to course hard, subrounded gravel and cobble; 35% fine to course hard, subrounded sand; 15% silty fines, Fines = ML,
Liquid limit= 29, Plasticity index = 2

STP #2 - Horizon 2, 12"- 32"
Same as STP #2Horizon #1

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APN:	**050-340-009**	**Project:**	**14642 Mooney Flat**
Date:	**9/2/2021**	**Technician:**	**JDL**
Site Desc.:	**Scattered pine, manzinita, 5%-15% slopes**	**STP#:**	1
		Excavation method:	**Kubota 3'**

Horizon #1		**Penetrometer(tsf)**			**Depth**
Depth:		**4.5**			**14″**
0	**16″**	**Undrained Shear (TorVane)(tsf)**			**Depth**
	Color: 5 YR 4/3	**2.5**	**1**	**0.2**	
	Texture & Horiz. Desc.: Sandy loam, many roots, 30% fractured rock		**2.0**		**16″**

Horizon #2		**Penetrometer(tsf)**			**Depth**
Depth:		**4.5**			**32″**
16″	**40″**	**Undrained Shear (TorVane)(tsf)**			**Depth**
	Color: 5 YR 4/3	**2.5**	**1**	**0.2**	
	Texture & Horiz. Desc.: 70% fractured rock, sandy loam		**3.0**		**38″**

Horizon #3	**Description**	**Penetrometer(tsf)**			**Depth**
Depth:					
	Color:	**Undrained Shear (TorVane)(tsf)**			**Depth**
	Texture & Horiz. Desc.:	**2.5**	**1**	**0.2**	

Standard penetration			**Depth**
6" - 18"	**60**		**36″**

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APN:	**050-340-009**	**Project:**	**14642 Mooney Flat**
Date:	**9/2/2021**	**Technician:**	**JDL**
Site Desc.:	**Scattered pine, manzinita, 5%-15% slopes**	**STP#:**	2
		Excavation method:	**Kubota 3'**

Horizon #1		**Penetrometer(tsf)**			**Depth**
Depth:		**4.5**			**8″**
0	**12″**	**Undrained Shear (TorVane)(tsf)**			**Depth**
	Color: 5 YR 4/3	**2.5**	**1**	**0.2**	**12″**
	Texture & Horiz. Desc.: Sandy loam, many roots, 30% fractured rock		**2.0**		

Horizon #2		**Penetrometer(tsf)**			**Depth**
Depth:		**4.5**			**30″**
12″	**32″**	**Undrained Shear (TorVane)(tsf)**			**Depth**
	Color: 5 YR 4/3	**2.5**	**1**	**0.2**	**32″**
	Texture & Horiz. Desc.: 70% fractured rock, sandy loam		**3.0**		

Horizon #3	**Description**	**Penetrometer(tsf)**			**Depth**
Depth:					
	Color:	**Undrained Shear (TorVane)(tsf)**			**Depth**
	Texture & Horiz. Desc.:	**2.5**	**1**	**0.2**	

Standard penetration			**Depth**
6" - 18"	**60**		**28″**

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APPENDIX B
LABORATORY TEST DATA

Plasticity Index of Soils

ASTM D 4318

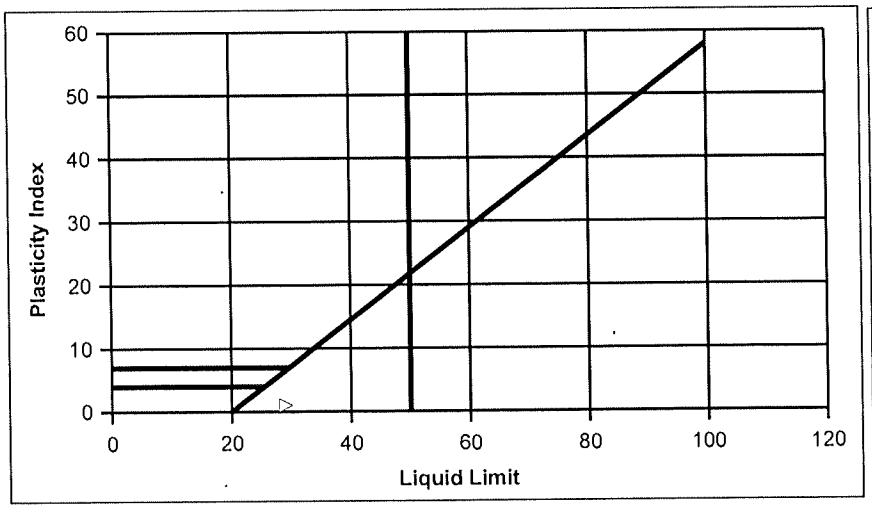
Project: **14642 Mooney Flat Rd.**
Project Number: **APN 050-340-009**
Date Sampled: 9/2/2021
Sampled By: JDL
Sample Number: TP1 H1
Sample Location: 16"
Sample Description: See Report

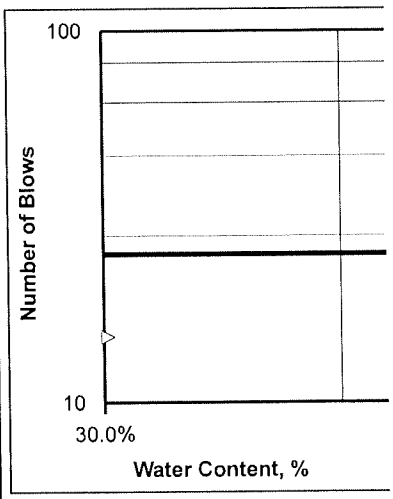
Date Tested: 9/2/2021
Tested By: Lyerly
Verified By:

Trial Number	Plastic Limit			Liquid Limit		
	1	2	3	1	2	3
Weight of Wet Soil & Tare (g)	16.30	16.30		32.30	25.50	33.30
Weight of Dry Soil & Tare (g)	15.20	15.20		27.40	22.30	28.50
Weight of Tare (g)	11.30	11.30		11.30	11.30	11.30
Weight of water (g)	1.10	1.10		4.90	3.20	4.80
Weight of Dry Soil (g)	3.90	3.90		16.10	11.00	17.20
Water Content (% of dry wt.)	28.2%	28.2%		30.4%	29.1%	27.9%
Number of Blows				15	28	33

Plastic Limit : 28 **Liquid Limit : 29**

Plasticity Index : 1
Unified Soil Classification : ML or OL
Requirement:
Approx. % of Material Retained on # 40 Sieve: 83%





Departures from Outlined Procedure:
None

Unusual Conditions, Other Notes:
None

Sample Number: TP1 H1
Sample Location: 16"

Project: 14642 Mooney Flat Rd.
Project Number: APN 050-340-009

Sieve Analysis

ASTM C 136

Project Name: **14642 Mooney Flat Rd.**
Project Number: **APN 050-340-009**
Date Sampled: 9/2/2021
Sampled By: JDL
Sample Number: TP1 H1
Sample Location: 16"
Sample Description: See Report

Date Tested: 9/2/2021
Tested By: Lyerly
Verified By:

Dry Weight (Total Sample, g)	1776.0
Dry Weight of Fines (# 8 and finer, g)	1095.0

Std.	Metric	Retained	% Retained	Cum. % Ret	Cum. % Pass	Oper.Range	C.Compliance
3"	76.2 mm	0.0	0.0	0.0	100.0		
2 1/2"	63.5 mm	0.0	0.0	0.0	100.0		
2"	50.8 mm	0.0	0.0	0.0	100.0		
1 1/2"	38.1 mm	0.0	0.0	0.0	100.0		
1"	25.4 mm	0.0	0.0	0.0	100.0		
3/4"	19.0 mm	313.0	17.6	17.6	82.4		
1/2"	12.7 mm	0.0	0.0	17.6	82.4		
3/8"	9.52 mm	168.0	9.5	27.1	72.9		
# 4	4.75 mm	200.0	11.3	38.3	61.7		
# 8	2.36 mm	299.0	16.8	55.2	44.8		
# 16	1.18 mm	0.0	0.0	55.2	44.8		
# 30	600 µm	0.0	0.0	55.2	44.8		
# 50	297 µm	490.0	27.6	82.8	17.2		
# 100	150 µm	0.0	0.0	82.8	17.2		
# 200	75 µm	93.0	5.2	88.0	12.0		

Unusual Conditions:

Departures from Outlined Procedure:

Other Notes:

Plasticity Index of Soils

ASTM D 4318

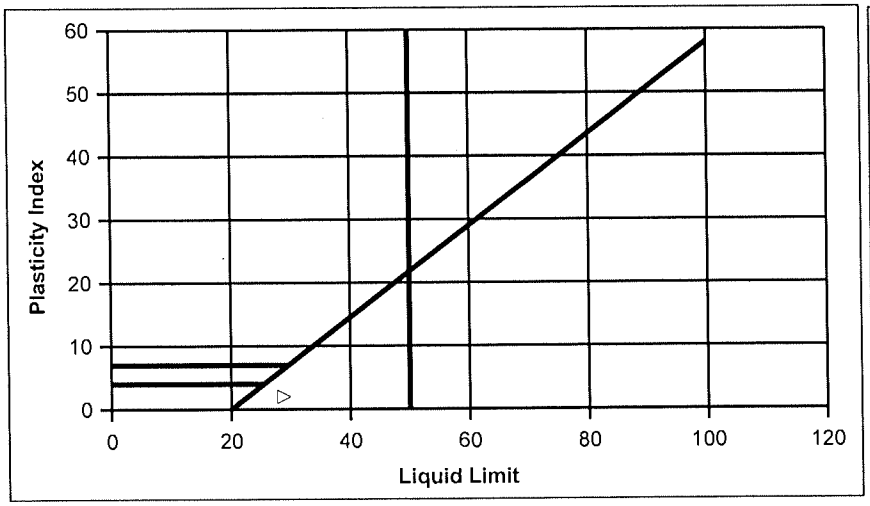
Project: **14642 Mooney Flat Rd.**
Project Number: **APN 050-340-009**
Date Sampled: 9/2/2021
Sampled By: JDL
Sample Number: TP2 H1
Sample Location: 12"
Sample Description: See Report

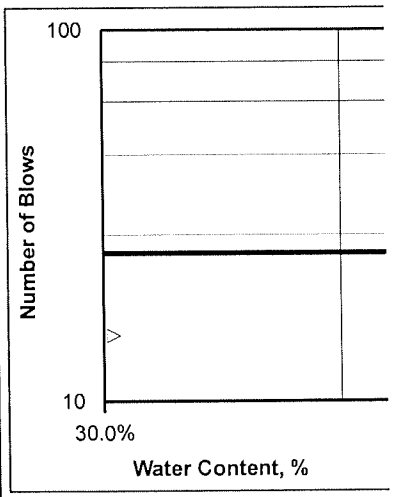
Date Tested: 9/2/2021
Tested By: Lyerly
Verified By:

Trial Number	Plastic Limit			Liquid Limit		
	1	2	3	1	2	3
Weight of Wet Soil & Tare (g)	20.80	20.80		32.40	31.00	25.10
Weight of Dry Soil & Tare (g)	18.80	18.80		27.40	26.60	22.10
Weight of Tare (g)	11.30	11.30		11.30	11.30	11.30
Weight of water (g)	2.00	2.00		5.00	4.40	3.00
Weight of Dry Soil (g)	7.50	7.50		16.10	15.30	10.80
Water Content (% of dry wt.)	26.7%	26.7%		31.1%	28.8%	27.8%
Number of Blows				15	24	33

Plastic Limit : 27 **Liquid Limit : 29**

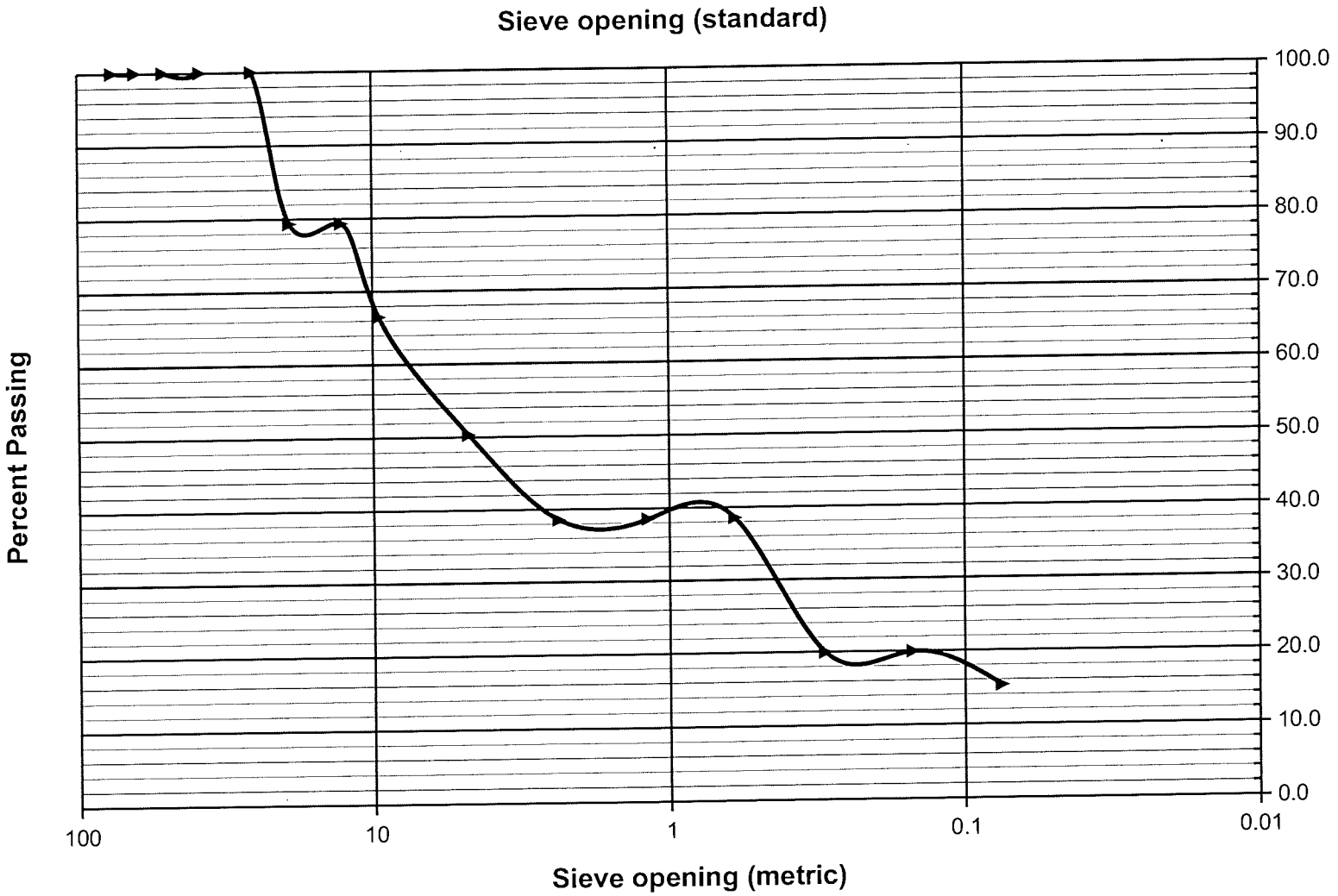
Plasticity Index : 2
Unified Soil Classification : ML or OL
Requirement:
Approx. % of Material Retained on # 40 Sieve: 80%





Departures from Outlined Procedure:
None

Unusual Conditions, Other Notes:
None



Sample Number: TP2 H1
Sample Location: 12"

Project: 14642 Mooney Flat Rd.
Project Number: APN 050-340-009

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Sieve Analysis

ASTM C 136

Project Name: **14642 Mooney Flat Rd.**
Project Number: **APN 050-340-009**
Date Sampled: 9/2/2021
Sampled By: JDL
Sample Number: TP2 H1
Sample Location: 12"
Sample Description: See Report

Date Tested: 9/2/2021
Tested By: Lyerly
Verified By:

Dry Weight (Total Sample, g)	1238.0
Dry Weight of Fines (# 8 and finer, g)	623.0

Std.	Metric	Retained	% Retained	Cum. % Ret	Cum. % Pass	Oper.Range	C.Compliance
3"	76.2 mm	0.0	0.0	0.0	100.0		
2 1/2"	63.5 mm	0.0	0.0	0.0	100.0		
2"	50.8 mm	0.0	0.0	0.0	100.0		
1 1/2"	38.1 mm	0.0	0.0	0.0	100.0		
1"	25.4 mm	0.0	0.0	0.0	100.0		
3/4"	19.0 mm	256.0	20.7	20.7	79.3		
1/2"	12.7 mm	0.0	0.0	20.7	79.3		
3/8"	9.52 mm	159.0	12.8	33.5	66.5		
# 4	4.75 mm	200.0	16.2	49.7	50.3		
# 8	2.36 mm	146.0	11.8	61.5	38.5		
# 16	1.18 mm	0.0	0.0	61.5	38.5		
# 30	600 µm	0.0	0.0	61.5	38.5		
# 50	297 µm	230.0	18.6	80.0	20.0		
# 100	150 µm	0.0	0.0	80.0	20.0		
# 200	75 µm	58.0	4.7	84.7	15.3		

Unusual Conditions:

Departures from Outlined Procedure:

Other Notes:

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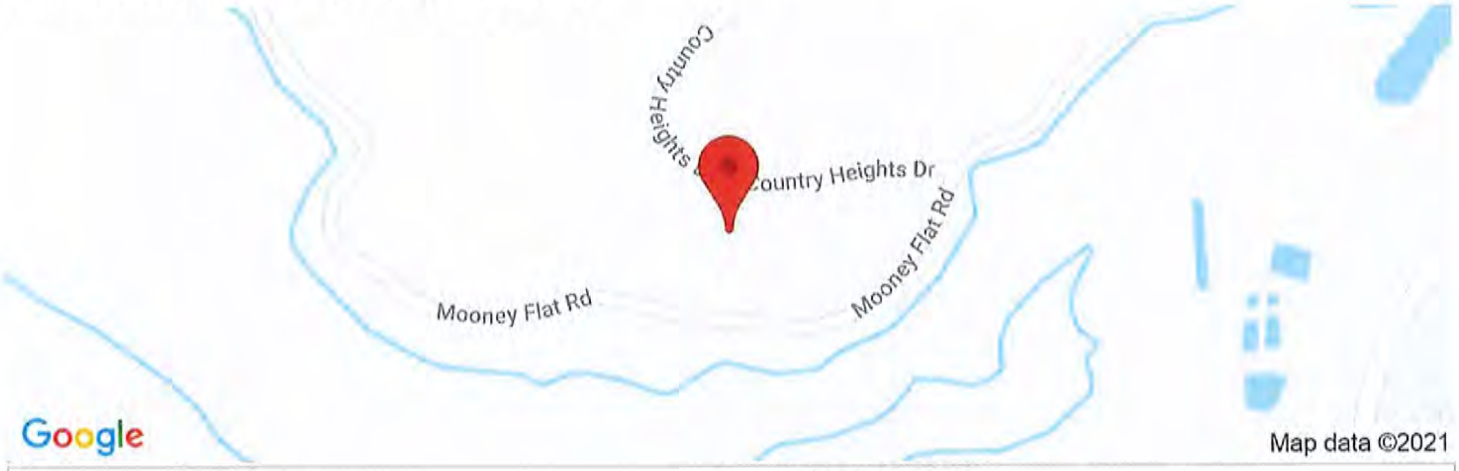
APPENDIX C
SEISMIC DESIGN CRITERIA

OSHPD

14642 Mooney Flat Rd, Penn Valley, CA 95946, USA

Latitude, Longitude: 39.2344549, -121.225135



Date	8/27/2021, 1:28:57 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S_S	0.544	MCE_R ground motion. (for 0.2 second period)
S_1	0.241	MCE_R ground motion. (for 1.0s period)
S_{MS}	0.742	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	0.495	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.365	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.235	MCE_G peak ground acceleration
F_{PGA}	1.365	Site amplification factor at PGA
PGA_M	0.321	Site modified peak ground acceleration
T_L	12	Long-period transition period in seconds
SsRT	0.544	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	0.586	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.241	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.26	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.927	Mapped value of the risk coefficient at short periods
C_{R1}	0.924	Mapped value of the risk coefficient at a period of 1 s

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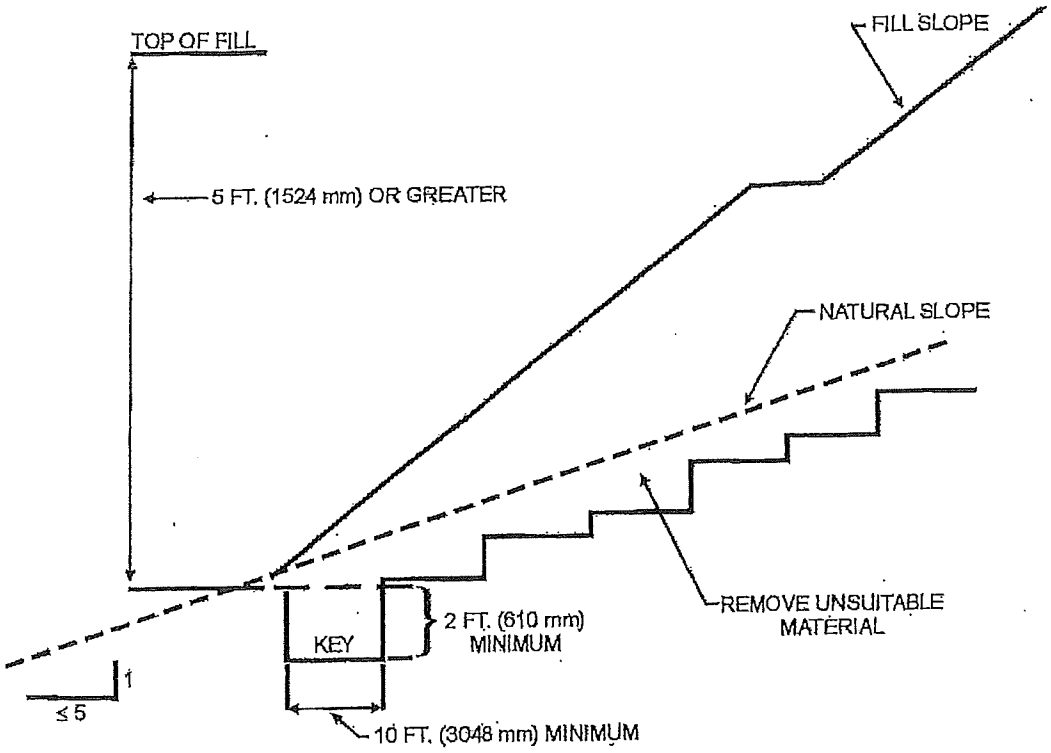
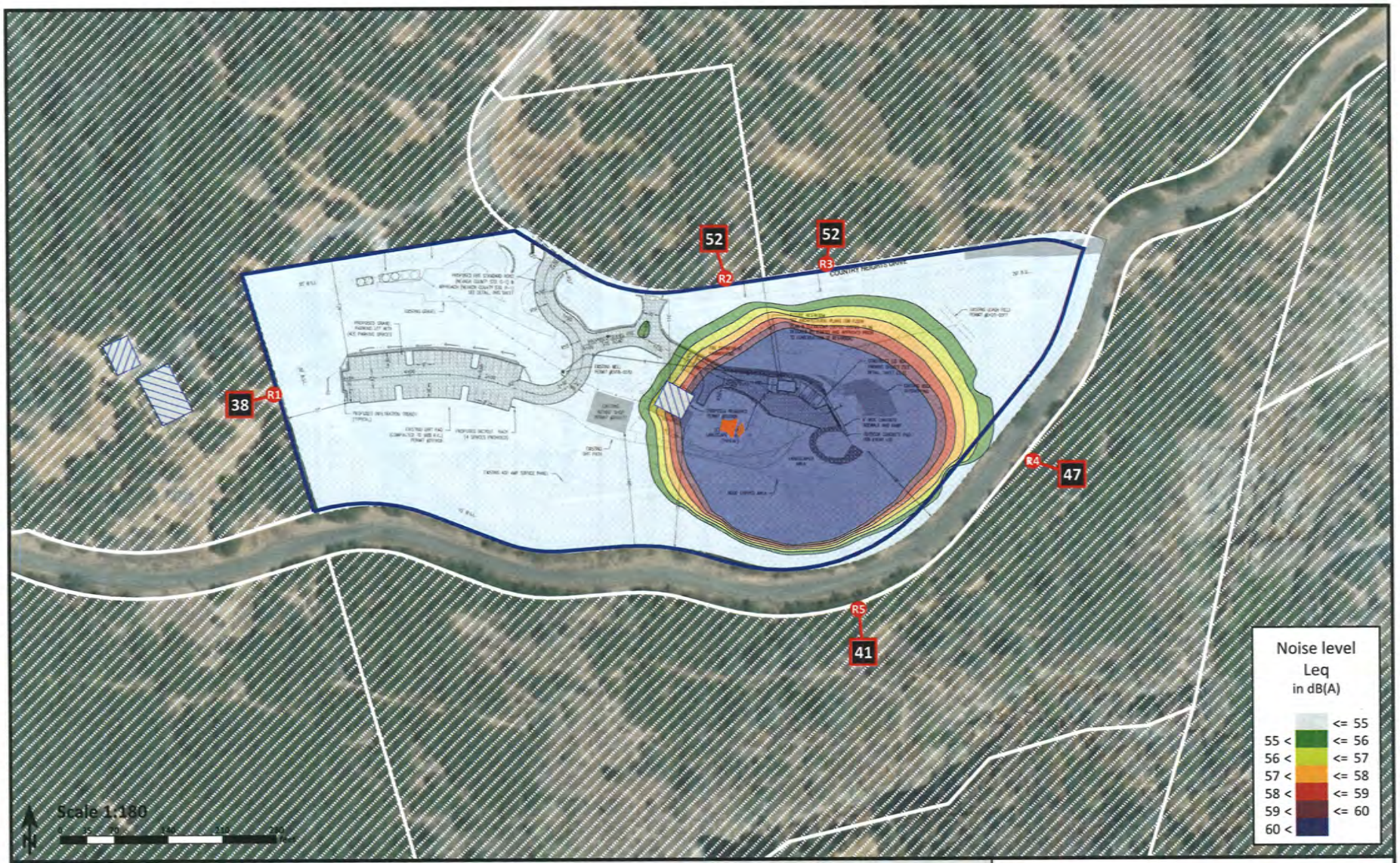
ADDENDUM #1
BENCHING DETAIL



JI07.3 Benching. Where existing grade is at a slope steeper than five units horizontal to one unit vertical (20-percent slope) and the depth of the fill exceeds 5 feet (1524 mm) benching shall be provided in accordance with Figure 1107.3. A key shall be provided which is at least 10 feet (3048 mm) in width and 2 feet (610 mm) in depth.



Conger Special Event Use Permit

Nevada County, California

Figure 3
Event Noise Levels (dB(A) Leq)

Legend

- Project Site
- Project Building
- Parcel
- Amplified Music Location

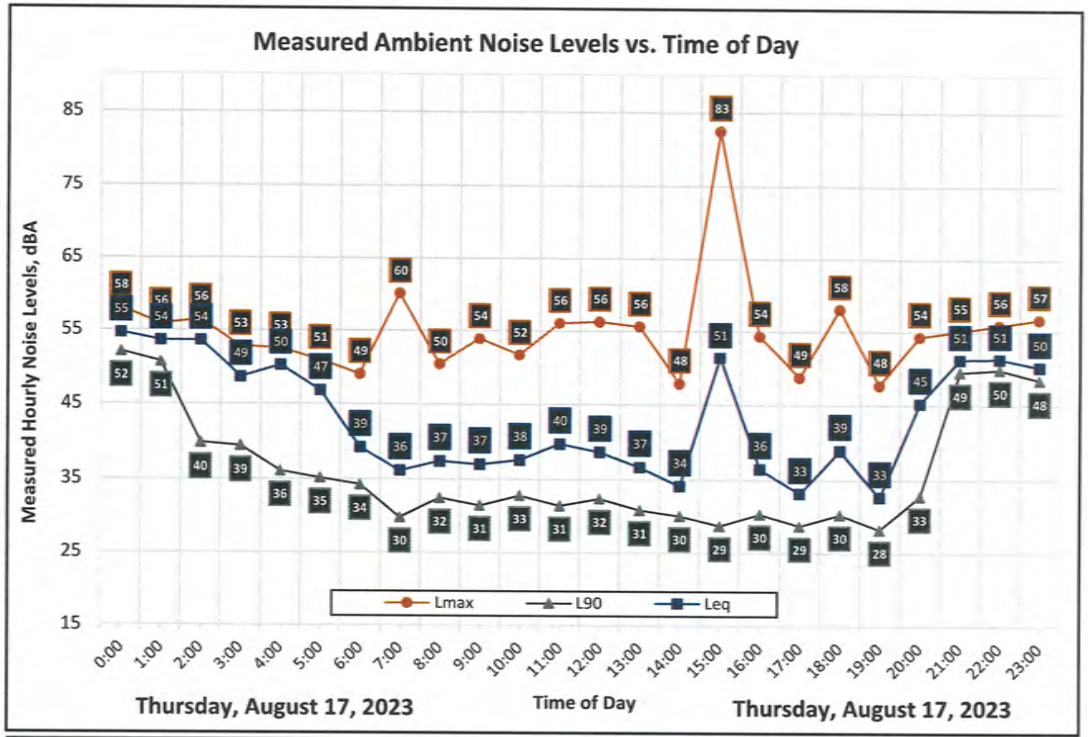
SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

Appendix B1a: Continuous Noise Monitoring Results

Site: LT-1
Project: Conger Special Event Use Permit
Location: Western Project Boundary
Coordinates: (39.2348470, -121.2264537)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Thursday, August 17, 2023	0:00	55	58	54	52
Thursday, August 17, 2023	1:00	54	56	54	51
Thursday, August 17, 2023	2:00	54	56	54	40
Thursday, August 17, 2023	3:00	49	53	48	39
Thursday, August 17, 2023	4:00	50	53	51	36
Thursday, August 17, 2023	5:00	47	51	47	35
Thursday, August 17, 2023	6:00	39	49	37	34
Thursday, August 17, 2023	7:00	36	60	34	30
Thursday, August 17, 2023	8:00	37	50	36	32
Thursday, August 17, 2023	9:00	37	54	35	31
Thursday, August 17, 2023	10:00	38	52	36	33
Thursday, August 17, 2023	11:00	40	56	36	31
Thursday, August 17, 2023	12:00	39	56	36	32
Thursday, August 17, 2023	13:00	37	56	35	31
Thursday, August 17, 2023	14:00	34	48	33	30
Thursday, August 17, 2023	15:00	51	83	33	29
Thursday, August 17, 2023	16:00	36	54	34	30
Thursday, August 17, 2023	17:00	33	49	31	29
Thursday, August 17, 2023	18:00	39	58	34	30
Thursday, August 17, 2023	19:00	33	48	31	28
Thursday, August 17, 2023	20:00	45	54	39	33
Thursday, August 17, 2023	21:00	51	55	51	49
Thursday, August 17, 2023	22:00	51	56	51	50
Thursday, August 17, 2023	23:00	50	57	50	48

Statistics	Leq	Lmax	L50	L90
Day Average	44	55	36	32
Night Average	51	54	50	43
Day Low	33	48	31	28
Day High	51	83	51	49
Night Low	39	49	37	34
Night High	55	58	54	52
Ldn	57	Day %		25
CNEL	57	Night %		75

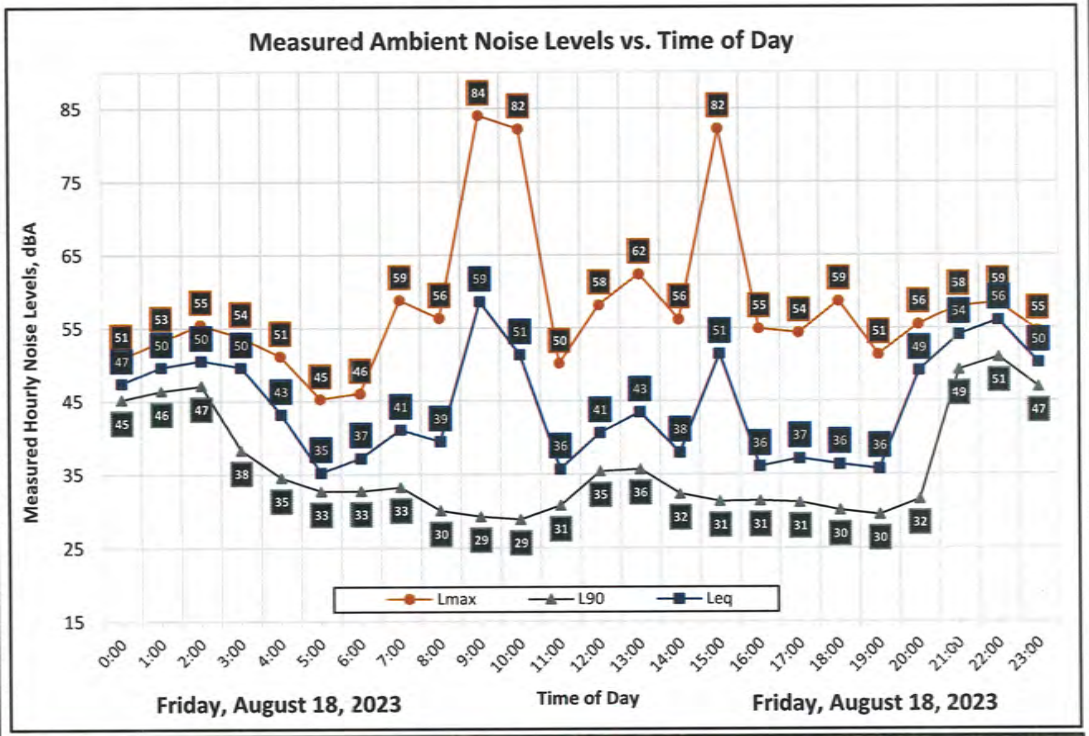


Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1
Project: Conger Special Event Use Permit
Location: Western Project Boundary
Coordinates: (39.2348470, -121.2264537)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, August 18, 2023	0:00	47	51	47	45
Friday, August 18, 2023	1:00	50	53	49	46
Friday, August 18, 2023	2:00	50	55	51	47
Friday, August 18, 2023	3:00	50	54	50	38
Friday, August 18, 2023	4:00	43	51	38	35
Friday, August 18, 2023	5:00	35	45	34	33
Friday, August 18, 2023	6:00	37	46	36	33
Friday, August 18, 2023	7:00	41	59	39	33
Friday, August 18, 2023	8:00	39	56	35	30
Friday, August 18, 2023	9:00	59	84	32	29
Friday, August 18, 2023	10:00	51	82	32	29
Friday, August 18, 2023	11:00	36	50	34	31
Friday, August 18, 2023	12:00	41	58	38	35
Friday, August 18, 2023	13:00	43	62	38	36
Friday, August 18, 2023	14:00	38	56	35	32
Friday, August 18, 2023	15:00	51	82	34	31
Friday, August 18, 2023	16:00	36	55	34	31
Friday, August 18, 2023	17:00	37	54	34	31
Friday, August 18, 2023	18:00	36	59	34	30
Friday, August 18, 2023	19:00	36	51	34	30
Friday, August 18, 2023	20:00	49	56	46	32
Friday, August 18, 2023	21:00	54	58	53	49
Friday, August 18, 2023	22:00	56	59	56	51
Friday, August 18, 2023	23:00	50	55	50	47

Statistics	Leq	Lmax	L50	L90
Day Average	50	62	37	33
Night Average	48	52	46	42
Day Low	36	50	32	29
Day High	59	84	53	49
Night Low	35	45	34	33
Night High	50	59	56	51
Ldn	54	Day %		75
CNEL	55	Night %		25

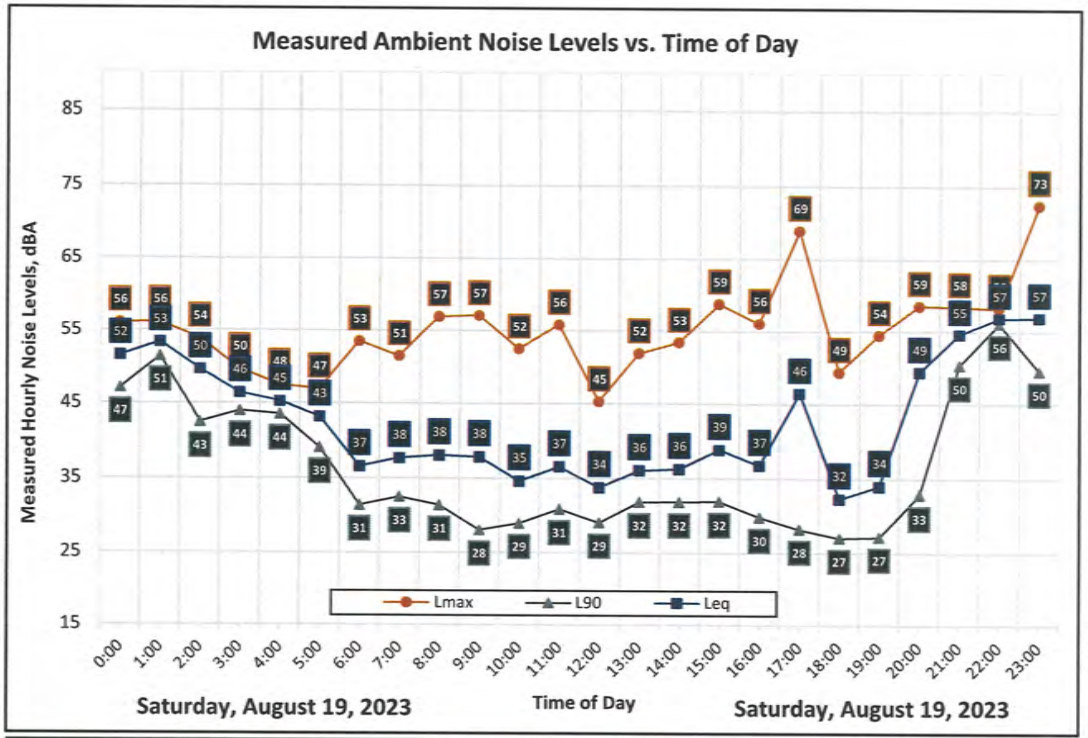


Appendix B1c: Continuous Noise Monitoring Results

Site: LT-1
Project: Conger Special Event Use Permit
Location: Western Project Boundary
Coordinates: (39.2348470, -121.2264537)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, August 19, 2023	0:00	52	56	51	47
Saturday, August 19, 2023	1:00	53	56	53	51
Saturday, August 19, 2023	2:00	50	54	50	43
Saturday, August 19, 2023	3:00	46	50	47	44
Saturday, August 19, 2023	4:00	45	48	45	44
Saturday, August 19, 2023	5:00	43	47	43	39
Saturday, August 19, 2023	6:00	37	53	35	31
Saturday, August 19, 2023	7:00	38	51	36	33
Saturday, August 19, 2023	8:00	38	57	35	31
Saturday, August 19, 2023	9:00	38	57	33	28
Saturday, August 19, 2023	10:00	35	52	31	29
Saturday, August 19, 2023	11:00	37	56	33	31
Saturday, August 19, 2023	12:00	34	45	32	29
Saturday, August 19, 2023	13:00	36	52	35	32
Saturday, August 19, 2023	14:00	36	53	35	32
Saturday, August 19, 2023	15:00	39	59	36	32
Saturday, August 19, 2023	16:00	37	56	33	30
Saturday, August 19, 2023	17:00	46	69	31	28
Saturday, August 19, 2023	18:00	32	49	30	27
Saturday, August 19, 2023	19:00	34	54	30	27
Saturday, August 19, 2023	20:00	49	59	46	33
Saturday, August 19, 2023	21:00	55	58	52	50
Saturday, August 19, 2023	22:00	57	58	57	56
Saturday, August 19, 2023	23:00	57	73	54	50

Statistics	Leq	Lmax	L50	L90
Day Average	45	55	35	31
Night Average	51	55	48	45
Day Low	32	45	30	27
Day High	55	69	52	50
Night Low	37	47	35	31
Night High	57	73	57	56
Ldn	57	Day %		31
CNEL	57	Night %		69



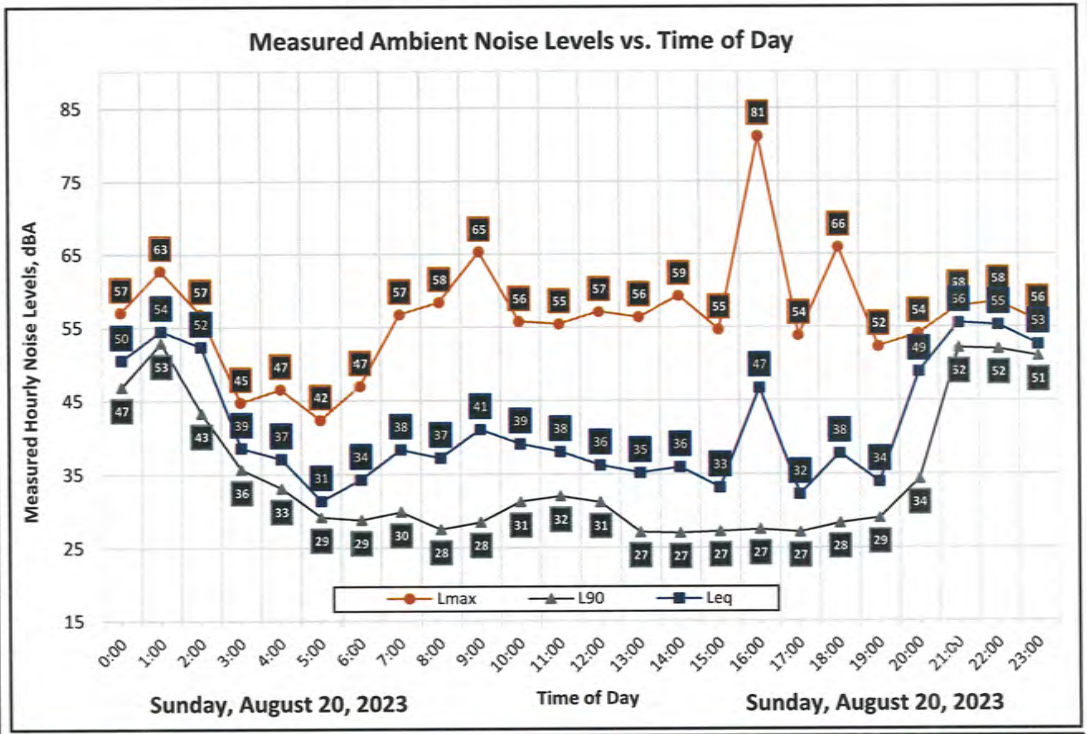
Appendix B1d: Continuous Noise Monitoring Results

Site: LT-1
Project: Conger Special Event Use Permit
Location: Western Project Boundary
Coordinates: (39.2348470, -121.2264537)

Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, August 20, 2023	0:00	50	57	49	47
Sunday, August 20, 2023	1:00	54	63	54	53
Sunday, August 20, 2023	2:00	52	57	51	43
Sunday, August 20, 2023	3:00	39	45	38	36
Sunday, August 20, 2023	4:00	37	47	37	33
Sunday, August 20, 2023	5:00	31	42	31	29
Sunday, August 20, 2023	6:00	34	47	32	29
Sunday, August 20, 2023	7:00	38	57	34	30
Sunday, August 20, 2023	8:00	37	58	31	28
Sunday, August 20, 2023	9:00	41	65	32	28
Sunday, August 20, 2023	10:00	39	56	36	31
Sunday, August 20, 2023	11:00	38	55	35	32
Sunday, August 20, 2023	12:00	36	57	34	31
Sunday, August 20, 2023	13:00	35	56	30	27
Sunday, August 20, 2023	14:00	36	59	29	27
Sunday, August 20, 2023	15:00	33	55	30	27
Sunday, August 20, 2023	16:00	47	81	30	27
Sunday, August 20, 2023	17:00	32	54	29	27
Sunday, August 20, 2023	18:00	38	66	32	28
Sunday, August 20, 2023	19:00	34	52	32	29
Sunday, August 20, 2023	20:00	49	54	49	34
Sunday, August 20, 2023	21:00	56	58	56	52
Sunday, August 20, 2023	22:00	55	58	55	52
Sunday, August 20, 2023	23:00	53	56	53	51

Statistics	Leq	Lmax	L50	L90
Day Average	46	59	35	31
Night Average	50	52	44	41
Day Low	32	52	29	27
Day High	56	81	56	52
Night Low	31	42	31	29
Night High	54	63	55	53
Ldn	55	Day %		42
CNEL	56	Night %		58

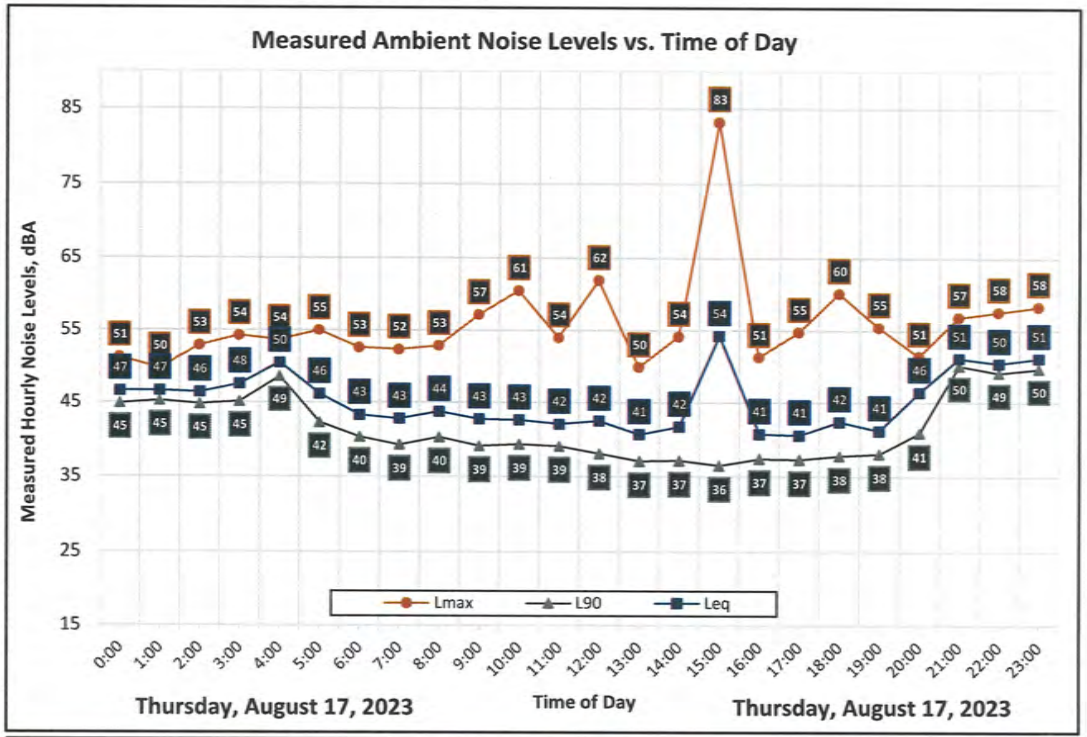


Appendix B2a: Continuous Noise Monitoring Results

Site: LT-2
Project: Conger Special Event Use Permit
Location: Southeastern Project Boundary
Coordinates: (39.2342087, -121.2241748)
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Thursday, August 17, 2023	0:00	47	51	46	45
Thursday, August 17, 2023	1:00	47	50	47	45
Thursday, August 17, 2023	2:00	46	53	46	45
Thursday, August 17, 2023	3:00	48	54	47	45
Thursday, August 17, 2023	4:00	50	54	50	49
Thursday, August 17, 2023	5:00	46	55	46	42
Thursday, August 17, 2023	6:00	43	53	42	40
Thursday, August 17, 2023	7:00	43	52	42	39
Thursday, August 17, 2023	8:00	44	53	43	40
Thursday, August 17, 2023	9:00	43	57	42	39
Thursday, August 17, 2023	10:00	43	61	42	39
Thursday, August 17, 2023	11:00	42	54	41	39
Thursday, August 17, 2023	12:00	42	62	40	38
Thursday, August 17, 2023	13:00	41	50	40	37
Thursday, August 17, 2023	14:00	42	54	40	37
Thursday, August 17, 2023	15:00	54	83	39	36
Thursday, August 17, 2023	16:00	41	51	40	37
Thursday, August 17, 2023	17:00	41	55	40	37
Thursday, August 17, 2023	18:00	42	60	40	38
Thursday, August 17, 2023	19:00	41	55	40	38
Thursday, August 17, 2023	20:00	46	51	45	41
Thursday, August 17, 2023	21:00	51	57	51	50
Thursday, August 17, 2023	22:00	50	58	50	49
Thursday, August 17, 2023	23:00	51	58	51	50

Statistics	Leq	Lmax	L50	L90
Day Average	46	57	42	39
Night Average	48	54	47	46
Day Low	41	50	39	36
Day High	54	83	51	50
Night Low	43	50	42	40
Night High	51	58	51	50
Ldn	54	Day %		56
CNEL	54	Night %		44

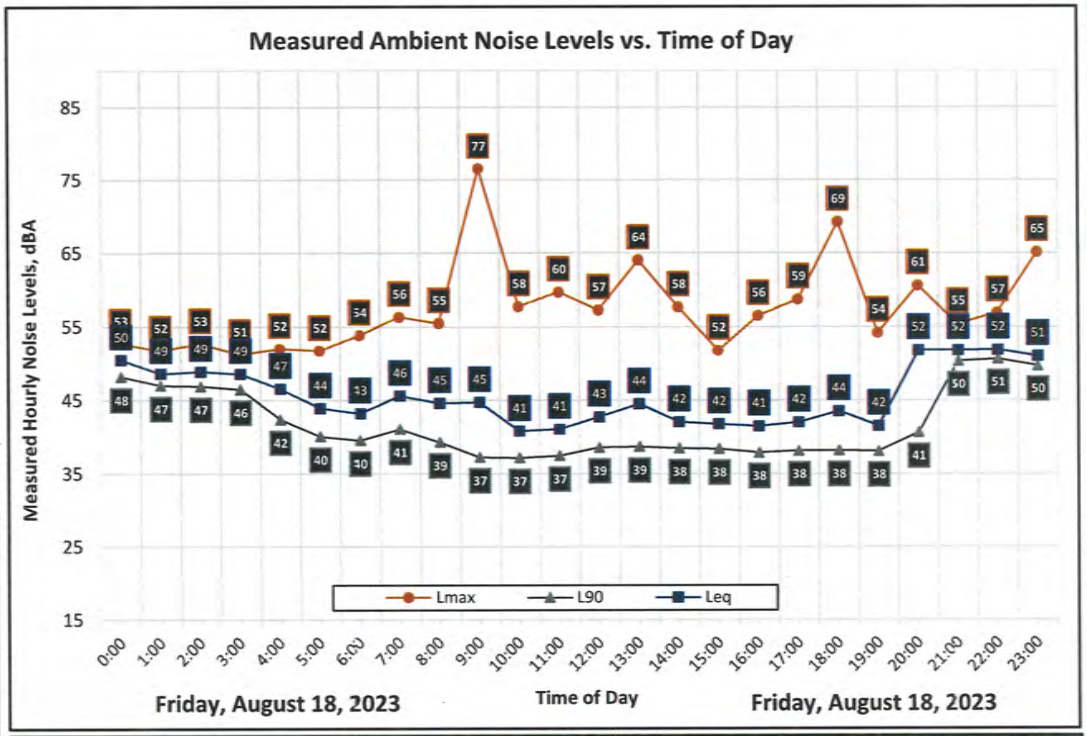


Appendix B2b: Continuous Noise Monitoring Results

Site: LT-2
Project: Conger Special Event Use Permit
Location: Southeastern Project Boundary
Coordinates: (39.2342087, -121.2241748)
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, August 18, 2023	0:00	50	53	51	48
Friday, August 18, 2023	1:00	49	52	49	47
Friday, August 18, 2023	2:00	49	53	49	47
Friday, August 18, 2023	3:00	49	51	49	46
Friday, August 18, 2023	4:00	47	52	45	42
Friday, August 18, 2023	5:00	44	52	43	40
Friday, August 18, 2023	6:00	43	54	42	40
Friday, August 18, 2023	7:00	46	56	45	41
Friday, August 18, 2023	8:00	45	55	43	39
Friday, August 18, 2023	9:00	45	77	39	37
Friday, August 18, 2023	10:00	41	58	39	37
Friday, August 18, 2023	11:00	41	60	39	37
Friday, August 18, 2023	12:00	43	57	41	39
Friday, August 18, 2023	13:00	44	64	41	39
Friday, August 18, 2023	14:00	42	58	41	38
Friday, August 18, 2023	15:00	42	52	41	38
Friday, August 18, 2023	16:00	41	56	40	38
Friday, August 18, 2023	17:00	42	59	40	38
Friday, August 18, 2023	18:00	44	69	40	38
Friday, August 18, 2023	19:00	42	54	40	38
Friday, August 18, 2023	20:00	52	61	50	41
Friday, August 18, 2023	21:00	52	55	52	50
Friday, August 18, 2023	22:00	52	57	52	51
Friday, August 18, 2023	23:00	51	65	51	50

Statistics	Leq	Lmax	L50	L90
Day Average	46	59	42	39
Night Average	48	54	48	46
Day Low	41	52	39	37
Day High	52	77	52	50
Night Low	43	51	42	40
Night High	51	65	52	51
Ldn	54	Day %		51
CNEL	55	Night %		49

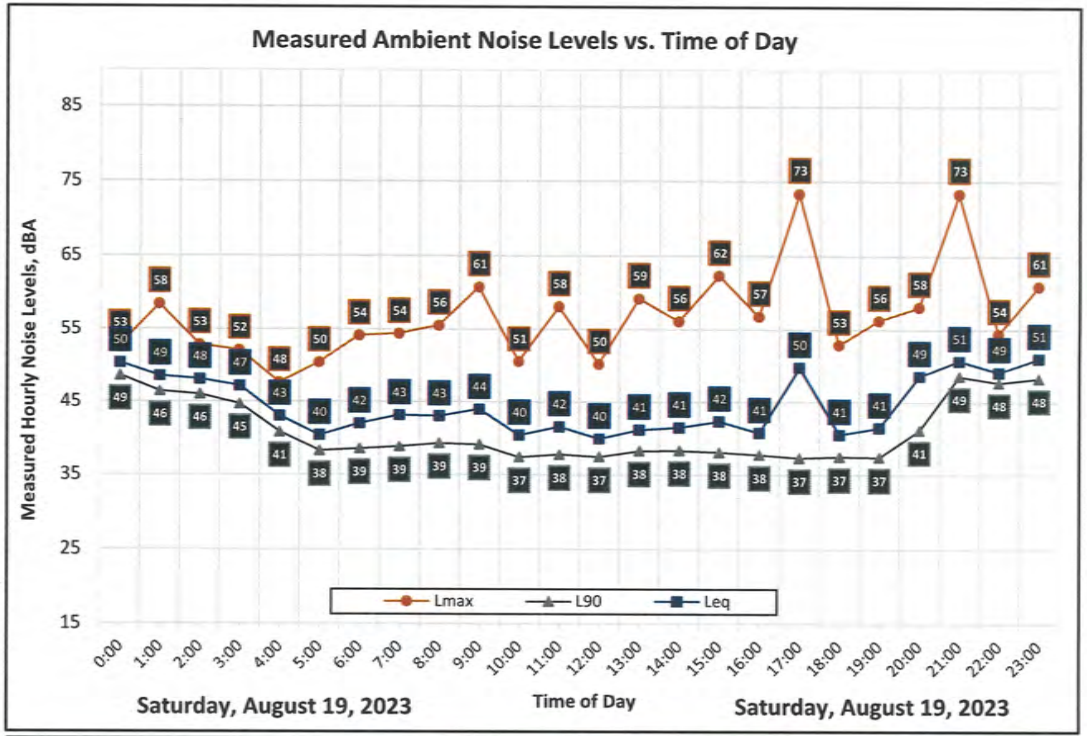


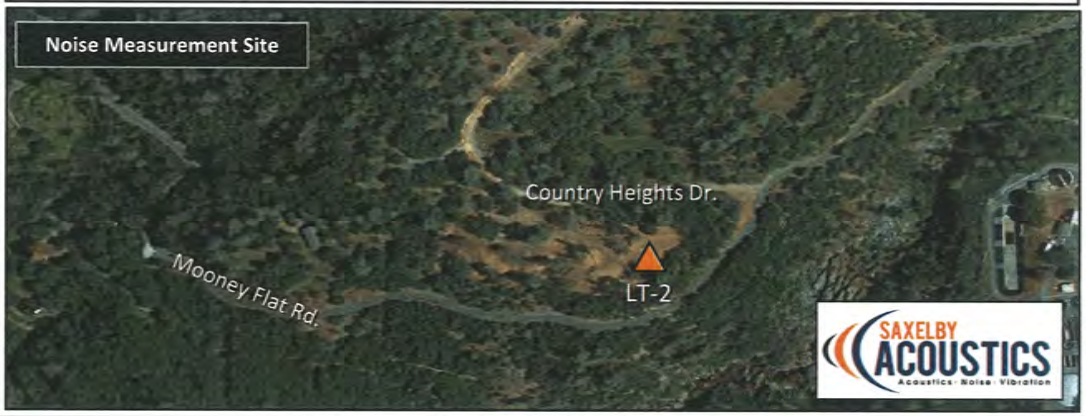
Appendix B2c: Continuous Noise Monitoring Results

Site: LT-2
Project: Conger Special Event Use Permit
Location: Southeastern Project Boundary
Coordinates: (39.2342087, -121.2241748)
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, August 19, 2023	0:00	50	53	50	49
Saturday, August 19, 2023	1:00	49	58	48	46
Saturday, August 19, 2023	2:00	48	53	47	46
Saturday, August 19, 2023	3:00	47	52	47	45
Saturday, August 19, 2023	4:00	43	48	42	41
Saturday, August 19, 2023	5:00	40	50	40	38
Saturday, August 19, 2023	6:00	42	54	41	39
Saturday, August 19, 2023	7:00	43	54	42	39
Saturday, August 19, 2023	8:00	43	56	42	39
Saturday, August 19, 2023	9:00	44	61	42	39
Saturday, August 19, 2023	10:00	40	51	40	37
Saturday, August 19, 2023	11:00	42	58	40	38
Saturday, August 19, 2023	12:00	40	50	39	37
Saturday, August 19, 2023	13:00	41	59	40	38
Saturday, August 19, 2023	14:00	41	56	40	38
Saturday, August 19, 2023	15:00	42	62	40	38
Saturday, August 19, 2023	16:00	41	57	39	38
Saturday, August 19, 2023	17:00	50	73	39	37
Saturday, August 19, 2023	18:00	41	53	39	37
Saturday, August 19, 2023	19:00	41	56	40	37
Saturday, August 19, 2023	20:00	49	58	49	41
Saturday, August 19, 2023	21:00	51	73	50	49
Saturday, August 19, 2023	22:00	49	54	49	48
Saturday, August 19, 2023	23:00	51	61	50	48

Statistics	Leq	Lmax	L50	L90
Day Average	45	59	41	39
Night Average	48	54	46	44
Day Low	40	50	39	37
Day High	51	73	50	49
Night Low	40	48	40	38
Night High	51	61	50	49
Ldn	53	Day %		50
CNEL	54	Night %		50





Appendix B2d: Continuous Noise Monitoring Results

Site: LT-2
Project: Conger Special Event Use Permit
Location: Southeastern Project Boundary
Coordinates: (39.2342087, -121.2241748)
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, August 20, 2023	0:00	48	51	48	47
Sunday, August 20, 2023	1:00	50	64	49	47
Sunday, August 20, 2023	2:00	48	56	47	46
Sunday, August 20, 2023	3:00	46	54	46	45
Sunday, August 20, 2023	4:00	44	56	42	40
Sunday, August 20, 2023	5:00	42	47	40	38
Sunday, August 20, 2023	6:00	40	52	38	36
Sunday, August 20, 2023	7:00	42	56	40	37
Sunday, August 20, 2023	8:00	42	57	40	37
Sunday, August 20, 2023	9:00	44	64	41	38
Sunday, August 20, 2023	10:00	44	58	42	39
Sunday, August 20, 2023	11:00	43	57	41	39
Sunday, August 20, 2023	12:00	41	52	40	38
Sunday, August 20, 2023	13:00	41	60	39	37
Sunday, August 20, 2023	14:00	41	54	40	38
Sunday, August 20, 2023	15:00	40	58	39	37
Sunday, August 20, 2023	16:00	40	50	39	37
Sunday, August 20, 2023	17:00	40	51	39	37
Sunday, August 20, 2023	18:00	41	51	40	38
Sunday, August 20, 2023	19:00	42	57	40	38
Sunday, August 20, 2023	20:00	49	56	50	40
Sunday, August 20, 2023	21:00	52	59	51	50
Sunday, August 20, 2023	22:00	55	58	55	49
Sunday, August 20, 2023	23:00	50	53	50	49

Statistics	Leq	Lmax	L50	L90
Day Average	45	56	41	39
Night Average	47	55	46	44
Day Low	40	50	39	37
Day High	52	64	51	50
Night Low	40	47	38	36
Night High	50	64	55	49
Ldn	53	Day %		52
CNEL	53	Night %		48